

WEST CHAPLE

SPECIAL SERVICES DISTRICT

Linking the Neighborhood from York Street to Sherman Avenue





Chapel West News 8/21



Iconic New Haven railroad mural in the lobby



New Haven skyline view from the rooftop lounge



Unit features include modern kitchens with stainless steel appliances and quartz countertops, hardwood flooring, in-unit washers and dryers, and central air conditioning.

The Elm now open

The secure-access apartment building at 104 Howe Street features Studio, 1, 2, and 4-bedroom apartments, a pet-friendly and smoke-free community, a 24-hour fitness center, a rooftop lounge, study nooks, a picnic area, onsite garage parking, and bike storage. For inquiries, call **(860) 575-1655**.



Barracuda Bistro & Bar

featuring new outdoor dining space



**Chris DeMarco joins
CW Board of Commissioners**

Chris DeMarco was admitted to the practice of law in 1988. Chris is a trial lawyer, having litigated and tried a wide variety of cases including murder, construction, contract disputes, divorces and police misconduct cases. His office is located on Dwight Street. He joins the CW Board of Commissioners:

- Tom Strong - President
- Arnold Lehrer - Vice President
- Michael Romei - Secretary/Treasurer
- Anthony Giano - Operations Manager
- Dr. Ron Delfini
- Dave Delvecchio
- Shawn Szirbik
- Dave Stevenson
- Chris DeMarco
- David Dykeman - Covid 19 Consultant/
Aux Board Member



Summer flowers
brighten the district in CW planters



Watering 52 planters
daily by CW crew member Luca

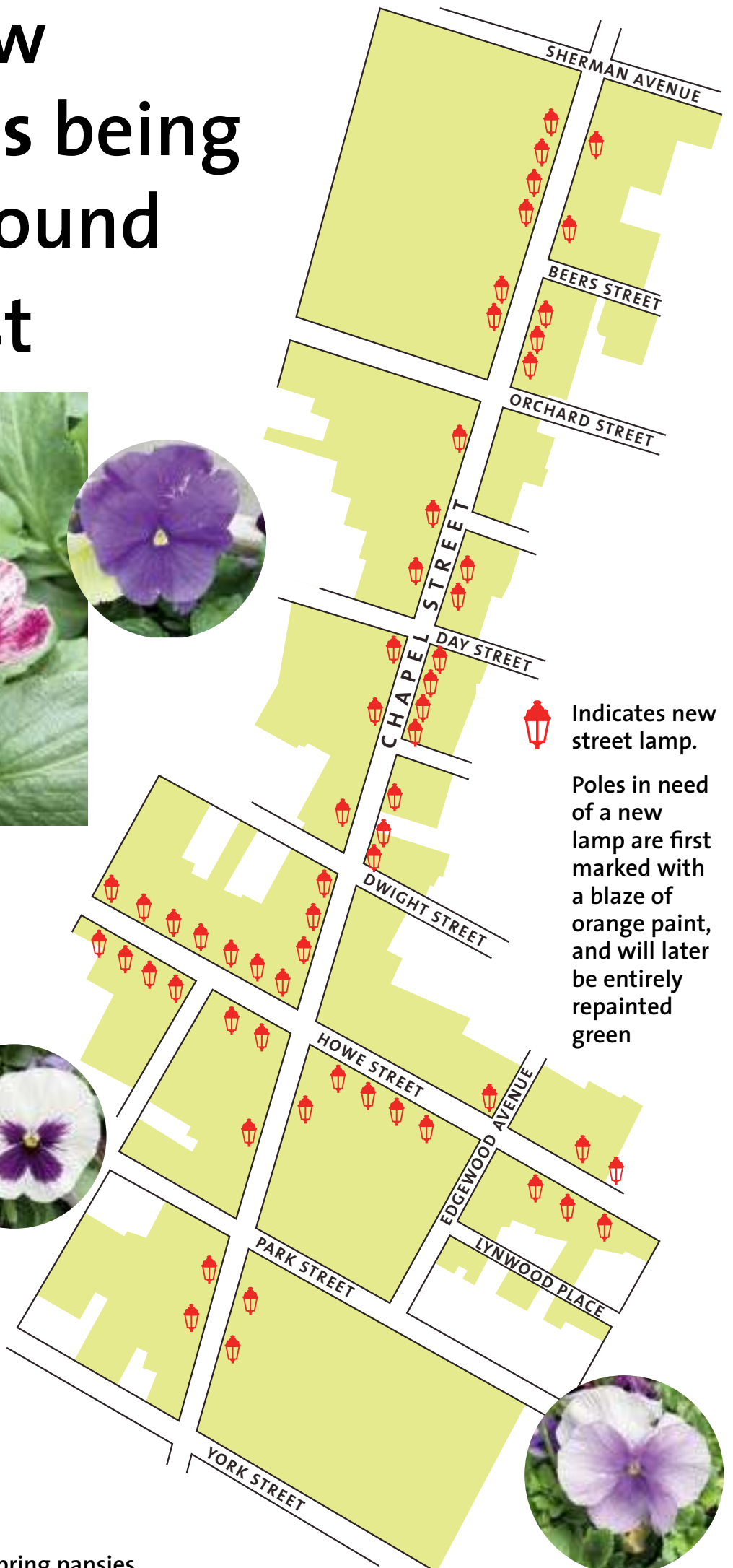


Chapel West News 4/21

Over 60 new
street lamps being
installed around
Chapel West



Spring pansies



Mayor Elicker welcomes three new Chapel West businesses to Howe Street with ribbon-cutting ceremony.

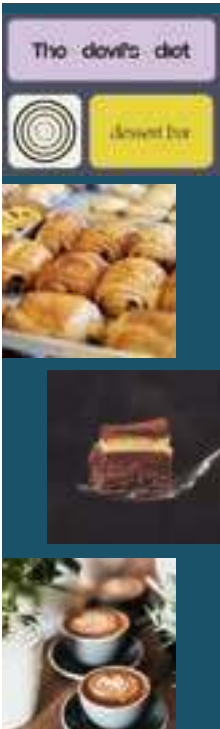
Speakers included Mayor Justin Elicker, Economic Development Administrator **Michael Piscitelli**, Alder Frank Douglass, Ginny Kozlowski of CT Lodging Association/Visit New Haven, **Anthony Giano** of Chapel West, and business owners **Romy and Harry Singh** (Pataka), **Carrien Davis** (Any Occasion Creation Florist), and **Alba Estenoz** (The Devil's Diet).



**VEGETARIAN
INDIAN FOOD**
ROOTED IN SPICE
140 Howe Street
eatpataka.com



**ANY OCCASION
CREATION
*Florist***
89 HOWE STREET





Chapel West News 12/20

The Elm at 104 Howe Street, opening in 2021

Construction on **The Elm**, a new **44-unit residential building**, started earlier this year. The Architect and General Contractor for the project is **Urbane NewHaven**. More information comes from the project's developer, **Cambridge Realty Partners**:

The Elm is located on the edge of Yale University's campus in the heart of New Haven and set in a stroll-worthy neighborhood steeped in tradition and beauty. Our apartment homes include **spacious layouts, central air, ample closet space, stainless steel appliances, in-unit laundry, and a private parking garage.**

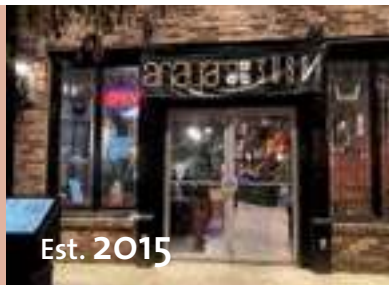
Work out in the fully equipped **fitness center**, get work done in the **shared work-space**, or head to the **rooftop lounge** to relax in the sun.



Planters around the District festively decorated by MAE Landscape Services.

We send our thanks to all of the restaurants and markets of Chapel West which have remained open and in service during the pandemic in 2020.

* indicates one of two business pictured here that remain closed with an unknown reopen date



Est. 2015



Est. 2015



Est. 2014



Est. 1998



Est. 1995



Est. 2015



Est. 1998



Est. 2020



Est. 2019



Est. 2005



Est. 2000



Est. 1973



Est. 2015



Est. 2009 *



Est. 2016



Est. 2001



Est. 2006



Est. 2007



Est. 1977



Est. 1983



Est. 1985 *



Est. 1997



Est. 2020



Est. 1998



Est. 1963



Est. 2019



Est. 2011



Est. 2017



Est. 1995



Est. 1996

Best wishes for a safe, happy, and healthy Christmas Holiday Season and New Year from Chapel West!



Chapel West News 11/12 20

Projects and updates around Chapel West



Pete Chometa who owns Elite Property Services, LLC, installing new banners



Demetrious Crockett of Chapel West's crew, operating the mobile street vacuum cleaner

Old, worn-out **street banners** are currently being documented and replaced. The **flower planters** now display **brand new Chapel West graphics** designed by Strong Cohen, which compliment the **seasonal flowers and plants**. Where 1142 Chapel once stood is now a **patio with a new fence, trees, and plants** commissioned by Yale and designed by Towers|Golde. The patio is adjacent to Book Trader Cafe and next to Hull's Art Supply + Framing.





Chapel West News 7/20



**Any Occasion Creation Florist
opens at 89 Howe Street**



The Study at Yale and Graduate New Haven hotels reopen after four months of pandemic shut-down.

As of July 16, the hotels are open. The respective adjoining restaurants **Heirloom** and **Old Heidelberg** both remain closed for the time being.

The Study at Yale 203 503.3900

Graduate New Haven 475 207.7070





Hull’s among local businesses featured on NBC’s Today Show on July 10; owner Shawn Szirbik interviewed by Craig Melvin

Preamble: Hull's Art Supply has been a staple in the town since 1947

Craig Melvin: You used to come into the Hobby Shop when you were a boy?

Shawn Szirbik: Dad would bring me in to buy trains, planes, and rockets.

CM: And now you own the place you used to shop!

Preamble: When the shutdown first started, Shawn Szirbik said he put 15,000 products online and business boomed. Things like paint, chalk, and clay flying off the shelves.

SS: We went from zero online to \$10,000.

CM: You did it just like that!

SS: Just like that!



Cambridge Realty Associates putting up 65+ apartments at 104 Howe Street, to open in 2021



St. Thomas More annex at 23 Lynwood Place under renovation, opening in fall



Flowers and foliage brighten summer in the Chapel district





Chapel West News 5/20

New Haven Register

WWW.NHREGISTER.COM | Monday, April 13, 2020 | \$2.00

Hull's gets OK to reopen to serve students

Art supply store receives waiver from state

By Ed Stannard

NEW HAVEN — Art and architecture students at Yale University and other schools will be able to finish their final projects — Hull's Art Supply & Framing is open again for business.

But you must be a serious art student or professional to gain entry. And don't touch the merchandise unless you plan to buy.

Owner Shawn Szirbik requested and received a waiver from the state to

reopen during the coronavirus pandemic, because he said there is a pressing educational need.

"I'm really here for the graduate students who are stuck in town," both at Yale and other colleges and universities that have closed, Szirbik said. "The door is locked and I interview them at the door."

Browsing is not allowed. "Literally there were a couple of girls crying on the phone. I just felt an obligation to try to help," he said.

State Department of

Economic and Community Development Jim Watson said in an email that more than 900 entities in the state had sought waivers of Gov. Ned's Lamont's executive order on essential businesses as of March 25, but that the number is "inflated because a lot of companies requested essential status when they were already classified as such."

Watson said 77 waiver requests were rejected to date.

He said also in the email that the order is followed,

but "special circumstances" are considered.

He said reasons for rejection of the requests have varied, as "each case is different."

"Under this process, businesses are permitted to present their justifications as to why they are an 'essential business,'" he said in the email. "In addition, we ask them how they plan to maintain employee safety during the COVID-19 crisis. When it comes to the parameters used for granting a waiver, we weigh public safety concerns with the broader importance of the company."

See Hull's on A2



Arnold Gold / Hearst Connecticut Media

Shawn Szirbik, owner of Hull's Art Supply & Framing, is photographed outside of his store on Chapel Street in New Haven on Friday. The store received a waiver to reopen for art and architecture students who need supplies to finish projects before graduation.

There are now 5 COVID-19 testing sites in New Haven: Murphy Medical Associates, Fair Haven Community Health Center, Cornell Scott Hill Health Center, CVS, and Yale-New Haven Hospital. To sign up for testing, you can visit coronatestct.com or call the

Health Department at **203 946-4949**. If you are unable to get a test at any of our community-based testing sites, the CVS rapid testing site is offering rides with taxi service M7. Call 2-1-1, have your confirmation number ready, and schedule your ride. *From April 28 email from the Mayor's office*



Box shrubs have been installed along with pansies in the 54+ planters around the district by MAE Landscaping.



Orlo of Elite Landscaping is shown above removing the weeds and spreading new mulch around more than 100 tree beds around the district.



Sheila Masterson, a leading advocate for Whalley Avenue merchants and neighborhood improvement, has died at the age of 72. Masterson served as executive director of Whalley Avenue Special Services District from its founding in the 1990s through her death.

Photo and text courtesy of New Haven Independent

Hungry? Here are **some** of the Chapel West businesses open for take-out and/or delivery (please call each business for details as options vary)



203 773-0709



203 865-3345



203 691-6545



203 777-2059



203 562-3966



203 553-6637



203 562-6226



203 776-6620



203 562-8444



203 772-0566



203 891-6716



203 624-1107



Church to Synagogue to Yale New Haven Hospital
The building at Sherman and Chapel Street was dedicated as Plymouth Congregational Church in 1901. It later served as Temple Keser Israel from 1949-1968. It was later purchased by Yale New Haven Hospital to house occupants



such as Rehabilitation Services, Heart and Vascular Center programs, and Occupational Medicine. It is called **The Plymouth Building**, by Yale New Haven. The exterior is currently being restored, hence the canvas that protects bystanders and pedestrians.

The Irrepressible Brian McGrath, 1946-2020

By Paul Bass,
New Haven Independent
April 12, 2020

Brian McGrath, a leading civic voice in New Haven for over 40 years with a permanent glint in his eye that reflected a love for mixing it up with political friend and foe alike, has died at the age of 73 after a years-long bout with cancer.

McGrath died late Thursday night [April 9] at home, peacefully, with his daughter Christina and son Brian Seto present, according to his son Sam.

“That’s what he wanted,” Sam said. “He wanted to be home.”

The most recent generation of people involved in New Haven public life knew McGrath as the hard-working executive of the Chapel West Special Services District, where he advocated for local businesses and neighborhood renewal. In that job, he was the force behind those biographical posters of notable New Haveners like Meryl Streep, Dr. Spock, and Norman Lear hanging throughout the Dwight and Upper Chapel area. He also served on the city’s Redevelopment Commission, in which capacity he worked with Dwight neighbors to craft a redevelopment plan that drew on lessons from the past.

These were later acts in a lifetime of public service. Following in the footsteps of his father, McGrath worked a full career in New Haven city government. His jobs included running the traffic and parking department and overseeing economic development projects. Always outspoken, salty, with a twinkle in his eye, he loved to shock people with strong opinions—and then continue engaging with them. New Haven was his home team, and he was one of its most ardent boosters. Politics, government, and community ran through his veins.

He also worked hard on political campaigns for Democratic candidates.

It’s fair to say there was no more enjoyable, provocative, and colorful person to report on in New Haven. Or a city official who more enjoyed giving parking tickets to reporters. (Or at least admitted to enjoying it.) Every day that involved an encounter with Brian McGrath felt like a day lived in full.

“With Brian there was so much energy and curiosity. He noticed everything. Always a story, and people he was loyal to whether they were in favor or not,” recalled State Rep. Pat Dillon, a friend and political colleague for over 40 years. “He remembered everything and he’d tell you about it. I’ll miss him so much.”

