

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING A REQUEST OF THE PURCHASING AGENT ON BEHALF OF THE OFFICE OF BUILDING INSPECTION AND ENFORCEMENT FOR EMERGENCY PROCUREMENTS IN THE AMOUNT OF \$62,585.00 FOR THE EMERGENCY DEMOLITION OF 27 VALLEY PLACE NORTH
Submitted by: Michael V. Fumiatti, Purchasing Agent

REPORT: 1611-12

ADVICE: Approve.

BACKGROUND

The Office of Building Inspection & Enforcement (OBIE) had identified the single residence known as 27 Valley Place North, owner is Daniel Zweeres, as structurally unsafe due to a second alarm fire that took place on March 5, 2022. Due to these unsafe conditions, damages and including hazardous contaminated materials, OBIE held a mandatory walkthrough on March 18, 2022. Six demolition contractors, which are listed on the City's small business program were invited and five submitted their proposals.

Strong winds caused more severed damages to this building thus creating endangerment to the public, pedestrians, and adjacent homes that were already impacted by the fire that took place at 27 Valley Place North. The offices of OBIE were at the time identifying additional funds to find ways to demolish this unsafe structure but due to the rapid deterioration of this structure it was determined that demolition needed to take place right away. On 4/12/22 an emergency response took place for the emergency demolition of 27 Valley Place North. The work was performed by New Haven Abatement & Demolition LLC.

The Purchasing Agent requests, on behalf of the Office of Building Inspection & Enforcement, emergency procurements in the amount of \$62,585.00 for New Haven Abatement LLC for the Emergency Demolition and removal of hazardous contaminated materials at 27 Valley Place North.

PLANNING CONSIDERATIONS

In accordance with Title I, Article XIII, Section 2(A) of the New Haven Code of Ordinances states, **"Every Ordinance or Resolution of the Board of Alders relating to the location and use of any street, bridge, boulevard, esplanade, square, park, playground, playfield, aviation field, parking space, public building, the facilities or terminals of any public utility, or the establishment or change in the boundaries of or regulations concerning zoning, shall be at once referred to the City Planning Commission and final action shall not be taken on any such Ordinance or Resolution until the commission shall have reported thereon, provided that the Board of Alders may establish by ordinance a period of not less than sixty (60) Days within which the commission shall file its report with the City Clerk and if no report is filed within such period the approval of the commission shall be presumed."** Accordingly, the Board of Alders seeks guidance regarding the proposed amendment.

The Board of Alder seeks guidance as to:

- Whether the proposal is aligned with the City’s Comprehensive Plan.
- The City’s Comprehensive Plan states, “**Distressed and deteriorated housing continue to be core issues related to neighborhood planning in New Haven.**”

ADVICE

The proposal is aligned with the City’s Comprehensive Plan because it:

- Helps prevent loss of life or property
- Addresses distressed/deteriorated housing stock that have a negative impact on the surrounding area and create public safety issues

ADOPTED: June 15, 2022
Leslie Radcliffe
Chair

ATTEST: 
Laura E Brown
Executive Director, City Plan Department