

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 0 SARGENT DRIVE (MBP 227-1304-01701), Land Disposition Agreement of Sliver Lot [Connecticut Freezers Inc.].
REPORT: 1469-26
ADVICE: Approval

PROJECT SUMMARY:

Developer: Connecticut Freezers Inc.
Disposition Price: \$1.00
Site: 4,623 S.F.
Zone: IL
Use: Additional Land
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND:

The City acquired this parcel MBP 227-1304-01701 and proposes to sell it to Connecticut Freezers Inc. who will maintain the land in conjunction with their adjoining property at 1 Brewery Street. A recent site visit shows the subject lot within the large expansive warehouse complex bounded by Ikea and other linear warehouse structures.

PLANNING CONSIDERATIONS:

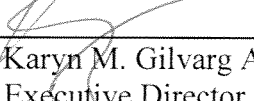
The Commission notes the planned disposition will rectify a clerical error that initiated an erroneous foreclosure. In the final analysis 0 Sargent Drive will become merged with 1 Brewery Street thus removing an orphan 4,623 square foot lot.

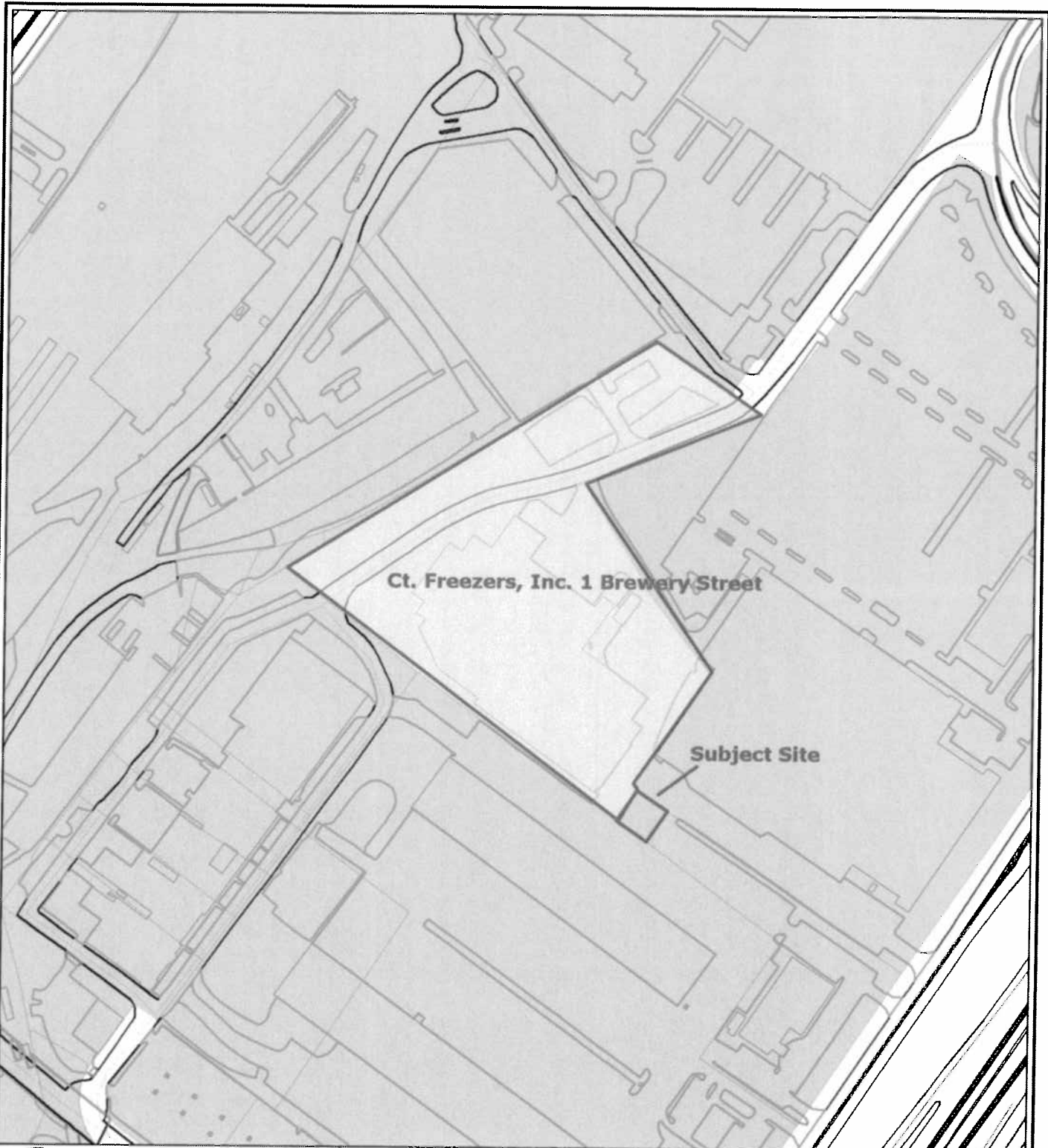
Evaluation of the site was based on examination of the City Tax Map and a site visit as a survey was not submitted. The City proposes to sell the subject property for \$1.00 and the estimated cost of improvements is not available. The Commission has not addressed the issue of price.

ADVICE:

The Commission finds the proposed reuse of the property suitable for the site in question and therefore recommends approval.

ADOPTED: September 18, 2012
Edward Mattison
Chair

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



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



0 Sargent Drive

Produced by the
Office of Information Technology
Geographic Data Viewer

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|--|---|
| <ul style="list-style-type: none"> Waterway --- Lake - Pond --- River --- Shoreline --- Stream --- Wetland --- Parcel --- City Boundary Line Schools ⌘ Administration ⌘ Food Service ⌘ Private School ⌘ Public School ▲ Fire Station Police Station ▲ PD Headquarters ▲ Substation ⌘ Health Centers ⌘ Hospital ⌘ Library | <ul style="list-style-type: none"> Railroad --- Railroad Track --- Abandoned Railroad Track --- Airport Runway --- Parcel Line_2005 Parks ■ Park ⌘ Triangle ⌘ Golf Course ⌘ Land Trust Preserves ⌘ Airport boundary ⌘ Shoreline |
|--|---|

This map is intended for illustrative and Community-Based Planning processes. Every reasonable effort has been made to assure the accuracy of the map and data provided; nevertheless, some information may not be accurate. The City of New Haven assumes no responsibility arising from the use of this information.

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" = 254 ft

Created: September 12, 2012