Brian McGrath was born Sept. 21, 1946, to William and Joyce McGrath. William served as director of traffic and parking for the City of New Haven. Brian was the eldest of 11 children, including David, Vincent, Mary, Kevin, Rita, Beverly, Nora, and Margaret, all of whom survive him; and Raymond and Harold, who predeceased him.



Brian’s curiosity spanned far and wide. Besides his passion for government and for political campaigns, he collected stamps. In fact, until his hospitalization, he served as president of the New Haven Philatelic Society, according to his son Sam. “He went faithfully [to the meetings] every Tuesday night for 40 years.”

He loved playing pool. And he had a facility for learning languages. He spoke and could read German, French, Italian, Spanish, “and a little bit of Russian,” Sam said. Brian was taking classes in Arabic toward the end of his life; he traveled to Israel to practice speaking it.

In New Haven, he was known most of all for his omnipresence at political gatherings, in Democratic political campaigns, and in government deliberations over transit and economic development issues.

He registered countless voters. Sam recalled his father “taking me out canvassing as far back as I could remember, until I was a senior in high school.”

“Brian was one of a kind and was always an interesting person to work with. He truly loved the city, and you can say he definitely did it his way,” recalled former Board of Alders President Jorge Perez, who currently serves as state banking commissioner.

Besides his brothers and sisters and his sons Sam and Brian and daughter Christina, McGrath is survived by daughters-in-law Jamie McGrath and Brenda Iasevoli; son-in-law Ethan Schoenherr; and granddaughter Natalie McGrath.

The family plans to hold a public memorial gathering for Brian McGrath some time in the summer.

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Chapel West News 3/20



Photo from *New Haven Independent* article by Paul Bass

Justin Elicker sworn-in as Mayor of New Haven on January 1, 2020.

The Elicker Transition Team presented its 95 recommendations for the City of New Haven. Among those for the first 100 day, the following are some recommendations (from 10 categories):

- **Arts, Culture, and Library** Abolish library late fees and launch a policy review of late fees.
- **Budget and Finance** Engage stakeholders in remediating the budget deficit for FY 2020-2021.
- **City Operations and Public Works** Provide equitable access to City jobs.
- **Community Leadership, Responsive Government, and Transparency** Increase transparency around community participation

- **Economic Development, Workforce, and Transportation** Set the goal to create a robust multimodal transportation network.
- **Education** Establish guiding principles for appointments to the Board of Education and the New Haven Early Childhood Council.
- **Environment and Climate Change** Publicly declare a climate emergency and action plan.
- **Health and Housing** Establish the infrastructure for a lead-safe City.
- **Human Services and Immigration** Commit to eradicating homelessness.
- **Public Safety** Commit to reimagine community policing.

Board of New Haven Alders representing Chapel West: Ward 1 newly elected; 2, 7, 23 re-elected



Eli Sabin
Ward 1
ward1@newhavenct.gov



Frank E. Douglass, Jr.
Ward 2
ward2@newhavenct.gov



Abigail Roth
Ward 7
ward7@newhavenct.gov



Tyisha Walker-Myers
Ward 23
ward23@newhavenct.gov



Testing center for COVID-19 opened week of 3/23 on Chapel Street

Along with YNHH’s Long Wharf location, YNHH/Saint Raphael Hospital has opened up a center for “drive-through” testing and specimen collection on Chapel Street just before Orchard Street. **Patients who have received a doctor’s order can pull up into the parking lot into a tent and**

submit to the swab test. While the goal is to prevent the highly contagious virus from spreading, there has been some criticism towards the process, in the fact that the no walk-in policy will prevent many citizens without a car from getting the testing they need.



Some local businesses closed due to Coronavirus pandemic, while others remain open for pick-up and delivery orders only.



Chapel West News 12/19



**CW's final Holiday Party of the decade
held at Rudy's**



Demolition begins at 1142 Chapel (Site to become Yale-owned patio)

Excerpts from November 14 New Haven Independent article by Thomas Breen

The city’s Building Department has ordered Yale University to demolish a structurally unsound former pawn shop on Chapel Street that it recently bought as part of a \$3 million-plus deal with Pike International.

City Building Official Jim Turcio sent the university that demolition order on Oct. 22 for the two-story, retail-office building at 1142 Chapel St.

Turcio’s order notes that an Oct. 1 city inspection revealed that “the structure has been open to the weather since 1992 and major structural damage has occurred.”

“We have been working with the City of New Haven Building Department, which required that the building be demolished because it is not safe,” Yale spokesperson Karen Peart told the Independent in an emailed statement. “We are now in the process of securing a demolition permit. There are no current

plans for the site.”

Yale purchased the long-vacant downtown building between York Street and Park Street on June 4 as part of a \$3.8 million deal with 1142 Chapel LLC, a holding company owned by Pike’s Shmully Hecht. Hecht in turn had owned the building for three years.

According to the New Haven Register’s Mary O’Leary’s deep dive into the history of this property back in 2016, 1142 Chapel used to house a jewelry store, a design facility, and a pawn shop, and suffered from four fires between the 1970s and early 1990s, with the most recent taking place in 1992.

That same year, O’Leary then wrote, a 33-year-old New Haven firefighter named Tom Kelly suffered a traumatic brain injury when “he fell through an uncovered 30-foot air shaft that was part of a second-story addition at 1142 Chapel St.”



Festive winter plantings intalled in more than 125 planters around the District by MAE Landscape Services.

A happy and safe holiday to all from the Board of Commissioners at CW!



Chapel West News 11/19

Graduate New Haven Opens

Mayor Toni Harp cut the ribbon at the October 24th opening event. The former Duncan Hotel now has 72 guestrooms decorated in a blue and white Yale-inspired palette, and its public spaces are decorated with memorabilia and campus icons, including Handsome Dan and Mory's Cups. The hotel's food and beverage offerings include a revamped legendary Chapel Street bar and restaurant, **Old Heidelberg**, and a coffee shop and cafe, **Poindexter**. Graduate New Haven is the 25th in the Hotel chain to open nationwide.



Döner Restaurant & Café

The new restaurant offers döner, which is a traditional Turkish fast food. It has been eaten in different nations for centuries: The Greeks know it as gyro, Arabic nations adapted it as shawarma. Later by the second half of 20th century Turkish workers brought it to Germany and all over Europe where it continues to be highly popular. The döner comes as lamb/beef (a blend of lamb, veal, beef and patented spices) and as chicken (made with all leg meat). With no bread crumbs, soy fillers or other additives, döner is healthy as well as delicious. The restaurant serves it in a variety of different breads, baked exclusively in a Turkish bakery, and also with the choice of salad or fries. The restaurant also has vegan and vegetarian options, such as falafel served with the same choice of sides. *We are a local family and happy to bring DÖNER to New Haven.*



Fethi Eron in front of the new Döner Restaurant & Café at 1209 Chapel Street.



Mums and fall plants

Chrysanthemums are native to Asia and northeastern Europe. Their name is derived from the Ancient Greek: χρυσός chrysos (gold) and ἄνθεμον anthemon (flower). Chrysanthemums entered American horticulture in 1798 when Colonel John Stevens imported a variety known as

'Dark Purple' from England. Since they are tender perennials, they will return every autumn if planted in spring or early summer and given time to establish a good root system. They prefer raised areas and sandy soil. *From Wikipedia and brigsgarden.com.*



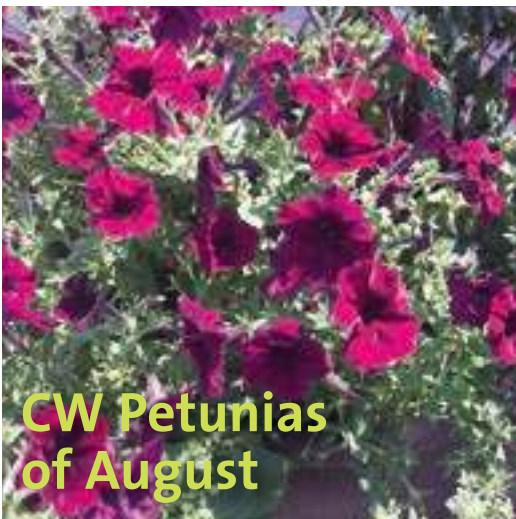
Chapel West News 8/19



A farewell to Lahcen Alouah

Lahcen Alouah, 71, of New Haven, CT departed this life on July 11, 2019 surrounded by family at home. He was born in Ourika, Morocco on March 14, 1948 to the late Mohammed Alouah and Aicha Zidane. He immigrated to the USA in 1981 to start a new life with his wife and daughter. He leaves behind his wife Lucille (Ferraro) Alouah and beloved daughter Aicha Alouah (Amer Barakat), two grandsons and three step-grandchildren. He

was the owner of Casablanca Boutique and Tailoring for many years and was the co-owner of Kasbah Garden Restaurant with his dear, loyal friend, Jamal Moumen. He also leaves behind many beloved relatives and friends in Morocco. He was a true and loyal friend to all of Chapel West. Our hearts and prayers are with his family. May he rest in peace.



**CW Petunias
of August**

The **petunia**, a relative of tobacco, originated in South America and takes its name from the aboriginal name for the plant which means something like "a kind of tobacco that doesn't make a good smoke." In the garden, petunias are loved because they are available in almost every shade imaginable and they flower all summer long. They should be planted in areas with at least six hours of sunlight, a reasonably fertile soil and good drainage. *From www.uaex.edu*



Renovation work continues for new Graduate New Haven Hotel

The Graduate Hotel New Haven and Chapel West Special Services District report that they are in the home stretch of their work on the renovation of the Hotel Duncan, which will be known as Graduate New Haven when it opens in the fall.

The recent work done was to connect permanent water and power lines to the Hotel. The water and electrical utilities (the Regional Water Authority and the United Illuminating Company) worked outside the Hotel and on Chapel Street in order to connect the Hotel to their systems. This work was done on a small section of Chapel street (the block in front of the hotel) from about June 22 to August 5, during which there was a barricade in the street to protect the utility construction workers, and one lane of traffic (and restricted parking) on Chapel Street

between York Street and Park Street. As the sidewalk was closed, pedestrian access was continued on the north side of the street (the hotel-side of the street) around the construction site and protected by the barricade.

Some utility work is still being planned (that will happen on Chapel Street); they are still waiting on some information from the utilities.

From the Graduate New Haven: “We appreciate your patience and we apologize for any inconvenience during the period construction and any impacts on Chapel Street. We are very excited to be joining the New Haven community, and **we cannot wait to open our doors and welcome the neighborhood in when we open this fall.**”

DJ Ornato

has worked diligently since 1994 to improve the Chapel West District, by the management of his many properties, and through his membership on the board of Chapel West.

“We could not have done it without you.”

V. A. ROMEI, PRESIDENT

CW ANNUAL MEETING, 2019

Thank you, DJ Ornato

Upon DJ’s decision to move away from New Haven, the CW Board honored him with a special etched metal plaque for his service for over 24 years as a Board member.



We’re always interested in new stories and tidbits!
cwssd Telephone: 203-787-3000
Vin Romei, Pres. romeiroman@aol.com
Brian McGrath, Bus. Mgr. chapeldistrict@aol.com



Chapel West News 6/19



Rendering of new Neurosciences Center building at Sherman and George Streets, courtesy of Yale New Haven Hospital

Yale New Haven Hospital plans to build \$838 million state-of-the-art Neurosciences Center on Saint Raphael Campus

The project will consist of two buildings (Sherman Building adjacent to Sherman Avenue and McGivney Building atop of the existing McGivney Center).

Parking to support the project will be achieved by an expansion and renovation of the existing parking structure on Orchard Street. A 200-car parking lot will be constructed under the new building.

The project is being developed in collaboration with the City of New Haven to ensure mutual

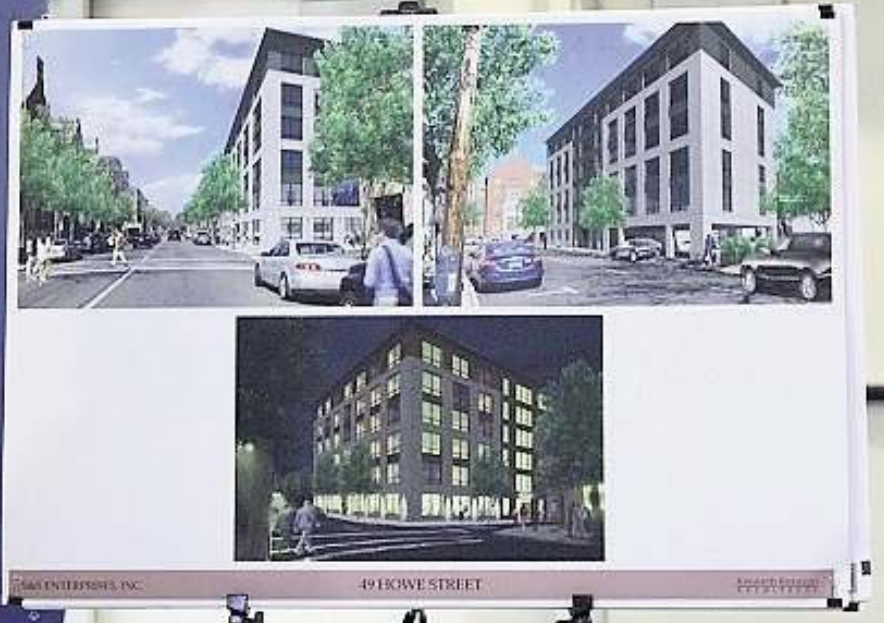
benefit. In addition to the significant economic impact of the project and new jobs created, Yale New Haven will:

- Work with the city of New Haven to drive savings and provide enhanced access for employees covered by the city's health plan
- Provide a \$3 million voluntary "bridge" payment to allow the City to achieve such savings.
- Advance nearly \$9 million in building and permit fees to provide an immediate and positive impact on the city's budget.



Photo: Ed Stannard, *New Haven Register* / Hearst Connecticut Media

l-r: **Robert Alpern**, Yale School of Medicine Dean, **Tyisha Walker-Myers**, New Haven Board of Alders President, **Mayor Toni Harp**, **Gov. Ned Lamont**, **Marna P. Borgstrom**, Yale New Haven Health/Hospital CEO, **Richard D'Aquila**, Yale New Haven Health/Hospital President



44 Apts Planned At Howe Gas Station

Excerpted text from June 5 story by *New Haven Independent* writer Thomas Breen.

The owners of a Howe Street gas station plan to knock down the fuel pumps and mini-mart and build in their stead ... wait for it ...

... dozens of new market-rate apartments!

Forty four units, to be precise.



49 Howe developer Murad “Mike” Charania. (Thomas Breen photo.)

The proposed new six-story apartment complex would be located at 49 Howe St. at the corner of Crown Street, right behind the Tandoor Indian restaurant on Chapel Street.

Gas station landlord-turned-developer **Murad “Mike” Charania**

and local architect **Ken Boroson** presented the latest Howe Street apartment project at Tuesday [June 4] night’s Dwight Community Management Team meeting in the Amistad Middle School gym on Edgewood Avenue.

Dwight neighbors, seemingly exhausted by the recent rush of market rate residential developments planned for Howe Street and geared towards Yale students and hospital professionals, pushed Charania and Boroson to include affordable units in the project.

Boroson said the planned five-over-one, podium-style building will contain 28 one-bedroom apartments, six two-bedroom apartments, and 10 “micro-units.” The “micro-units” will be roughly 425 square feet each, the one-bedrooms 650 square feet each, and the two-bedrooms 1,100 square feet each.

Local architect Ken Boroson with designs for a proposed new apartment complex at the current gas station site. (Thomas Breen photo.)



Gas station at Howe and George

“It’s designed as workforce housing,” he said. Its target market will be nurses, technicians, and other staff at the nearby St. Raphael’s Hospital and at Yale New Haven Hospital’s proposed new \$838 million neuroscience research center.

