



Chapel West News 5/13

Chapel West's 27th annual membership meeting



seated: Marcus Pace, Karyn Gilvarg, Brian McGrath, Carolyn Kone.
standing: John Scafariello, David Ornato, Jonathan Leff, Woodruff Ford, Vincent Gagliardi.

The Study at Yale was the scene of **Chapel West's 27th annual membership meeting** and dinner, and election of Commissioners. **Chris Alexiades, Ron Delfini, and Howard Hill** were reelected. The budget for the coming year is \$417,000 with the mil rate remaining stable at 2.5 which was set by the new board following the election and a public hearing. The budget will be automatically cut back if all projected revenues from taxes, PILOTS and contributions do not meet estimates. Many planters and banners are due for repairs or replacements this year and the mural program will continue as well as some street art projects. The sweeping and cleaning

budget has been increased to coincide with an increase in the number of district properties. A major tree project is underway which will replace sickly trees and add new trees in the empty pits. Fifteen new properties are being added to the district this year.

The meeting was a successful gathering of people who have helped Chapel West this year. The 75 attendees represented most city agencies, property owners, and businesses. All speakers brought good news for the district from their particular jurisdiction. Speakers included **State Representative Patricia Dillon, Deputy Chief of Police Archie Generoso, LCI Director Eric Johnson, EDC New Haven**

Zoning change approved by aldermen

Last year the Board of Aldermen amended the zoning map to include 80 Chapel West properties into the BD-1 (downtown) zone. These are the properties on Howe St between George and Edgewood, properties on Chapel Street between York and Dwight and several on Crown Street, Park St. and George St., This action increased the development rights substantially for all owners. This year the board amended the zoning ordinance to relax the open space per housing unit to 125 square feet instead of 250. It was considered a waste of space to have lawns in the downtown required in order to build apartments. Parking was relaxed a small amount by allowing compact parking spaces to be counted. Basically more parking spaces can be fit into the same building area



than was previously allowed. It is hoped that these measures, which allow for a denser use of valuable land, will attract investors to the District and increase business and residential activity. Chapel West supported these changes and wants to thank the City Plan Department and especially our four dedicated Aldermen who guided these amendments through the legislative process. **Thank you to Sarah Eidelson, Frank Douglass, Tyisha Walker, and Douglas Hausladen for their support.**



Sarah Eidelson (Ward 1)



Tyisha Walker (Ward 23)



Douglas Hausladen (Ward 7)



Frank Douglass (Ward 2)



Doug Hausladen reporting on the status of the BD-1 change and the level of State PILOTS support.

Business Director Carlos Eyzaguirre, Alderman Douglas Hausladen, and Environmental Health Director Paul Kowalski. Topics of interest to the district reported by the speakers included the level of State PILOTS which result from the district's tax exempt property, the security camera project, electric energy saving grants, lead paint abatement grants, and zoning initiatives.



seated: Wendy Chang and husband.
standing: Archie Generoso, Joel Schiavone, Martha Judd

Around the District

Elaine Quinn from the Greater Dwight Development Corp has been added to our advisory board. She will be a welcome asset in helping us work on joint projects with the Dwight neighborhood community. Welcome aboard Elaine.

We're still working on increasing our **security camera** program. We're hoping to conclude a joint installation project with **LCI** and the **NHPD**. This will lead to more cameras thru-out Chapel West, the Dwight neighborhood and a direct feed to **NHPD**. We will keep you advised.

Also, we're beginning a project to inventory **every tree** in the district, tag it and create a computerized disc file describing the condition and future of each. Any tree taken down will be replaced by one more suited for that location. We're working with **Yale School of Forestry** who will help to replace the trees as needed. This is a longer term project that we will allocate funds for as they become available.

Signing off for now.... We'll keep in touch..... VAR



Vin and Sgt. Rob Criscuolo.

Sergeant Robert Criscuolo

Criscuolo has been a police officer since January 2000. He was assigned a walking beat in Newhallville for a few years before being sent to the Connecticut State Police Narcotics Task Force. He spent 5 years investigating narcotics violations. He was promoted to detective in February of 2008 and assigned to investigate major crimes. He was promoted to Sergeant in October of 2008 and supervised the New Haven Police Narcotics Unit.

He began his work in the Dwight / Chapel neighborhood in September of 2012. Since that time he has been working to make contacts and build relationships with the residents, merchants, property owners and leaders in this district. Crime is down in several major categories in the district, including shootings and armed robberies. His goal for 2013 is **“to continue to reduce major crimes, address quality of life issues and develop the new officers assigned to our area.”**

We're always interested in new stories and "tidbits." Call 203 787-3000
—Vincent Romei

Tidbits by Vin Romei

“Did you hear about the butcher who backed up to the Meat Grinder? He got a **“Little Behind”** in his work.

The Sun is out!!! Pansies are in our flower pots!!! Is Spring finally here? Or is it gone already??? Crazy weather.

Sgt. Rob Criscuolo, **NHPD** is very responsive to our calls and brings a high level of comfort and competency to the District.

The **banner project** (N.H. Notables) is almost complete and we're receiving compliments from a variety of sources through-out the city and beyond. Thanks to Tom Strong and his staff (in particular Liz Garvey, the portrait illustrator) for their quality of work and professionalism.

We're adding more mulch to our tree beds and tidying them up as well. Thanks to our cleaning and maintenance crew, the district has never looked better.

“Time flies like an arrow; **“Fruit”** flies like a banana..... Vin Romei.



Proof that Spring has arrived is now planted in CW's 102 planters.



Kathy Wei and Rose Zeng

Jojo's Coffee & Roasting Co.

Jojo's Coffee and Tea on the corner of Chapel and Park St. is a welcome addition to Chapel West and the Yale community. Reviewers give rave notices about their teas, lattes and cappucino. (In addition to their coffees.)

The owner Kathy makes amazing baked goods. **“This place is a gem.”** Quaint atmosphere, great music and it also has sidewalk seating.

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