

# NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 99 ROAD DAM & CREEK, Land Disposition of Portion of Sliver Lot (Anthony and Elizabeth Cangiano).  
**REPORT:** 1448-04  
**ADVICE:** Approval with Condition

## PROJECT SUMMARY:

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**Developer:** Anthony & Elizabeth Cangiano  
**Disposition Price:** \$1.00  
**Site:** 1,500 sq.ft.  
**Zone:** RS-2  
**Use:** Yard Space  
**Financing:** Not Provided  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

## BACKGROUND

The City acquired Reuse Parcel TF-034-0851-00900 through tax foreclosure and proposes to sell this portion of it to Anthony and Elizabeth Cangiano for yard space. The other half has already been purchased by another abutter (CPC File 1444-17).

The subject parcel is located on an unimproved and unaccepted road in the Morris Cove neighborhood. Tidal wetlands are located approximately 200 feet to both the west and south.

## PLANNING CONSIDERATIONS

Evaluation of the site was based on examination of a plot plan, the LCI PAD submission materials, the zoning regulations and the geographic information system. The City proposes to sell TF-034-0851-00900 for \$1.00. The Commission has not addressed the issue of price. This item was presented at the December 15, 2010 PAD meeting and was approved without conditions.


At approximately 22 feet wide and 90 feet long, the remaining portion of this lot is landlocked and unsuitable for development. It lies directly behind the applicant's home at 14 Lighthouse Point Road. This portion would effectively extend the applicant's rear yard. Due to its location and geography the only realistic use for this land is to dispose of it for yard space.

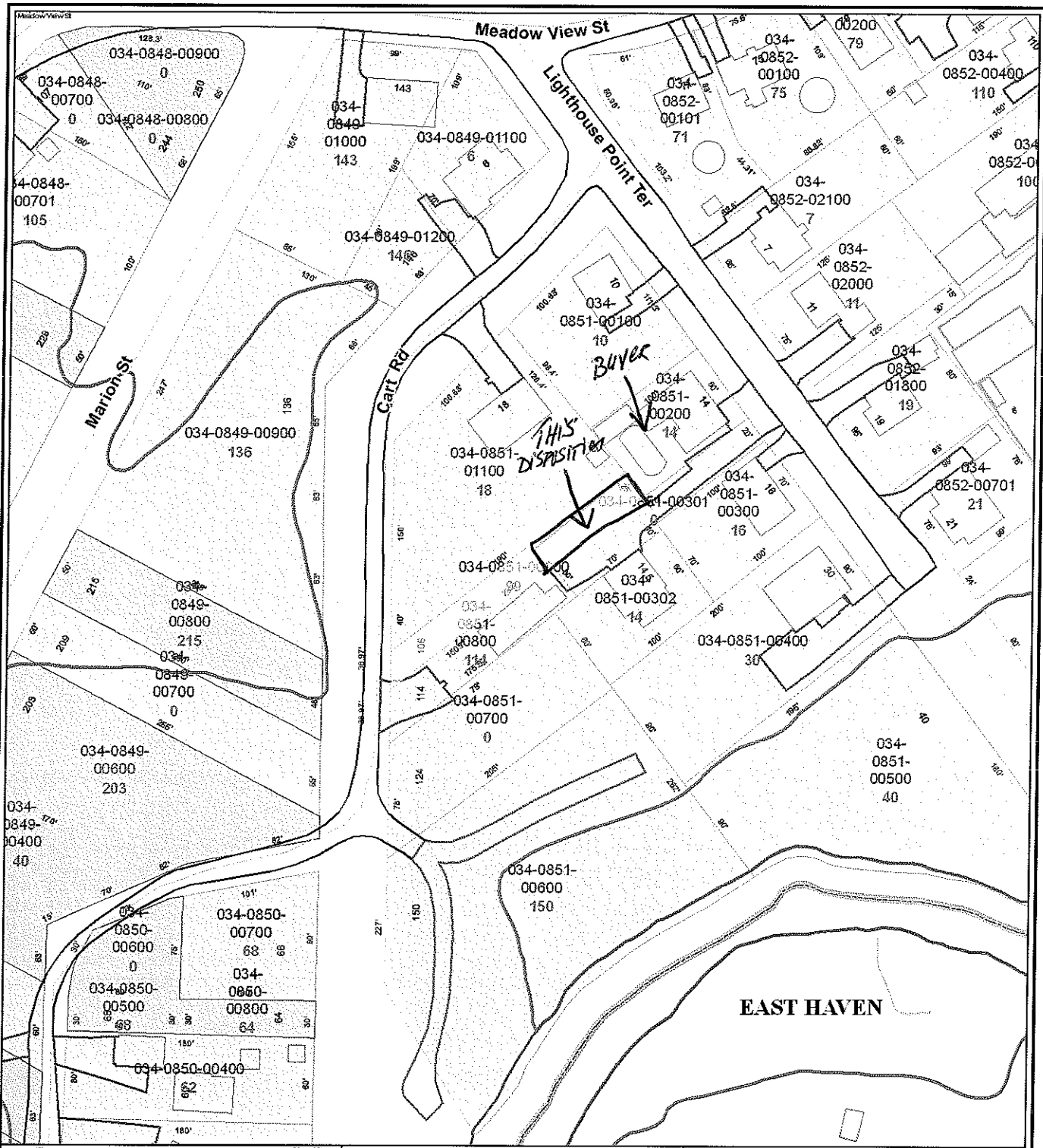
## ADVICE



The Commission finds the proposed reuse of the property suitable for the site in question and recommends approval with condition:

1. Notice to Land Records at time of closing.

**ADOPTED:** January 19, 2011  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg A.I.A.  
Executive Director




 City of New Haven, Connecticut  
 John DeStefano Jr., Mayor  


**99 Cart Rd./Dam**

Produced by the  
 Office of Information Technology  
 Geographic Data Viewer

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| <p><b>Waterway</b></p> <ul style="list-style-type: none"> <li>— Lake - Pond</li> <li>— River</li> <li>— Shoreline</li> <li>— Stream</li> <li>— Wetland</li> </ul> <p><b>Parcel</b></p> <ul style="list-style-type: none"> <li>□ Parcel</li> </ul> <p><b>City Boundary Line</b></p> <p><b>Schools</b></p> <ul style="list-style-type: none"> <li>• Administration</li> <li>□ Food Service</li> <li>▲ Private School</li> <li>▲ Public School</li> <li>▲ Fire Station</li> <li>▲ Police Station</li> <li>▲ PD Headquarters</li> <li>▲ Substation</li> <li>□ Health Centers</li> <li>□ Hospital</li> <li>□ Library</li> </ul> | <p><b>Railroad</b></p> <ul style="list-style-type: none"> <li>— Railroad</li> <li>— Abandoned Railroad Track</li> <li>— Airport Runway</li> <li>— Parcel Line_2005</li> </ul> <p><b>Parks</b></p> <ul style="list-style-type: none"> <li>□ Park</li> <li>□ Triangle</li> <li>□ Golf Course</li> <li>□ Land Trust Preserves</li> <li>□ Airport boundary</li> <li>□ Shoreline</li> </ul> |
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No warranty is made by the City of New Haven as to the accuracy, reliability or completeness of these data for individual or aggregate use with other data. Original data compiled from various sources. Spatial information may not meet national map accuracy standards. This information may be updated without notification.

**Scale: 1" = 100 ft**  
**Created: January 10, 2011**