The development will also have 21 on-site surface parking spaces, six bike racks, 3,000 square feet of amenity space, and a ground floor retail space.



Newly elected board member **Anthony Giano** and **Mayor Toni Harp** on a District walkthrough with LCI this past winter



Chapel West News 4/19



Babbidge Moves to Chapel

Babbidge Construction Company is excited to join the Chapel West neighborhood! Founded in 1992, Babbidge's office was located on Whitney Avenue across from the Peabody Museum for the past 20 years. But the company needed more space and wanted to be in a more vibrant downtown location. They found a great location at 1211 Chapel Street.

Babbidge is a full-service construction management and general contracting firm serving

Connecticut's private institutional and commercial markets. According to **Alex Babbidge**, the company's founder and President, "Babbidge combines the skills and professionalism typically expected from the larger firms with the personal attention that only a smaller, local firm can deliver. Responsiveness, openness and a true desire to meet the needs of our clients are the trademarks of our firm."



Spring is in the air and along the sidewalks

This year's pansies were grown from seed and installed by Mark of **MAE Landscaping**.



Dr. Delfini welcomes new associate

I am please to announce that **Dr. Anibal Cardenas** has joined my practice and will be seeing patients at my office. Although I am not retiring, I do need some help. After an extensive search, I am very excited to welcome Dr. Cardenas to my practice.

Dr. Cardenas is from Peru and comes from a family of denists. While residing in Peru, he attended dental school and worked as a general dentist. He came to the United States, became a United States citizen, and attended the University of Connecticut Dental School in which he

completed two residency programs, Periodontics and Advanced Education in General Dentistry. In addition, he also received a Master’s in Dental Science, and he also completed a Fellowship with extensive implant-restorative dentistry component. His credentials made him eligible for a US dental license and for Board Certification in Peridontology.

I am confident that Dr. Cardenas’ well-honed clinical skills and experience – coupled with his gentle hand and warm demeanor – will endear him to our patients and ensure top-notch delivery of personalized, compasstionate care. Like me, periodontics in not merely a profession for Dr. Cardenas – it’s a passion. We have in common a genuine love for the work that we do.

Once again, I am not retiring. Both Dr. Cardenas and I will be seeing patients. Our commitment to the highest standard of periodontal care remains steadfast, and it is our pleasure to treat you. Your overall satisfaction always is our highest priority.

Please join me in welcoming Dr. Cardenas with the same trust and confidence that you have graciously shown me over the years. We look forward to this new and exciting chapter in our practice.

–Dr. Ronald H. Delfini



60+ Apartments planned for 104 Howe St lot

From *New Haven Independent* writer Thomas Breen:

‘A local developer has submitted plans to build a seven-story, 97-unit apartment complex atop a Howe Street surface parking lot — while intending, he said, to end up building more like 60 apartments.

On March 15, **Cambridge Realty Partners** submitted the preliminary plans to the City Plan department for a proposed new apartment complex at 104 Howe St.

Nick Falker, a partner at the international development and property management company based out of 817 Grand Ave., told the Independent that these plans are still in the very early stages of development. The ultimate project will wind up looking quite different than what was included in this initial submission, he said.

It is one of two planned projects that aim to bring a total of around 100 new apartments to the busy block.

“The proposed plan is significantly larger than what we are going to do,” Falker told the Independent by email on Wednesday afternoon. “Our goal is to optimize the site, without over or underutilizing the space. Based on our very early stage design, we feel that a 60-unit building, at or below the height of the neighboring buildings, will best

achieve that. Ultimately, the final size and density will be determined and agreed to by us and the City. We are looking forward to continuing that conversation.”

According to the preliminary plans, the proposed 40,646 square-foot development would stand seven floors tall with a roof deck on top.

The plan identifies a total of 97 residential units, including 23 two-bedrooms, 12 one-bedrooms, and 62 studios.

“Our intent is to offer reasonable rents,” Falker said, “in-line with market.”

The plan also identifies 4,650 square feet of amenity space and 40 parking spaces, 32 on site at 104 Howe and eight next door at 100 Howe.

The plan will require zoning relief.

Cambridge purchased the surface parking lot, as well as the the adjacent six-story, 84-unit apartment complex at 100 Howe St. and a handful of smaller residential buildings on Edgewood Avenue and Howe Street, on Feb. 13 for a combined sum of \$15.3 million.

“We love the location,” Falker said. “We are very excited to develop a new building that will complement the neighborhood.”

City Deputy Economic Development Administrator Steve Fontana told the Independent that, even in the project’s stages, the city supports the developer’s plans to convert the existing lot into a more productive use for the neighborhood.

“We’ve had a few conversations with the new owners of the property regarding the kind of project that they’d like to pursue on the site,” he said, “and we’re pleased that they’re interested in designing an efficient and attractive building that makes the best use of it. We support the idea of creating a residential or mixed-use building there that fits in aesthetically with the other structures on the block.”



Chapel West News 2/19



L-R: Hacibey Catalbasoglu, Gladys Longwa, Lauren Zucker, Thomas Nguyen, Mayor Toni Harp
Photo by Yale Daily News writer Caroline Moore

Pokémoto celebrates ribbon cutting ceremony

Poke (Hawaiian for "to slice" or "cut crosswise into pieces", sometimes stylized Poké to aid pronunciation) is diced raw fish served either as an appetizer or as a main course and is one of the main dishes of Native Hawaiian cuisine. Thanks to **Thomas Nguyen** and **Gladys Longwa**, there are now two places to eat Poke in New Haven. **Yale University Properties** continues to bring interesting retail street front business to New Haven, and **Pokémoto** is the latest to arrive in Chapel West, occupying the space vacated by **Insomnia Cookies**.

Nguyen has been in New Haven working in the restaurant business for several years. He opened New Haven's first Pokémoto restaurant on Audubon Street in 2017.

Mayor Toni Harp, Yale officials, and Chapel West representatives and neighbors packed the small storefront

at 1145 Chapel Street for the ceremonial ribbon cutting. One of the four Alders is a Pokemoto customer already. **Hacibey Catalbasoglu** vouched for the quality of the food (so if there are any complaints, call him first). Mayor Harp appeared very happy to welcome another addition to what she termed "foodie city". Given the enormous variety of food choices in the Chapel West area, one would absolutely agree that this is an apt designation.

Lauren Zucker, Yale's Director of New Haven Affairs and University Properties, served as mistress of ceremonies and she was accompanied by Chapel West Commissioner **Dave DelVecchio** who is part of the property management operation at Yale that recruits the new businesses to the University Properties locations.

Pokémoto's Chapel West location is open 7 days a week from 11 AM to 9 PM.



Amity Safe & Lock

The Park Street Lock & Safe shop (at 177 Park) has changed ownership and is now part of ASL (Amity Safe & Lock), whose other shop is located on Whalley Avenue. The Park Street shop is managed by **Eric Conrad** (pictured at left). He may be reached at 203 776.1172.

ASL offers the following products and services:

- **Safes** (sold, bought, repaired, and opened)
- **Locks** (sold, installed, replaced, brass hardware, electric door releases, and intercoms)
- **Keys** (duplication and keyless access door controls)

Visit the ASL website amitysafeandlock.com or visit in person for full details and availability.

Graduate New Haven completes city approval process



L-R: Members of the Board of Zoning Appeals, Alder Hacıbey Catalbasoglu, Linda Townsend Maier



L-R: Soraya Kaoroptham, Brian McGrath, Arnie Lehrer | photos by *New Haven Independent* writer Thomas Breen

The new owners of **Graduate New Haven** formerly known as **The Duncan Hotel** at 1181 Chapel Street, have completed the final step in the city approval process with the granting of a Special Exception by the New Haven Board of Zoning Appeals which allows for the issuance of a Hotel Liquor Permit as well as forgiveness of the requirement to supply 59 parking spaces in order to open a 72 room hotel and ground floor restaurant. The liquor permit is a significant and welcome departure from the norm as it will enhance the hotel's business by permitting alcoholic beverages to be served downstairs in the planned first class restaurant in the space once occupied by the Old Heidelberg, upstairs in both the new lobby lounge and the meeting rooms, and even in the patron's rooms should the hotel supply complimentary champagne from time to



time in the rooms or via the small refrigerator room bars. The Chapel West Special Services District, as well as our partners, the Dwight Central Management Team, and the Greater Dwight Development Corporation have supported this redevelopment effort from the start and have been in attendance at all of the hearings speaking in favor of the proposed renovation. **Linda Townsend Maier**, director of the Greater Dwight Development Corporation, noted that the new hotel would bring additional pedestrians to the sidewalks of that block, both increasing security and vitality of the area. **Brian McGrath**, speaking on behalf of the Dwight Central Management Team and the Chapel West Special Services District, simply noted that the parking relief would not pose any new problems in the District as the former Duncan Hotel operated with no parking for 90 rooms and a restaurant while the new hotel would reduce the number of rooms to 72. He noted that in the next block on Chapel, west of Park Street, there are empty parking meters all day long. **Arnie Lehrer**, Secretary of Chapel West ssd, and property owner in the area, said that the new hotel will increase tax revenue to the city and convert a decaying building into a renovated bustling hub. "What I see are very few negatives and a lot of positives." Construction on the interior of the building has been underway for months. By the time of publication of this newsletter, a scaffold will have been erected over the sidewalk in front of the property to protect pedestrian traffic while the facade of the building is being restored.



The renovated hotel expects to open in September 2019.



Chapel West News 1/19

Michelle's House center to open across from Yale-NH Hospital

From *New Haven Independent* writer Markeshia Ricks (whose photos are also used here):
The Southern Connecticut Sickle Cell Disease Association of America is working as feverishly as anyone can rehabbing a 100-plus-year-old, three-story building to open the center across from the Yale-New Haven Hospital St. Raphael campus at Chapel and Orchard with lots of in-kind and pro-bono help.



Jim Rawlings

The association is leasing the building from Yale-New Haven for \$1. Once it is up and running, the community center will be formally called "Michelle's House" in honor of the former first lady.

Jim Rawlings, chairman of the association's board of directors and a retired Yale-New Haven executive, said the hope is that adding Obama's name to the center will raise the profile of a disease that has stood in the shadows for far too long.

The center's aim will be to educate the community at large, including the health and medical community, about sickle cell and break the stigma surrounding a disease that impacts people with ancestors from sub-Saharan Africa,



South America, the Caribbean, and Central America; Saudi Arabia; India; and Mediterranean countries such as Turkey, Greece, and Italy, according to the Centers for Disease Control.

In addition to working to educate the community about sickle cell and the trait that causes it, the center will be a resource both for children who have fallen behind because of the disease and for their parents. They'll have access to tutors and social workers. Rawlings also plans to meet with school superintendents of the major urban centers in the state to talk about how to help families and children impacted by the disease.

Carofano Opticians approaching 50th year



Bob Richards, optician and owner of Carofano, located at 1215A Chapel Street.

From *New Haven Register* writer Randall Beach:
Forty-nine years ago, a young Bob Richards stopped in at Carofano of New Haven to get his eye-glasses adjusted. He didn't know he would remain there for half a century.

"When I graduated from Hillhouse High School, I thought maybe I'd be a state trooper or a New Haven policeman," Richards recalled. "But when I went to Carofano's, Mr. (James) Carofano noticed I was wearing a coat and tie and asked me why. I said, 'Mr. Carofano, I'm out looking for work.'"

"He adjusted my glasses and then offered me a job. Just like that! I said, 'I suppose I could give it a try.' And here I am. I'm the last one standing."

Richards apprenticed there for four years, got his optician's license, eventually became a partner in the business and then the sole owner and employee. "It grew on me. I was meeting nice people and it kept going on and on. I just stuck with it."



CW's annual party 2018 was a success, with 130 attendees counted

And it was the exact number that was expected. At the end only a small amount of food was left. Everyone commented that the food was even better than last year. The beer and wine list was a big hit as Omer served six different wines and 10 different beers. Several of our businesses brought all of their staff. City departments represented were Traffic and Parking, Health, Mayor's office, DPW, Cultural Affairs, Housing Authority, LCI, Tax Collector, Fair Rent Commission, and Whalley Avenue Special Services District.

A joyous holiday season and prosperous new year to all! -Vin Romei, president





Chapel West News 11/18

Newly elected
Board of
New Haven
Alders
representing
Chapel West



Hacibey Catalbasoglu
Ward 1
ward1@newhavenct.gov



Frank F. Douglass, Jr.
Ward 2
ward2@newhavenct.gov



Abigail Roth
Ward 7
ward7@newhavenct.gov



Tyisha Walker-Myers
Ward 23
ward23@newhavenct.gov



The Book Trader Cafe held its 20th birthday celebration in conjunction with Halloween by hosting a literary costume event, with prizes awarded and free books distributed. Attendees included:
A. Ignatius T. Reilly from John Kennedy Toole's *A Confederacy of Dunces* (portrayed by founder and owner **David Duda**.)

B. Virginia Woolf (portrayed by **Kelly Pyers**, who is a manager at Book Trader.)
C. Edgar Allan Poe (portrayed by **Chayton Pabich Danyla**.)
D. Anne Rice (portrayed by **Judy Deshpande**.)
E. **Molly Montgomery** reporting for the *New Haven Independent*.
F. Edna St. Vincent Millay (portrayed by unknown.)

G. Anonymous (portrayed by **Rod Topping**, Book Trader worker and original very first customer.)
H. + I. Characters from Margaret Atwood's *The Handmaid's Tale* (portrayed by **Craig Henderson** and **Andrea Barbalich**.)
J. Llama Llama Red Pajama (portrayed by **J. Paul Duda**.)
K. Brooke Duda.
L. Anissa Deshpande.



Farewell to Father Robert Beloin



Father Robert L. Beloin, the seventh Chaplain of Saint Thomas More Catholic Chapel and Center at Yale, died September 23, of glioblastoma — an aggressive form of brain cancer — eight months after announcing his illness.

“Affectionately known as Fr. Bob, Fr. Beloin was the ‘heart and soul’ of Catholic ministry at Yale for the past twenty-five years, giving abundantly of his time, his counsel, and his energy to ensure a flourishing Catholic life on campus... While Catholic Chaplin at Yale, he directed major initiatives that expanded Catholic campus ministry, including the adaptation of the ‘Small Church Community’ model for Yale University students and the managing of a capital campaign to advance Catholic intellectual life on campus. The campaign culminated in the constuction of the 30,000 sq. ft Thomas E. Golden, Jr. Center as well as in the renovation of the Chapel and Residence...”

Source: New Haven Register



Andrzes Dutkanicz with one of his works, “Cycle of Motion”, acrylic on wood panel.
Email: andydutkanicz@gmail.com

Two artists recently featured in **Hull’s Second Story Gallery**



Ryan Cyr with one of his stained glass works, “The environmentalist ensnared by the convenience of a classic contemporary landscape”.
Website: ryancyr.com Email: mouldmatic@gmail.com



Chapel West News 10/18



A New Haven Notable

Constance Baker Motley (1921 – 2005) was a civil rights activist, lawyer, judge, state senator, and Borough President of Manhattan. She was born in New Haven, and attended New Haven public schools.

Following law school, she was hired by the NAACP as a civil rights lawyer and was a lead trial attorney in a number of early and significant civil rights cases. She was the first African-American woman ever to argue a case before the U.S. Supreme Court. President Lyndon B. Johnson appointed her as a Federal Judge to the United States District Court for the Southern District of New York.

Constance Baker Motley



A New Notable on Park Street

A new New Haven Notables banner honors **Constance Baker Motley**. Another tidbit about her is that she is also given credit to having written the first brief of the Brown vs.

Board of Education case that was argued in the Supreme Court in 1954. And welcome back, **Meryl Streep**! These two have joined **Foster Furcolo** on the brick building at 165 Park Street.



Katelli Bronze Mum



Ornamental Kale



African Marigold



Henry III Purple Aster



Eureka Yellow Mum



Arlett Purple Mum

Fall flowers planted around CW by MAE Landscaping



A round of snaps for the property owner at the low end of Lynwood Place who maintains a garden of shrubs and trees that compliment the street and his building.
All property owners, take notice!



Grand Opening of Grocery Shop

Faysal is the owner of the new **Andalouse Freshop & Grocery** on 96 Howe Street, named for the Andalusian region of Spain. The shop's logo was inspired by a piece found in the Yale Art Gallery.



Pokémoto opens on Chapel Street

Hawaiian Poké restaurant moves into 1145 Chapel, the former location of Insomnia Cookies (now at 240 College St).

Visit pokemoto.com for menu.





Chapel West News 9/18



CW Board Members L to R: Arnie Lehrer, David Stevenson, David DelVecchio

Dr. David Stevenson joins CW Board

David Stevenson, Ph.D. serves as the President/CEO of the Central Connecticut Coast YMCA, one of the largest Ys in the United States. As part of a world-wide movement, each Y serves unique community needs with a special focus on youth development, healthy living, and social responsibility. In 2017, 3,000 Central Connecticut Coast Y volunteers and staff served 92,000 children and families through twelve branches and fifty program sites.

Dr. Stevenson began his Y career in Ohio, and has also served at Ys in Washington D.C., Baltimore, MD, Pittsburgh, PA and most recently in Connecticut.

As a thirty- three year professional in the YMCA movement, Dr. Stevenson states “With roots dating back to the 1840s, the Y continues to serve as a vital and thriving force to build spirit, mind, and body for all. And as a cause-driven movement, the Y is welcoming to all and well positioned to address the challenges of today’s society.”

Dr. Stevenson holds a B.S. in Recreation Management from Ithaca College, an M.S. in Health/Fitness Management from American University, and a Ph.D. in Educational Administration from American University.



Existing bioswale in New York City

Bioswales coming to New Haven

From New Haven Independent writer Markeshia Ricks: “A new batch of bioswales are popping up in New Haven, which has captured a national award in the quest to fight climate change...
...Bioswales resemble ordinary sidewalk tree wells. They are depressed areas slightly below street level



Bioswale on Park and Crown in New Haven

At least 7 bioswales have been installed so far, and a total of 200 of have been planned for New Haven. They are paid for with a federal grant, and the city has promised to maintain them.

that divert rainwater that would otherwise run into the sewer. Once the in the swale, the water will seep down into the soil, reaching the water table without mixing with contaminated sewage.”



New fall flowers in the CW planters and Dr. Ron Delfini's prize winning Zinnias in the parking lot garden behind his medical office.

In the photo from left to right, Sumi Kagei, Dr. Anibal Cardenas, Dr. Ron Delfini



Kristina Zallinger with one of her paintings, "Walking the Dog". Her art was part of the third exhibition hosted at **Hull's Second Story Gallery**. For more info on Kristina's work, visit www.kristinazallinger@squarespace.com



Terrance Grant drives his street vaccum cleaner daily around the 2 1/2 miles of Chapel West. He is very thorough in the cleaning, and anything the vaccum cannot pick up he goes back and sweeps by hand. Thank you, Terrance!



Chapel West News 5/18



Compliments for CW from State and City officials at the 32nd Annual Meeting



April snow brings May flowers





Yale NH Hospital receives the Foster G. McGaw Prize

Yale New Haven Hospital was awarded the **2017 Foster G. McGaw Prize for Excellence in Community Service** from the American Hospital Association, a national organization representing over 5,000 hospitals, health care network, and their patients and communities.

The prize is awarded annually to a single healthcare organization that provides innovative programs that significantly improve the health and well-being of its community.

President and CEO of Yale New Haven Health System **Marna P. Borgstrom** (pictured above) congratulated staff members of St. Raphael's Hospital in her address on the day of the event. The celebration included coffee and blue cupcakes.

We're always interested in new stories and tidbits!
 cwssd Telephone: 203-787-3000
 Vin Romei, Pres. romeiroman@aol.com
 Brian McGrath, Bus. Mgr. chapeldistrict@aol.com

Tidbits by Vin Romei

I met recently with NHPD **Lt. John Healy**, C.W. District Mgr. He informed me that the crime rate in our District is down and under control. Former NHPD District Mgr, **Lt. Steve Torquati** told me that he taught him "all that he knows".

Former C.W. Board member and former owner of Hull's **Steve Kovel** stopped in to see us the other day. He looks great and is living retirement in the Chapel West District. I thanked Steve for his service to C.W. and look forward to see him again soon.

Congrats to **YNH Hospital** for being awarded the **Foster G. McGaw Prize**. I have said many times that during the formative years of C.W. that we never would have made it without the financial, moral, and substantial administrative support we received and continue to receive from the St. Raphael Campus of YNHH. We will always be grateful.

Til' next time,
 V.A. Romei



Chapel West News 3/18



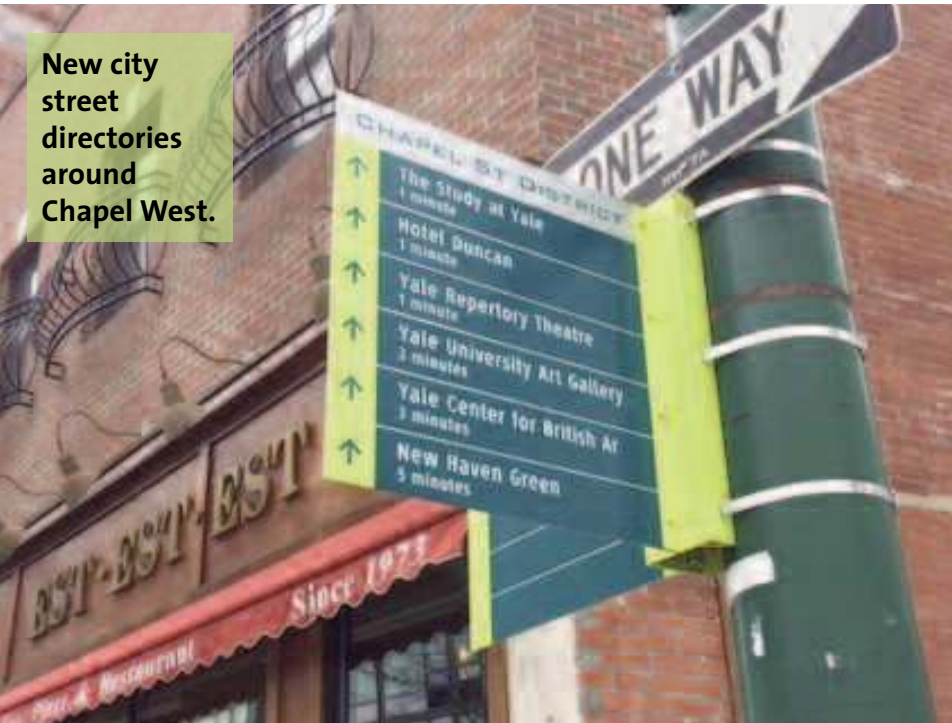
The **Mummers from Philadelphia** (pictured on the far right with **Charlie Salerno**) were featured in the St. Patrick's Day parade for the first time. **Len Yanavich** did shamrock face-painting. Special thanks to **Chaps** for catering.



Hull's art demonstration and workshop space in their second-floor atelier above their art supply store at 1144 Chapel.



While **Duncan Hotel** renovations are underway, **Thai Taste** is selling food from its food trailer daily on York Street.



New city street directories around Chapel West.

The official portrait of Barack Obama unveiled February 12th at the **Smithsonian National Portrait Gallery** was painted by **Kehinde Wiley**, who received his Master of Fine Arts degree from the **Yale School of Art** in 2001. Art critic Holland Cotter of *The New York Times* gives an analysis of the painting's details: "Mr. Wiley has set Mr. Obama against... a bower of what looks like ground cover. From the greenery sprout flowers that have symbolic meaning for the sitter. **African blue lilies** represent Kenya, his father's birthplace; **jasmine** stands for Hawaii, where Mr. Obama himself was born; **chrysanthemums**, the official flower of Chicago, reference to the city where his political career began, and where he met his wife."



Stop by the Chapel West office to purchase an official CW Hat!

Tidbits by Vin

Phew... Snow, snow go away. Don't come back another day. At least not this year... This **global warming** is hard to get used to. **Congratulations** to first-time grandpa Brian McGrath, whose youngest son Sam and wife just had a baby girl, Natalie Grace McGrath. What do you think the odds are that now being a grandfather will change his temperament? All of Chapel West offer best wishes and good health to the McGrath family. **Chaps** did an outstanding job supplying corned beef and cabbage, etc.

for our St. Patrick's annual shindig. Best food and service to date. Thanks Alex! He's also expanding his catering operation and next month we will do an in-depth, on-site story of his expansion. Kudos to excellent service provided by his staff. **The parade** was great and a good time was had by all. 'Til next time, Vin Romei

We're always interested in new stories and tidbits!
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Chapel West News 12/17



Gebril, owner of Est Est Est on Chapel, assisted by his family, brother, and children, served free Thanksgiving dinner to **over 250 people**, for the second year in a row. The feast consisted of 24 turkeys, as well as mashed potatoes, stuffing, cranberry sauce, and soda, as well as desserts from Gebril's wife's bakery. The line wrapped around the block, but everybody was served; some even came back for seconds.

Crowd of over 250 gobbles up a free Thanksgiving feast at EST EST EST



Seasonal cheer around Chapel West (Winter plant arrangements by Mark Esposito and MAE)



CHAPEL WEST
Special Services District

HOLIDAY PARTY 2017



A festive time with friends was had at CW's party at Rudy's, but it was not the same without Vin, who was home with the flu.



Chapel West News 9/17



Photographs by Kelly Jensen Sembos

Left to right: Stewart, Shawn, Ileana, Yolanda, Steven, Deb, Sandra, Allen, Elizabeth, Maria

Hull's: New owners, new plans

Great things are happening at **Hull's Art Supply and Framing**, under the new ownership of **Shawn Szirbik**, who purchased the business after having assisted **Steve Kovel** for many years, including during its 1999 move from its original location at 1203 Chapel Street (where Shawn fondly recounts having been a customer as a child) to its present location at 1144 Chapel.

Shawn is the fourth owner of Hull's in its 70 year history. After briefly having run Jerry's Art-O-Rama in West Hartford, he returned to Hull's in 2001 and ten years ago was given a 20% stake with the understanding that he would eventually buy the company. Thanks to Steve's generosity (and a lot of help from Start Bank) he was able to take possession of Hull's in August of 2016. Longtime employee of 13 years **Stewart Johnson** will also become an equity partner.

Some of Shawn and his wife **Deb**'s goals for the future of Hull's include updating the company's systems and inventory control, the expansion of outreach to the community, and expansion of commercial / institutional business. He has also been working on converting an area above the store into a gallery space that will be used for vendor events, classes & workshops, pop-up art shows, and also as a space for meetings as well as for a community gathering space.



The Hull's logo has also recently received a fresh reworking (done by Margaret at StroCo) to coincide with the establishment of the store's new ownership.

Shawn has also joined the **Chapel West Board of Commisioners** as a voting member.





Six of the 110 CW planters celebrating fall



The Duncan soon to be The Graduate New Haven

The storied **Hotel Duncan** has officially been sold and will undergo an upgrade that is expected to be finished by **early 2019**. AJ Capital Partners said it has closed a deal with **Stirling Shapiro** of Duncan Associates, Inc., who confirmed the purchase price was \$8 million. The 123-year-old New Haven institution, with its 90 rooms, is currently split between a traditional hotel and 38 tenants in single occupancy rooms. It will reopen for business with a **new name, fewer rooms and more amenities**. The new hotel will have **72 rooms for guests, a game room, a lobby coffee shop and it will continue to have a basement level restaurant**. After decades of owning the Duncan, Shapiro said it was time to retire, but he is not leaving immediately. He will stay in the area and plans to spend a lot of time with his grandchildren.

Friend of CW since 2009, **Jim “Turtle” Szelest** is among the 38 residents of The Duncan who will be leaving by the end of November. He served 8 years in the Army and 3 in the Marine Corps, with service in Kuwait and Iraq during **Operation Desert Storm**. Naturally gregarious, he has helped a number of friends find new apartments by means of the VA, LCI, and the New Haven Housing Authority. His paralegal skills, aquired in the military, have aided him in helping others with Social Security and veterans’ questions and form processing. Jim is moving to new quarters further up Chapel. **CW wishes him all the best.**



Photographs by Soraya Kaoroptham

Wedding celebration held in the **Anaya Sushi** backyard court

There will be a benefit for **Woody Ford** during Jazz Week New Haven 2017, **Thursday, Oct. 19th** at Fornarelli’s Ristorante, 99 Orange St., New Haven from 6:30-9:30 pm. The \$30 ticket, available at the door, includes a jazz concert and buffet meal. For those unable to attend, the address for donations is Benefit for Woody Ford, P.O. Box 185802, Hamden, CT 06518 with any checks made payable to **Nancy Barnes, POA**.

We’re always interested in new stories and tidbits!
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Chapel West News 7/17

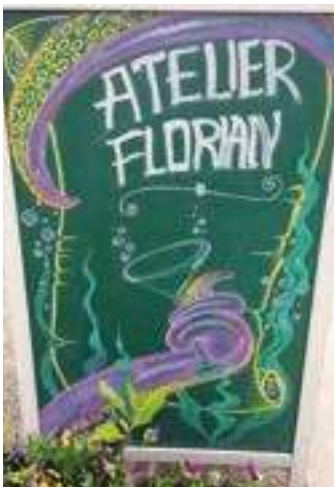


Chef Bun Lai honored in New Haven Register story about his special pesto

Bun Lai, chef and owner of Miya's, has come up with an innovative new recipe for pesto: using the invasive **Japanese knotweed**. He tells of his mother's passion for foraging and gardening, and how her teachings have given him the knowledge he has today to look for edible plants in the wild. **Read the full NHR story:** http://www.newhavenindependent.org/index.php/archives/entry/bun_lai_foraging/



Now invading a backyard near you:
Japanese Knotweed



Chalkboard ads outside Atelier Florian, illustrated by talented staff members Alexandria, Aaron, and Manny.

Summer flowers planted by Mark Esposito and MAE



Yale chapter of Alpha Phi sorority finds home on Edgewood Avenue, renovations underway

The Yale chapter of **Alpha Phi**, the newest sorority on campus, will move into its first house on 33 Edgewood Avenue in August. Alpha Phi International purchased the Edgewood Avenue house in the fall semester of 2016, and the sorority is currently renovating the house, complete with two living rooms and a backyard. Twelve members of the sorority will be able to live in the new house.



The Alpha Phi Fraternity was founded in 1872, and in August of 2015, the Iota Chi chapter at Yale was set up, and finally it was installed in March 2016.



Tour Chapel West while working out

Elm City Party Bike is a party and sightseeing petal bike now available for private tours, group tours, and even cocktail spin classes. The route **goes up Chapel, and turns on to Howe**. For booking and more info, visit elmcitypartybike.com or call 203 807 8284.

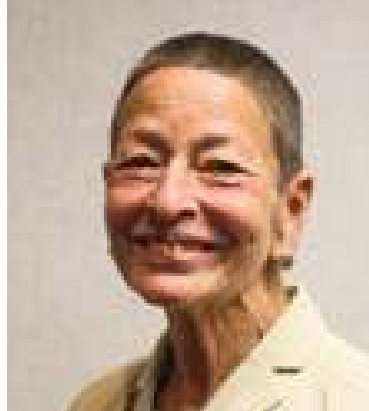
We're always interested in new stories and tidbits!
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 Brian McGrath, Bus. Mgr. chapeldistrict@aol.com

Congratulations to **Lieutenant Stephan Torquati** for scoring 7th out of 31 on the civil service Lieutenant exam. I assume you did so well on the test because of all that you have learned performing your duties at Chapel West. - Vin Romei





Chapel West News 4/17



Top row from left to right: Nemerson, Hausladen, Gold, Gold & Romei

Bottom row from left to right: Boroson, Dillon

Chapel West Annual Meeting at The Study

After the five-star roast beef and salmon dinner, CW members were addressed by the following speakers.

Matt Nemerson gave a personal account of how Mayor Harp keeps her staff focused on helping *all* of the citizens, *all* of the time. Matt also complimented CW on its impressive initiatives that have resulted in zoning ordinance amendments sure to spur new development in the district.

Doug Hausladen displayed videos of New Haven intersections that employ video monitoring and signal control, and spoke about the next phase of installing four way view surveillance cameras at Chapel West intersections.

Lindy Gold from the CT Department of Economic and Community Development spoke about the state's financial and political assistance for new businesses.

Ken Boroson, architect and Commissioner of the New Haven Redevelopment Agency explained how developers will be able to use the agency's legal authority to move new projects forward.

Pat Dillon, State Representative D-92, gave a preview of what New Haven and CW can expect in assistance from Hartford in the next fiscal year.



Chapel St. Pharmacy moves to The Novella

Chapel Street Pharmacy is always committed to provide reliable, professional, and quality services to its customers. The business has been on Chapel Street for the past four years and recently moved a block away into The Novella (1245 Chapel St) to expand services and provide better assistance for customers. The pharmacy accepts most insurance plans and also offers a wide range of products including over the counter and durable medical equipment, as well as free prescription pick up & delivery. The staff are bilingual, and are courteous and knowledgeable. **Chapel Street Pharmacy is grateful for the continued and loyal support from its customers.**



Spring pansies planted by Mark Esposito and MAE



Saint Patrick's Day parade festivities



Des, Judy and Len



Alajandra, Courtney, and Jahaira dressed for the day



A longtime parade favorite, the Stony Creek Fife and Drum Corps' first appearance was in 1887 at the dedication ceremony of the Soldiers' Monument atop East Rock in New Haven.



Brian, Joe, Vin and his son Vince Jr.

Tidbits from Vin Romei

Did you know?

Americans on average eat 18 acres of pizza everyday!

Congratulations to Commisioners **David Delvecchio** and **Tom Strong** on their re-election to a new 3-year term to the Chapel West Board of Commisioners. Their input and involvement has been invaluable to the success of the District. In addition, the new owner of Hull's Art Supply, **Shawn Szirbik**, was elected to a 3-year term as well. We are looking forward to continued improvements and development for the area.

Great to see colorful spring flowers in our containers. **Mark Esposito and his crew** do a wonderful job.

Very happy to announce my grandson **Vince** who is in the **USMC** was promoted to Full Corporal on April 1st.

He is currently deployed aboard the **USS Bataan** in the Middle East.

Praying for his safe and early return.



Farewell to Robi Gallant

Robi, a friend of CW who resided on Howe Street, a man of many hats who always brought clever wit and words, passed away earlier this month.



Chapel West News 2/17



CW restaurants
receive awards
in *Connecticut
Magazine's*
Expert's
Choice
catagories



Experts' Pick
Best Brunch



Experts' Pick
**Best New Restaurant
& Best Indian**



Experts' Pick
Best Sushi



Experts' Pick
Best Latin American



Experts' Pick
Best Middle Eastern



Experts' Pick
Best Hidden Gem



Chapel West's Pick
**Best Brand New Middle
Eastern Restaurant on Chapel**

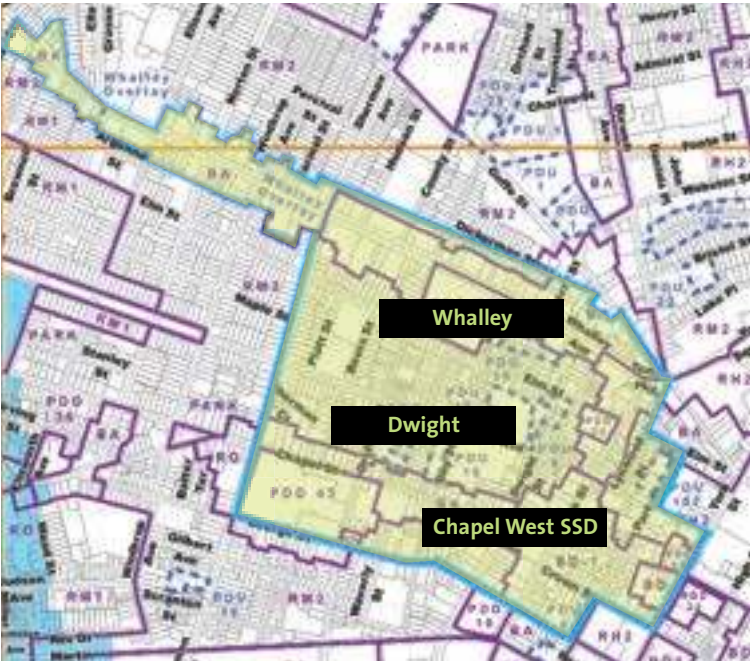
Now open at 1217 Chapel Street

Around the District



Package thief apprehended

New Haven Police have captured the person responsible for several smash and grab burglaries and package thefts in the downtown. The thief is no stranger to Chapel West as he is responsible for many package thefts. The police were summoned several times in an attempt to apprehend him. **Chapel West** and some Chapel West businesses have contributed surveillance footage of some thefts in the hopes that they lead to additional convictions and deter other like minded visitors to our neighborhood.



Chapel/Dwight/Whalley Proposed Redevelopment Plan

The New Haven Redevelopment Agency has begun the process of reenacting **redevelopment plans** for various parts of New Haven. The basic concept is that within a redevelopment plan area properties which are abandoned,blighted,or necessary to restore the economic function of a particular area can be acquired by the City in partnership with a developer and redeveloped according to the City and relevant neighborhood plan. In the last few months, the Redevelopment Agency has been meeting with the elected Boards of **Chapel West, Greater Dwight, and Whalley Avenue**. A draft plan, to be entitled Chapel/Dwight/Whalley Redevelopment Plan is nearly ready to be sent for public hearings by the Agency, the Board of Aldermen,and the City Plan Commission. The Agency earlier decided to start this process in the Chapel West/Dwight area because the entire area is ably represented by elected boards and each district included within the plan area already has a future land use and development plan prepared earlier. Once a Redevelopment Plan is enacted by the City, the neighborhood organizations may use the City's powers as a tool to accomplish their objectives.



Before installation



During installation



After installation

More Belgian Blocks on Chapel

Tidbits by Vin Romei

*“I’m reading a book about **anti-gravity**, and I can’t put it down.”*

There are **358 trees** in our District. Some of them are too large to install Belgian Blocks around their wells. We have completed **128 installations** to date. I think they look great and really dress up the area.

Wonderful job by Chapel West property owners in assisting NHPD with information and camera shots leading to the capture of the **smash and grab robber** recently. It is not the first time this has been done. We plan to expand our security camera installations very soon.

The winter has been rather mild and the Chapel West Groundhog said **six more weeks** to go. He’s never wrong.

*“I tried working in a **muffler factory** but it was too exhausting.”*



Chapel West News 12/16



Bun Lai of Miya's honored as a Sole Chef in Nation as White House Champion of Change

Along with Climate Change, over-fishing is a top threat to the health of the oceans. Today, the world is facing one of the greatest extinction periods in its history due to human activity. The cuisine at **Miya's** was created to find delicious and novel solutions to some of the greatest ecological problems. Many of the sustainable sushi recipes created at Miya's, are emulated by sushi restaurants around the world.

For his family's restaurant's pioneering work in ocean conservation, **Bun Lai** was honored with a **White House Champions of Change award** at the White House on October 7 and was invited back again on November 20th. Of the dozen recipients, he is the only chef in the country to have been awarded in the category of Sustainable Seafood Champions. His Barack of Ribs is a recipe he created for President Barack Obama, for the Miya's dinner held at the White House. It is currently being offered on the Miya's menu and features a fall-off-the-bone-tender baked invasive carp ribs. Miya's, founded in Connecticut in 1983 by Bun's mother, **Yoshiko Lai**, is the **first sustainable sushi restaurant in the world**, specializing in nutrition and food

access, sustainable seafood, plant-based sushi, and the utilization of edible invasive species. Yoshiko Lai was also recently honored with a congressional award by Congresswoman Rosa DeLauro, a pioneer in creating legislation for food safety in imported seafood.

Bun Lai is a James Beard Foundation nominated chef, a Nationals and Olympic-trials wrestling coach, a healthy-eating educator who has been the director of nutrition for New Haven Farms, a not-for-profit that serves low income pre-diabetics. He is a board member of ActualFood, a Research & Development Laboratory reinventing grocery retail to make food as preventative medicine accessible for all. He sits on the council of True Health Initiative, a

worldwide coalition of health experts committed to proven principles of lifestyle as medicine. He has written for publications such as Scientific American Magazine and collaborates extensively with Yale University. He has spoken at a wide range of institutions from Google, Harvard School of Public Health, World Wildlife Fund, and National Geographic to the American Fisheries Society.

Miya's has been featured in a plethora of nationally and internationally well-known media, and was most recently featured in The New York Times, Popular Mechanics Magazine, and Vice Munchies. Miya's is currently being filmed for a feature length documentary about the restaurant, and a television adventure education series.

"Miya's owes all of our successes to our friends in the New Haven community who have supported us over decades at our mother's little eatery. Miya's is an example of how, when we work together, you just never knows how far the ripples we make may go."

*Miya's is located at
68 Howe St, New Haven
Learn more at www.miyassushi.com*



Ted Lai, Yoshiko Lai, Mie Lai, and Bun Lai



CW's Post-Election Bash



Fresh bagels at Chap's

Chap's Grill has new equipment for making its own New Haven water **bagels** and **bialys** and is now offering a variety of bagels: plain, poppy seed, sesame seed, salt, pumpernickel, egg, blueberry, cinnamon raisin, garlic, and everything. A variety of cream cheeses is available: veggie, scallion, jalapeño, raisin-walnut, and lox spread. The bagels and bialys are made fresh every morning. To order call 203 562 3966 or visit at 1174 Chapel Street (near the corner of Park Street).



Winter plants featuring Ornamental Kale

The plant (Latin name *acephala*) is part of the species that includes broccoli, cabbage, and cauliflower.

Tidbits by Vin Romei

Be kind to your dentist. He has fillings too.

Brrrrr. Has the **snow** arrived yet? (A few squalls here and there.) Do you think all of the leaves have fallen? Every year it seems that there are more than the year before. Crazy weather...

Bun Lai is an absolute artist. I think he missed his calling.

We had a wonderful year and a lot of progress was made. There is more work to do and we want to thank **everyone** who helped us to do our job. We could not do it without you.

*Why did the potato cross the road? He saw a **fork** up ahead!*

Happy Holidays, good health, and best wishes for the New Year!



Chapel West News 10/16

The benefits of trees in cities are well recognized, supporting biodiversity and air quality, mitigating 'urban heat island effect' and improving mental well-being. -Alan Powers



Hedge Maple planted on Park Street

The **URI GreenSkills Planting Team**: (Back row from left to right): **Caroline Scanlan** (Planting Crew Trainer), **Don Williams**, **Ernest Bookert**, **William Tisdale**, **Jose Rosario**, **Richard Davis** (Planting Crew Members)
Front row: **Herman Gary** (Planting Crew Supervisor), **Katie Beechem** (GreenSkills Program Manager).



The Hedge Maple (*Acer campestre*), an import from the British Isles, Europe, parts of SW Asia, and North Africa, is a tree ideal for city/urban sidewalk planting as it will not grow very tall and tangle with electric wires lining the street. This is the first of four trees to be planted in the District. The team expects to reach a goal of 330 trees planted in the city by November 16.



Mums are back in 54 planters, fall is here



Steve Kovel turns Hull's over to Shawn Szirbik

Steve Kovel, long-term owner of Hull's, has devised a mutually beneficial ownership change to **Shawn Szirbik**. After a highly honorable career in the Naval Submarine Service, Steve became part of the first class of Yale's School of Management in 1978 (shown with class above). After receiving his MPPM, he acquired ownership of Hull's which was at its older location at the time. In 1999 he decided to buy the bike shop where **Hull's Framing and Art Supply** currently holds its business at 1144 Chapel Street.

News from Lynwood Place



The Chapel West Belgian block program has invaded Lynwood Place and it looks great! We're almost finished with all of the Tree Wells.



Banner series celebrates 50 years of the Yale Rep Theatre

The pole banners are currently up on York and Chapel Streets. The theatre has produced over 100 premieres and has garnered 8 Tony Awards and more than 40 nominations.

Tidbits by Vin Romei

"They begin the evening news with "Good evening", and then he or she proceeds to tell you why it isn't."

The awards keep coming in for Chapel West businesses. *Connecticut Magazine* named **The Study at Yale** again as **Best Downtown Hotel**. And **Hull's** was named **Best Picture Frame and Art Supply**.

Miya's, in addition to being named for **Best Sushi**, received national recognition and **an invitation to the White House**. We'll be doing a full article on **Bun Lai** and his wonderful, talented family in our next edition. This is what makes Chapel West so special. We are very proud of you!

Our cleanup crew is not too happy to see the leaves falling off the trees. It seems like a never ending process. But we'll get through it... we always do. So nice to see the fall colors of the mums in our flower pots.

"You do not need a parachute to skydive. You only need a parachute to skydive twice."



House of Naan opens

PHOTO BY MARKESHIA RICKS

Excerpts from Yale Daily News article by Ellie Garland. The new restaurant at 65 Howe St., which is also a craft cocktail bar, serves both savory Indian dishes and inspired concoctions such as the Rajput sword, a mix of Scotch, saffron and nutmeg.

To kick off an evening of food and celebration, **Matthew Nemerson** SOM '81, New Haven economic development administrator, spoke on behalf of the mayor. In his speech, Nemerson said small businesses are changing the Elm City for the better and praising the hard work of House of Naan owners **Harry and Kay Singh**. "How Street is a very exciting example of how the city is expanding," Nemerson said. "The area was essentially a parking lot - very much on the edge of town and not a place people really went at night. But now, new apartments, retail and restaurants like House of Naan are making Howe Street a destination, pulling energy from Chapel."

House of Naan is open 7 days a week 11:30am-1:00am



Chapel West News 9/16



Refurbished Walter Camp house seeking commercial tenants

This 3-level commercial/investment property at 1303 Chapel Street (originally built in 1900) is currently 8,000 sf of office, with 2500 sf basement. This building offers a fully operating elevator with 24 offices/ rooms, 6 bathrooms and 3 kitchens. Back driveway with 30 parking spots and fenced in yard. Handicap accessible with ramps and handicap bathroom. Ideal location with high visibility and foot traffic also on the bus route and Yale Shuttle line. Easily accessible from all major highways and train station. Perfect for development into residential units as well. Buyers must do own due diligence. The property, owned by Pike International, is represented by Farnam Commercial.

For further information on renting, call Chris Grundy at 203.671.2719

Walter

Walter Camp is considered the "Father of American Football".

In 1863, the Camp family moved to 170 Chapel Street. 3 years later they moved to 595 Chapel & in 1884 moved to 1303 Chapel St. Walter lived at home until his marriage in 1888.

After attending the Hopkins Grammar School in New Haven, Camp enrolled at Yale and graduated in 1880. He stayed on at Yale to study medicine for two years.



Camp as he appears at the National Portrait Gallery in Washington, D.C.

Camp

Camp played football at Yale from 1876 to 1882, the final two years as a medical student. In 1876 he played half-back in the first Harvard-Yale game. As the team captain for the next three years, Camp developed rule changes that cast the foundation of modern American football such as the snap-back from center, the system of downs, and the points system, as well as the introduction of the now-standard offensive arrangement of players.



Camp as Yale's captain in 1878



The Walter Camp Memorial Gateway on Derby Avenue

The house is historically known for being the home of Walter Camp, who lived there from 1884 to 1888.



New and improved Chapel West welcome sign installed on the corner of Chapel and York Streets



Oskar Hansen: Open Form show opens at Rudolph Hall

September 1, 2016 – December 17, 2016
Yale School of Architecture Rudolph Hall
Second Floor
180 York Street, New Haven
Free and open to the public
Text and photo from Yale School of Architecture website

This exhibition traces the evolution of Polish architect Oskar Hansen's theory of Open Form from its origin in his own architectural projects to its application in film, visual games, and other artistic practices. In his Open Form theory, Hansen proposed parting ways with the model of the all-knowing expert. His theory is aimed at the participation, process, and change of hierarchy between an artist and viewer and embraces art-as-process, engaging the viewer, recipient, and user.



Photo by Karin Alfredsson



Photo by Winne Au

New deans named for School of Art and School of Architecture

Marta Kuzma, dean of the Yale School of Art, vice chancellor and rector of the Royal Institute of Art in Stockholm, Sweden, was announced as new (and first ever female) dean by President Peter Salovey. She was chosen after an international search that drew interest from candidates representing a wide variety of perspectives and communities in art and design, according to Salovey. “Marta is an independent and creative thinker with a track record of making deep connections to students and faculty. I am confident that she will develop a distinctive vision for the Yale School of Art,” said Salovey. “She has an appreciation for developing ‘courageous’ students, and recognizes the importance of new sensibilities and new contexts for the presentation of artists and art.” (Text from Yale News.)

Deborah Berke, dean of the Yale School of Architecture, architect and founder of a self-titled New York-based firm, was announced as new (and first ever female) dean by President Peter Salovey: “As a practicing architect and a long-time faculty member in the School of Architecture, Professor Berke is ideally positioned to lead it toward a successful future as it begins its second century,” said Salovey. “For more than 30 years, she has dedicated her career — in equal measures — to education and practice. She has taught architectural design using disciplinary approaches both integral to and less commonly associated with the world of architecture. This perspective, in her own words, helps students to understand they are part of a larger cultural conversation.” (Text from Yale News.)



Belgian Blocks program

A corner at Howe and Elm Streets is one of the most recent installations in the **on-going Belgian Block program**. The aim is to install them throughout the entire district.



Rhymes with West

Look for a new street banner series with a spoof on words for district businesses, including “Zest” for **Kasbah Garden Cafe**, “Dressed” for **Yurway Boutique**, and “Guest” for **The Study at Yale hotel**.

Opening soon



House of Naan at 65 Howe Street

Where India meets New Haven.

House of Naan is located in the heart of downtown New Haven and redefines the Indian food experience. It features a Sip ‘n Savor experience with a fusion of crafted cocktails, savory Indian dishes and an enjoyable experience.

- Open daily for Lunch & Dinner from 11:30am - 1:00am
- Happy Hour & Events
- Online Ordering, Delivery and Take-Out
- Catering Menu for Personal and Corporate Events
- Fresh Local Ingredients
- Enjoyable Environment
- Online Coupons and Offers
- Free parking available behind the building

House of Naan will be opening this October and will hold its grand opening event on **Friday, October 14** from 5:00 – 9:00pm. Visit houseofnaan.com for more information about the grand opening event and to reserve your spot today.



Chapel West News 7/16



Group W Bench - Celebrating 48 years

Set back in time, the **Group W Bench** is still in the 60s – it's not just a throwback, it's a celebration. 48 years ago this month, **Raffael DiLauro** (above) opened the business on Chapel. Jam packed with jewelry, toys, beads, one of a kind trinkets, tie-dye clothing, sweet-smelling incense, pottery, and lots of stocking stuffers. Walk in, sit right down, and get ready to go back. **Peace and love on Chapel Street.**



Sara creates sidewalk chalk art in front of Group W Bench. The store is located at 1171 Chapel Street. Info at 203 624-0683



CW says goodbye to a longtime friend

Nate Zeidenberg passed away on June 4, 2016. Chapel West will always remember him. As an Alderman, he was the one who put forth the ordinance to the Board of Alders (and followed it through passage) that established Chapel West as a Special Services District in 1986. For 29 yrs, he never missed our annual meeting. He would call me several times a week, inquiring "How's things? What's new in CW?" He maintained his interest throughout the rest of his life.

He became a special friend: a family friend. For 25 years Nate joined my family for all of their celebrations, birthdays, holidays, dinners, cookouts, etc. In his later days when he could not drive anymore, we would pick him up and bring him home. He referred to himself as "Nathan the Good" or "**Lamb of God**". The other weekend he missed our Father's Day get-together for the first time in the last 25 years. We missed him. We and Chapel West will remember Nate. May he rest in peace. – Vin Romei



Calibrachoa Cabaret® planted by **Mark Esposito of MAE**. Closely related to the petunia, it was introduced to Europe from South America in the early 19th century. It is fast-growing and thrives in sunlight.



Many thanks to **Joe Vilano** for fixing the Powell banner that was blown down during last winter's storms.



Image provided by Dr. Mary Maher

CW History

This rendering of the original **St. Raphael's Hospital** is probably the earliest, dating circa 1910. The Sisters of Charity of Saint Elizabeth came to New Haven at the request of local physicians who wished to have a hospital that would be open to all members of the medical profession and would **“receive and care for all patients without regard to race, creed or color; to extend charity to the sick and poor and needy.”** A 12-bed hospital was opened at 1442 Chapel Street in the Barnes Residence in 1907, next to the Grace Hospital. It soon after grew to require expansion and Saint Mary Pavilion was built and opened in 1910. Today Saint Raphael's continues the mission it started with. In 2015, the hospital was merged with Yale-New Haven Hospital.

Sending prayers and best wishes for a speedy recovery for Arnie Lehrer's father, Irwin, who broke his leg and is rehabbing at the Grimes Center. He is a very special person.

Tidbits from Vin

If people evolved from APES, why are there still APES?

Why do you have to put your TWO CENTS IN but it's only a PENNY for your thoughts? Where's the extra penny going to?

I wish we could attract more people like **Joel Schiavone** to re-locate to Chapel West and do such a remarkable job with renovating their property. It looks great. Thanks, Joel.

Two new restaurants will be coming to Chapel West on Howe Street and on Chapel Street. Stay tuned for more information in our next issue. "Everybody wants to be in Chapel West."

Talent is God given. Be humble. Fame is man given. Be grateful. Conceit is self-given. Be careful.

All of us at Chapel West wish to extend our prayers for Randi Joseph Brandt and condolences to her family on her passing. Randi was the wife of Tom Brandt and daughter of long time businessman **Freddie Joseph**. He was also an original, lifelong member of the CW Board and staunch supporter of all of our programs and activities.



Chapel West News 5/16

And what a night it was...

We've only just begun



CW's first 30 years was celebrated at the annual meeting in March, kicking off with **Vin's** opening remarks and the wonderful meeting brochure created by Tom Strong and his staff. Vice president **D.J. Ornato** and secretary **Arnie Lehrer** reviewed in depth CW's many accomplishments over the past 3 decades. Some of us were there from the beginning when **Evelyn Schatz** began the movement to save our neighborhood. The meeting document had a chronological set of pictures on the back and front covers which provided vivid memories of all that we are so proud of. **Michael Morand**, VP/Yale University the main speaker of the night, spoke of the struggles in the early days and the

status that CW enjoys today. Property values have risen, rental rooms are in demand and new developments are increasing as a result. Revised improved zoning regulations have helped property owners look to invest. **Matthew Nemerson** spoke about this being the new downtown area. State Rep. **Pat Dillon** also praised the work accomplished by CW. **Sgt. Steve Torquati**, District Manager of NHPD reported on the lower crime rate in the area. He also named Vin Romei as an award winner by NHPD for Civic Contribution on behalf of CW. **It was a night to remember.** To quote Karen Carpenter, one of our New Haven notables, per Michael Morand, *We've only just begun...*

CW website redesign unveiled

The Chapel West Special Services District has revised its website: **chapelwest.com.**

The new site features links to nearly all businesses in the district, entertaining historic videos, historical photographs of old Chapel West, and every CW newsletter ever published. There are also useful links to property maps, the City Assessor's data on your property, and State property owner lookup. The new site translates much better into mobile devices with a clean simple design that lets users scroll through each page.

The creative work was done under contract by New York agency Brandespace at 150 East 49th Street, New York, N.Y. The effort was lead by **John Short** who lives in Guilford CT and is frequent visitor to New Haven. If anyone wants to consult with John regarding improvements to their own web site contact us and we will connect you.



PHOTOGRAPH BY CHRISTOPHER CAPOZZIELLO FOR THE NEW YORK TIMES

Atelier Florian featured in The New York Times

The Belgian restaurant, which has been enjoying success since its opening last summer, was excited to receive a "Very Good" rave review from **The New York Times**. The restaurant has both red and white wine on tap. Their other special wines include Austrian **Steinfeld Gruner Veitliner**, French **Albert Bichot Savigny-les-Beaune**, Italian **Bruno Rocca Dolcetto d'Alba**, and Argentinian **Trapiche Broquel Malbec**. We congratulate co-owner **Omer Ipek** and we know that Atelier Florian will continue to be a popular restaurant in New Haven!



Pike buys 166 York + 1142 Chapel

After two years of negotiations and marketing, **Fred Messore** (of Colonial Properties in Orange) brokered a sale that had seemed out of reach for more than two decades.

Pike International, a developer and property manager with more than 1,000 apartments in New Haven, has bought 1142 Chapel St., an early 20th century, two-story 8,228-square-foot structure...

The \$2.3 million sale also includes a mixed retail and residential building at 166 York St., now home to the Noodle House, and a parking lot at 169 Park St.

(Messore) is now looking for a retail tenant for the first floor, which has 4,000 square feet of space. After that Pike will decide whether to use the second floor for commercial or residential and whether to build higher.

The leases of the Noodle House and the apartments are being honored.

One condition of the seller was that 1142 Chapel St. be named The Louis DeSimone Building in memory of their father. DeSimone died in 2008 at the age of 80.

Text taken from New Haven Register article written by Mary O’Leary



New trees planted at Howe and Dwight

The **URI GreenSkills Planting Team** (Katie Beechem, manager, Jeremiah Wright-Haynes, Planting Crew Trainer, and Emerge Crewmembers **Robert “Fidd” Rawls**, **Joan Acevedo**, **Brian Short**, **Robert Burgos**, **Bruce Dais**, and **Corey Wynn**) have been pleased to plant new trees in the District. They recently planted a “Winter King” Hawthorn tree at **100 Howe Street** and an Autumn Flowering Cherry (close by to other, now mature cherry trees) at **131 Dwight Street**. Every tree planted is for a resident, business owner, or service district that requests a tree and is committed to watering it each week. The spring planting season is 6 weeks long (they also have a 9 week season during the fall), and 500 trees have been planted over the past 5 years.



Colorful spring pansies

Mark Esposito of MAE planted the gorgeous (and very hearty) pansies currently gracing our planters.

We’re always interested in new stories and tidbits!
cwssd Telephone: 203-787-3000
Vin Romei, Pres. romeiroman@aol.com
Brian McGrath, Bus. Mgr. chapeldistrict@aol.com

Tidbits

I went into the hospital 4/11 for what was to be a short, same-day operation to fix a stomach hernia. It got more complicated and invasive than planned and I had to spend one week in the hospital and one week at home recovering. I got back to work last week and am on the road to complete mending. Thank you for all the get-well wishes. Special thanks to our board member **Michael Holmes**, Sr. VP at St. Raphael’s campus for the outstanding medical care and the usual TLC we have come to expect. It’s still there.

Sunshine is back. It’s good to see flowers back in the pots again. ‘Til next month,
Vin Romei

All of us at Chapel West wish to extend our condolences and prayers for David on the passing of his brother Pasquale (Pat) Charles DelVecchio.



Chapel West News 2/16



Four Flours hosts a sweet Grand Opening

Friends, family, locals, and **Mayor Toni Harp** gathered to congratulate **Robin** and **Tony Schaffer** at the official opening of the first storefront of their business **Four Flours Baking Company**. The event included speeches from the Mayor, CW's own **Vin Romei**, and others, a ribbon-cutting, musical entertainment from **Kyle Ralston** and **Charlie Salerno**, and many delicious freshly-baked breads and cookies to sample.

The bake shop, so cleverly named in honor of the owners' four children, is **Chapel West's** newest neighbor: located at **1203 Chapel**, it is right next door to the Chapel West office. Robin Schaffer says that she has always loved the neighborhood, and is glad to be back. "We are very excited about our new location, in the heart of

New Haven, and we look forward to building a lasting and enriching relationship with the community by offering fresh baked goods that are headed out the door within minutes of leaving the oven". Robin is a Yale graduate who has always had a passion for baking; Four Flours originally started as a cookie making business right in her own home.

Adriana Gheorghiciuc, who handles customer relations for the baking company, says that Robin puts her whole self into her baking passion and the business.

Four Flours offers **all natural cookies, brownies, biscotti, tea breads, muffins, and granola clusters, fresh baked daily**. A selection of **gluten free and vegan products** is also available, as well as an assortment of **artisan breads**. Another popular favorite



is the **Chillwich**, which is local ice cream sandwiched between two scrumptious cookies. Catering trays and custom gift baskets are available at any time!

Local spots among CT Magazine’s 2016 Best Restaurants



Mamoun’s took the place of Reader’s Choice Runner-Up for a Middle Eastern restaurant. **Heirloom of The Study** took the place of Experts’ Pick of Best Brunch. **Miya’s Sushi** (pictured below with its new hanging boat) took the place of Experts’ Pick of Best Sushi. **Atelier Florian** took the place of Experts’ Pick of Best New Restaurant. Many congrats!



Notice

Last month we announced that a new delicatessen business would be coming to a space in **The Novella**. We regret to inform that this was done in error, before all facts could be confirmed, and therefore as of now, there is no such business at this location as had been expected. We apologize for any confusion, inconvenience or disappointment this may have caused.

We’re always interested in new stories and tidbits!
cwssd Telephone: 203-787-3000
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Fortitudo Et Constantia



Credits to the New Haven Register
Text summarized and quotes are from article by Ryan Flynn, which can be read in full at nhregister.com
Photo: Catherine Avalone

Dwight/Chapel commanding officer **Sgt. Stephan Torquati** was recently featured in a story by the **New Haven Register**. He has just come up with the slogan and insignia for his District 4 officers. Torquati wanted to have a logo, similar to those of many police, fire, and military branches, for his

district, to “celebrate” membership of and strengthen a sense of pride and camaraderie. After researching, coming up with ideas and receiving suggestions from his officers, he decided upon the Latin words for “Courage and Steadiness”, and had a design done by **Sgt. Jason Rentkowicz**.

Other officers commented: **Officer David Diaz** said “With this job, it takes a certain amount of courage just to do this day-in and day-out. The steadiness is to consistently do it, not just two days out of the week. (The slogan) fits the officers in this district, with the way we have our work ethic”. **Officer Carlos Conceicao** said “At least in this area, (District 4) officers, we’re pretty close. We want to work with each other as much as we can. Now that we have ... a symbol, I just think it makes us much tighter and more of a family. I like that a lot.”

“It’s going to restore a lot of pride and it’s going to give the men and women in the district really something to hold onto,” Torquati said. “And we’ll go from there. If it catches on in other districts, great. If not, it’ll be our thing,” Torquati remarked.

Meet a new commissioner



David DelVecchio is the Director of Real Estate Asset Management at Yale University Properties and is a new commissioner for Chapel West. He is responsible for operations, marketing, tenant relations, partnerships and parking management for the retail and restaurant portfolio.

Prior to joining Yale University Properties in August of 2015, he

was the General Manager for Tanger Outlets at Foxwoods, a 300,000 square foot outlet mall at Foxwoods Resort Casino, where he managed operations, budgets, tenant fit outs, specialty leasing, marketing and events, partnerships, human resources and tenant relations. He had a similar role at Tanger Outlets in Westbrook before transferring to Tanger Outlets at Foxwoods. David’s career also includes 15 years of experience at a full-service marketing, advertising and public relations firm on Church Street in New Haven. During his marketing career he managed accounts in a wide-variety of industries, including tourism, market research, banking, higher education, manufacturing and food & beverage.

David is a graduate of Quinnipiac University, where he received a BA in Marketing.



Chapel West News 12/15

Fun and festivities at the CW Holiday Party



CW friends and family gathered for the annual Holiday Party at **Rudy's**. Special thanks once again to **Top Notch Ensemble** for providing the musical entertainment.

Holiday preparations around the district



Colorful seasonal lights have been installed by DHL Electrical Services on 65 Chapel West district utility poles. More will be added next year as our budget allows.



Creative gingerbread house window display at Hull’s by Stewart Johnson. We have enjoyed these masterful displays all through the year.



Mark Esposito of MAE Landscaping has arranged winter plants and greenery in our plant containers.



Four Flours

Construction sounds have stopped and the wonderful smells of fresh baked treats have started to permeate from **Four Flours Baking Company**, now open at 1203 Chapel Street. Owned by **Robin Schaffer**, it is a welcome addition to Chapel West. Healthy cakes, cookies, and baked goods will hopefully bring a lot of foot traffic and supply a much needed food commodity to our apartment dwellers.



Koshh opening in January

Coming soon to the retail space in **The Novella** is a new kosher delicatessen by the name of **Koshh**. We’re looking forward to ordering a reuben sandwich! Yum!

We’re always interested in new stories and tidbits!
cwssd Telephone: 203-787-3000
Vin Romei, Pres. romeiroman@aol.com
Brian McGrath, Bus. Mgr. chapeldistrict@aol.com

Happy Holidays to all from the Chapel West gang!



Chapel West News 11/15

Mayor Harp visits The Novella



Lawrence Jeune and Kimberly Rentas from Citizens Bank



Top two photos by Arnie Lehrer

Mayor Toni Harp, Alder Frank Douglas, and Tomas Reyes, Chief of Staff



Exterior of The Novella

Mayor Toni Harp and key city administration officials participated in a ribbon cutting ceremony along with developer **Randy Salvatore** and members of Chapel West. The Novella building is magnificent and with all of the amenities reminds you of a small boutique hotel.

When Chapel West moved their office to the corner of Chapel & Howe, we adopted a motto: “**Linking the neighborhood from York Street to Sherman Avenue.**” This project provides that missing link and is key to further expansion. Together with the changes in zoning regulations supported by Chapel West and approved by the city of New Haven, we expect robust development and improvements that will affect all of Chapel West and its neighbors. Onward and upward: **everyone wants to be a part of Chapel West!**

Belgian blocks being intalled around tree planters



Before



After

Chapel West has begun a street scape improvement program. Over time we intend to install **Belgian blocks** around all of our tree wells and fill in the center with mulch. The blocks provide a retaining wall to keep the material from scattering onto the

sidewalk and also a matting to keep out the unsightly weeds. It may take a couple of years, depending on much of our budget we can allocate. We are getting rave reviews from the neighborhood.



Shital and Jay Patel - new owners of Gag Jr. Liquor Shoppe at 1183 Chapel

Gag Jr. Liquor Shoppe

Longtime liquor store owner **Gag Jr. (Gary Gagliardi)** has leased the store to **Shital and Jay Patel**. They have made large improvements to the store's appearance and intend to expand the business accordingly. We welcome them to Chapel West and wish good fortune and success with their venture.



Gary Gagliardi



Photo by Armie Lehrer

New trees planted

We work very closely with **URI** (Yale School of Forestry) and whenever a tree in our District needs to be replaced (dying or disease) **URI** will do so free of charge. We have to water them weekly for 3 years. We make sure we get the right tree for each location. They have planted 27 trees to date. We thank **URI** and Yale University.

We're always interested in new stories and tidbits!
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Brian McGrath, Bus. Mgr. chapeldistrict@aol.com



Vince S. Romei, PFC

Vince S. Romei, grandson of CW president **Vin Romei**, has recently completed the Recruit Training Program at Parris Island, SC. He graduated and is now a **U.S. Marine**. After 10 days of leave he is on to Special Training. We're all so proud of his accomplishments. I know you all remember his working summers in the CW cleaning crews.

Tidbits by Vin Romei

A man walks into a bar with a slab of asphalt under his arm. "A beer please, and one for the road."

Will the leaves ever stop falling? Our crew keeps complaining. I'm sure they will also complain when the snow starts.

A great big congrats to **Yale Police Chief Ronnell Higgins** on his promotion to Director of Public Safety as well as Chief of Police. We have always worked well with Chief Higgins and the Yale Police Department. Together with **Chief Esserman** and **NHPD**, Chapel West has the best of both worlds. It is reflected in the safe environment that we enjoy here in Chapel West. Everyone works together. Good work, guys.

Our **security cameras** on Crown Street captured video film of an arson crime and a few weeks ago caught a shooting at Chapel &



Chief Ronnell Higgins

Day Streets. Can't wait to expand the program.

Wishing you all an early Happy Turkey Day.

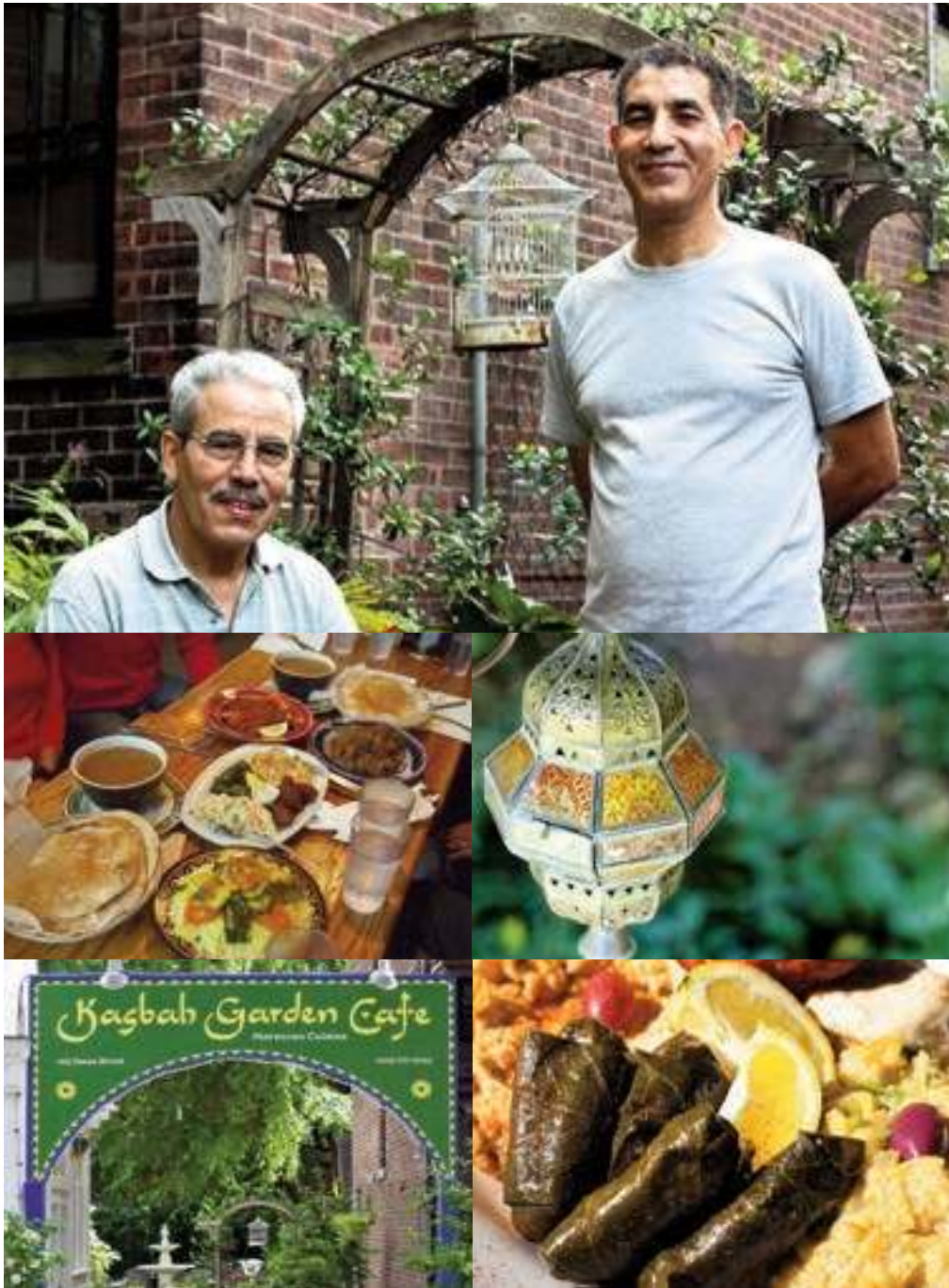
There was this person who sent twenty different puns to his friends, with the hope that at least ten of the puns would make them laugh. No pun in ten did!

'Til next time,
Vin Romei



Chapel West News 9/15

Kasbah Garden Cafe: A New Haven oasis



Top and right-hand photos by Daniel Shkolnik

Recently featured in New Haven's online publication *Daily Nutmeg*, the **Kasbah Garden Cafe** at 105 Howe Street is the pride of Moroccan owners **Lahcen Alouah** and **Jamal Moumen**. Alouah tends the garden, where diners can enjoy the peaceful Moroccan-inspired atmosphere. Ingredients are grown in the garden that are used in many of the restaurant's dishes, which are prepared by head-chef Moumen.

Popular dishes include the traditional Mediterranean **stuffed grape leaves**, called **dolma**, and also Moumen's own special take on **falafel**.

Kasbah's entire menu can be found at kasbahgarden.com



Awards for Chapel West businesses



Ronald H. Delfini, D.D.S.

CT Magazine - **Top Dentist**
1204 Chapel Street



The Study at Yale

CT Magazine - **Top Hotel Bar**
1157 Chapel Street

Howard K. Hill Funeral Services

1287 Chapel Street

Recipient of the National Funeral Directors Association's highest award, the **National 2015 Pursuit of Excellence Award**. Firms receiving this award must demonstrate the highest performance in all aspects of the funeral service business, but especially in ethical practice and community service and involvement. All should know that **Mr. Hill is a CW Commissioner**, and is always available to help the District with its programs whenever called upon to help.



CW Security Camera Program

St. Raphael/s Campus (YNHH) has installed many new cameras, shown in blue tint on map, around the Hospital including Orchard and Chapel St. to Sherman Ave. CW has accelerated the LCI plan, shown in yellow tint on map, and with the help of Community Builders, Connections

and the YMCA has arranged for four cameras to be installed in the Dwight neighborhood and one at Chapel and Day, and one at Dwight and Chapel St. These cameras are being fed directly into the system at NHPD. It required a firewall to be installed which CW took care of. Our Phase 2 plan calls for an upgrading of our four existing cameras, shown in pink tint on map, at the corners of Crown and Howe, Chapel & Howe, Edgewood & Howe , and Chapel & Park St. This requires more funding for cable and new cameras that will focus 360 degrees at all times. We are currently working on raising the dollars to accomplish this.



Mums and Kale are in.

Mark Esposito and his crew have just planted a marvelous selection of fall plants.

Tidbits by Vin Romei

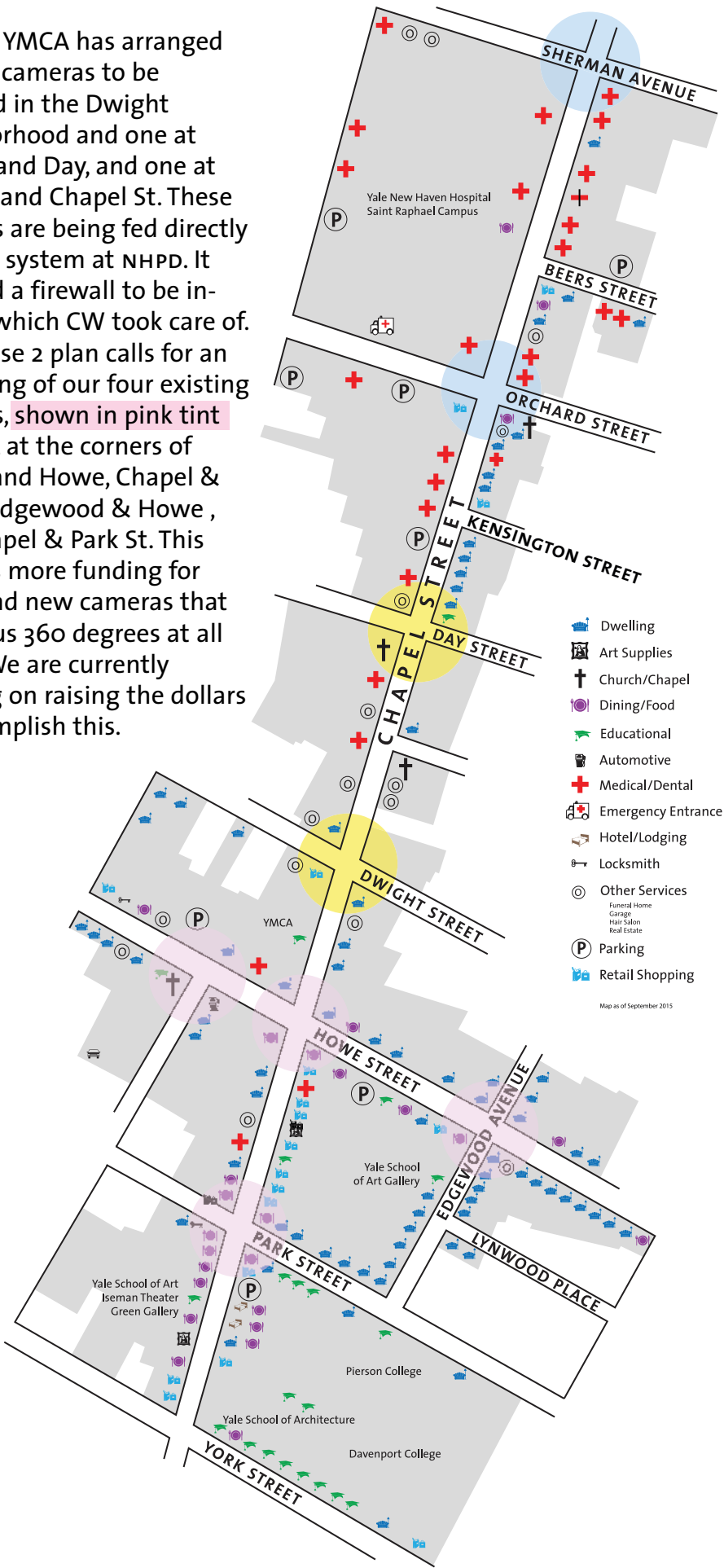
A smile is a curve that sets everything straight.
-Phyllis Diller

Congrats to Commisioner **Arnie Lehrer** on his recent birthday celebration last week. Arnie works hard for Chapel West and has been very helpful to us in managing the operation.

C.A. White has been busy in renovating 1203 Chapel Street for

Robin's **Four Flower Baking Co.** which is intended to relocate there. Great, healthy baked products such as cookies, cakes, etc. Can't wait. It is planned to open by end of October.

Awards keep popping for Chapel West members. **Dr. Delfini's** is a many time repeater and the **Bar at the Study** took an award as well. Congrats to all.



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St. Raphael's campus recently completed installing Belgian blocks around their tree wells, and has also painted a blue stripe around their property to indicate a No Smoking zone. Good move.

A jumper cable walks into a bar. The bartender says, "I'll serve you, but don't start anything."

Til next time, -Vin Romei



Chapel West News 7/15



The Novella opens

Shops and apartments building in stages of completion after months of construction

Apartments to be available **July 15**, starting at \$1,400: studios, 1 bed, junior 1 bed, and 2 beds. Features include bright open floor plans with large windows, soaring 9-foot ceilings, chef-grade kitchens with stainless steel appliances, granite countertops and contemporary cabinetry, in-home washer and dryer,

generous closet space, and, individually controlled heating and air conditioning. Building amenities include: concierge with on-site valet dry-cleaning, upscale indoor lounge with communal HDTV, billiard table, bar, and fireplace, sun terrace with professional-grade grilling stations and amazing city views, cinema-style HD theater with lounge chair stadium seating, bike parking, off-street gated parking, and a pet-friendly environment. For info call: **203.498.1245**



Bursts of color from summer flowers

We have been enjoying the newly planted flowers for summer installed by **Mark Esposito of MAE Landscaping** a few weeks ago.



Chapel West’s oldest tree

As part of the CW tree program, **the biggest and oldest tree in the district** which was in front of Valanzuolo's property on Howe Street was taken down by the city

on Monday. The tree had died and was dropping branches onto the road. A new tree will be planted when the stump can be removed.

Tidbits by Vin Romei

“My wife has a slight impediment in her speech. Every now and then she stops to breath.”
-Jimmy Durante

The security camera program is moving along. **Four new cameras** have been installed in the Dwight area in addition to the cameras located at the corners of Dwight and Day Streets on Chapel. Many thanks to **the Community Builders, Connections,** and the **YMCA** for their financial contributions to make this all possible. **Phase 11** is in the planning stages as we speak. We are looking forward to continuing improving the quality of life in Chapel West.

It’s great to see the sunshine and beautiful colors of our flowers as summer settles in. We are in the process of cleaning out weeds and grass from all the tree beds in Chapel West. We are placing mulch there in order to keep the weeds out and look neat. I admire **St. Raphael’s Campus Streetscaping.** They have gone one step further and lined the tree beds with granite stone edging. Looks great. Maybe we can install some each year pending on budget allocations.

“I’m supposed to respect my elders, but nowadays it’s getting harder and harder for me to find one.”
-Winston Churchill

‘Til next time, -Vin Romei

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Request a free tree!

Looking for some shade and beauty? Now is the time to **request a free tree** to be planted in front of your home! The **Urban Resources Initiative (URI)** will professionally plant your tree at no charge. The only thing you have to do is water it. If you’re interested or have questions, please call **203.432.6189**, email **URI@yale.edu**, or visit **<http://yalef.es/treerequest>**.

Request a tree today, and enjoy cleaner air and a more beautiful neighborhood tomorrow! Trees are planted through a partnership between the City of New Haven and Yale University. Each tree planted provides and opportunity for someone in need to work, learn new skills, and develop professionally.



Chapel West News 5/15



New Haven Saint Patrick's Day parade festivities - Photos by Arnie Lehrer



Anaya Sushi

Newly opened at 1150 Chapel, **Anaya Sushi** features an all-you-can-eat sushi bar, a 30+ seating area for events, and an up-and-coming outside area for weddings. Popular menu items include the Miso Soup, Sake, Davenport's Roll, and Anaya's Roll.



Art Plus Studio moves to Chapel Street

Our new neighbors at **Art Plus Studio** are now at 1207 Chapel Street. "Art Plus Studio is a teaching art studio featuring daily group BYOB painting classes in a relaxed, social setting. Our experienced instructors make painting a masterpiece easy, fun and totally stress free. All supplies



are included, and don't forget we are BYOB (bring your own beverage), so bring a little liquid courage to help get those creative juices flowing!" 203.500.7352 artplusstudio.com



Chapel West remembers Nick Fradiani

The town of Guilford went crazy on Friday, May 1st, as a parade/Concert on the green was held in honor of their hometown talent **Nick Fradiani** who just vaulted into the Top 4 on **American Idol**. Chapel West was formed in 1986 and in that year and for the rest of the 1980s, **Nick "Cubby" Fradiani, Sr.** was the lead singer with a group called Rhapsody and played at the Colony Inn (now **The Study at Yale**). Cubby played for weeks at a time. This was an era of live

music in New Haven and Chapel West was the place to be. Bobby and Eddie Buster split their time (great Jazz) between Paolo's, the Colony and Kavanaugh's. **Nick Apollo Forte** who starred with Woody Allen in the movie **Broadway Danny Rose** played many weekends at the Colony as did "Rainy Day". Even the Diner at the corner of Chapel and Howe had live entertainment on Weekends. Good Luck to Nick Fradiani. Chapel West remembers this wonderful era. At the time, I was the Managing Partner of the Colony Inn and the Treasurer of Chapel West. - *Vin Romei*



A Doo-Wop 377th Birthday

New Haven celebrated a 377th birthday on April 24 with a party held in the lobby of City Hall. The guest of honor was **Fred Parris** of the **Five Satins**, who was recently celebrated as a New Haven notable on a Chapel West banner which is displayed on Crown Street. A duplicate banner was produced and given to **Mayor Toni Harp** who presented it to Mr. Parris at the party. Both are seated in the front row in the photograph at the left.



Internship at Chapel West

Joelle Mendez, a sophomore at New Haven's Cooperative Arts and Humanities High School, interned for Chapel West during April. We assigned Joelle to assist us with production of our newsletter by visiting many of our businesses and owners to obtain their email addresses. This is expected to save us a great deal of money on printing the newsletter. Not only is emailing the newsletter more efficient, a much broader circulation can be achieved.

Spring Pansies on Chapel

Colorful pansies were planted by **Mark Esposito of MAE Landscaping** in early April. A variety have been planted in the 50 or so containers around the district. Pansies get their name from the French word *pensée*, "thought", and they also happen to be in the Violet family.



Pure Golden



Deep Orange



Neon Violet



Deep Blue Blotch



Pure Violet



Blue Frost

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Our very dear condolences to Bob Richards (Carafano's Opt.) on the passing of his dear mother recently. She will be remembered in our prayers nightly. May God rest her soul.



Chapel West News 2/15



From left to right: Est • Est • Est staff Alex, Sameh, Adam, and owner Gebril

EST • EST • EST YES! YES! YES!

Great food, I love it. **So many kinds of delicious pizza!** Latest restaurant open in New Haven and delivery!

Hassan G., New Haven, CT

I found this gem while working the overnight shift... They open late... My favorite item... Their **Greek salad!** I order it so much I don't need to order it anymore... I walk in, they smile and hand me the salad! Great menu... try it!

Peggy O., Hamden, CT

Every time I go down to Yale, this is my favorite pizza joint. I am a **huge chicken parmesan fan**, and this place does not disappoint.

A.G., Manhattan, NY

Surprisingly excellent pizza joint. Lots of other dishes as well. Priced right! **The medium pizza is huge.**

Harry J., Vancouver Island, Canada

Super good salads and **creative pizza!**

Margaret W., Derby, CT

Comments from Yelp.com and TripAdvisor.com
EST EST EST is located at 1176 Chapel Street
Visit www.estestestpizza.com



Newest Notable: Norman Lear

A mural featuring **Norman Lear** of *All in the Family* fame has been put up on the south wall of the Pizza House on Howe Street. **Randall Beach** of the *New Haven Register* has written up the biographical text. His *Register* review of Lear's newly-published memoir "Even *This* I Get to Experience" prompted us to make Lear the newest featured New Haven Notable.



The building in progress on the corner of Chapel and Howe is to be called **The Novella**. The sixth floor has been reached, and apartments will be available in the complex in late spring/early summer. Rental information will be forthcoming: expected around March or April.



Top Notch Ensemble

The **Top Notch Ensemble**, who have graced Chapel West's Christmas parties for the past four years, are releasing an album titled **Yes, I'm Still Playing**. The group features **Robert Winters, Phil Brown, Elijah White**, and vocalist **Shirley Love**. For further info, email Phil at philbrwn6@gmail.com or give a call at 203.467.4755

Tidbits by Vin Romei

"War does not determine who is right... only who is left!"
-Winston Churchill

I wonder when **Global Warming** is supposed to start and where??

Phase One of our **Security Camera** program has started. One camera has been installed at the corner of Day & Chapel Sts. and four more are going up in the Kensington area. We will keep you informed of our progress.

Randy Salvatore's project at the corner of Chapel & Howe is moving right along despite the horrible weather. **Joel Schiavone's** building at 1255 Chapel is nearing completion as is the former Sullivan's restaurant.

Chapel West will have an **open house on March 15, 2015 for St. Patrick's Day and the parade**. All CW members are invited to attend. Come help us celebrate. Let's hope for good weather... (NO SNOW.)



Restaurant Awards

Connecticut Magazine has named in its January 2015 issue its **2015 Best Restaurants**. Congratulations to local winners **Heirloom**, earning the reader's choice award for best lunch; **Mamoun's** earning the reader's choice for best middle eastern; and **Miya's Sushi** earning the experts' picks for best sushi.



the YMCA buys New Haven Fitness Center

The **Central Connecticut Coast YMCA** has recently purchased assets in a local wellness center, and will be opening a new branch at 900 Chapel Street.

Mark your calender for the **CW Annual Meeting**. It will held at The Study on Thursday, March 26, 2015. All property owners will receive further notice.

"The secret of a good sermon is to have a good beginning and a good ending and to have the two as close together as possible." -George Burns

That's all for now... Vin Romei

We're always interested in new stories and tidbits!
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Brian McGrath, Bus. Mgr. chapeldistrict@aol.com



Chapel West News 12/14

Chapel West Holiday Party at Rudy's



A festive time was had at Chapel West's annual Holiday Party hosted at Rudy's. The **Top Notch Trio** featuring vocalist **Shirley Love** once again entertained.

Photos by Arnie Lehrer and Tom Strong





Paier College of Art Window Displays

The second annual collaboration between the **Shops at Yale** and **Paier College of Art** is celebrating the season with artful window displays that highlight the history of the **Shubert Theatre** and the many productions that premiered on its 100 year-old stage. Some of the participating shops on Chapel Street are **Claire's Corner Copia**, **Yurway Boutique**, and **Hull's Art Supply and Framing** (whose window is above).



Howard assumes presidency

The CT Funeral Services Association is proud to install **Howard K. Hill** of Chapel Street's own **Howard K. Hill Funeral Services New Haven & Hartford** as its new president for 2015.

Tidbits by Vin Romei

"The last thing I want to do is hurt you. But it is still on my list!"

Mae Landscaping did a great job installing winter greenery in the planters. They got them in just in time before the bad weather hit. Thanks, Mark.

Our new **Norman Lear** banner is going up on Howe Street on the **Pizza House** wall. Lear, creator of *All in the Family*, grew up in New Haven and lived on York Street.

Amy D'zurka, Senior Manager of **West Village Apts.** on Howe Street is recruiting property owners and residents in a **Deck Out Your Door decorating contest**. Great idea! Looking forward to it.

Grand Openings



Barracuda Bistro & Bar - 1180 Chapel

For those who crave not just a good drink but a cultural experience, **Barracuda Bistro & Bar** is an American restaurant with Latin infusion nestled in the rapidly progressing Chapel West section of New Haven. The creator & chef of Barracuda, **Sonia Salazar** grew up in Colombia but trained as a chef here in the United States. The menu she has created is a blend between the classic American cuisine she has perfected over the years and her favorite flavors from growing up in South America. -www.barracudanewhaven.com

"Really great addition to Chapel West neighborhood. The interior is cozy and charming.... Everything was great. The yucca frita was the best cassava I have ever had.... The owner, Sonia, and the staff were all super friendly." -Molly O. from New Haven



One Stop Howe Deli and Convenience

The business has recently completed a renovation with a new interior and awning.

We're always interested in new stories and tidbits!
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Brian McGrath, Bus. Mgr. chapeldistrict@aol.com

Contact Amy at **203.889.0675** if you're interested.

"Since light travels faster than sound, some people appear bright until you hear them speak!"

Season's greetings, Vin Romei



Chapel West News 11/14



Environmental painting (yet untitled) done by **SWOON** on **Schneur Katz's** apartment building is now complete. The painting celebrates creativity, and awaits interpretation. It comes to Chapel Street through the offices of **Laura Weir Clarke** of Site Projects Inc who secured funds for the

artist and installation. Pictured left to right are **SWOON**, a.k.a. **Caledonia (Callie) Dance Curry** and her studio assistants **Olivia Katz** and **Josh Maupin**. Upcoming projects will take SWOON next to Portland, ME and later on New Orleans.



New trees planted in October

Three new trees have been planted at 1349 Chapel Street: an American Hornbeam, a "Snowdrift" Crabapple, and a "Sugartime" Crabapple. Also, there is a newly planted American Hornbeam at 1411 Chapel Street (shown in photo), and a Hawthorn at 17 Beers Street. All thanks to the **Urban Resources Initiative (URI)**.



Audubon's illustration of two Loggerhead Shrikes in a Hawthorn tree (with a mouse dinner speared on the bush's thorn)



Mayor visits Chapel West

Mayor Toni Harp and **U.S. Rep Rosa DeLauro** (pictured with CEO of Connections **Peter Nucci**) visited Chapel West in early October. The occasion was the unveiling of the new energy improvements installed at **The Connection** at 48 Howe Street in the old vwca building. The Connection houses several programs in the building, including a counseling center, a women and children's center, substance abuse intervention program, and a rehab program. Installed were two 10-kilowatt cogenerators, which provide part of the electricity and all of the hot water for the building, and a 200-kilowatt emergency generator.

Photo courtesy of *New Haven Independent*

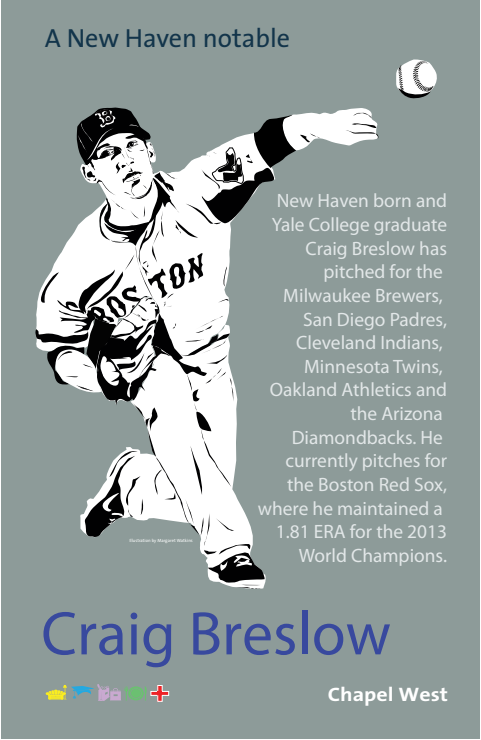


NH Stamp Club Centennial

The New Haven Philatelic Society has a new home at 1205 Chapel Street. The Society is the **oldest continuously meeting stamp club in the US** and meets every Tuesday night at 7 p.m. at 1205 Chapel, in the CW conference room. All stamp collectors are welcomed to drop in.

Founded in 1914, the Society celebrated its 100th anniversary on October 11th starting with a United States Postal Service ceremony at the club house and a banquet at the Graduate Club. **By kind arrangement with the New Haven Museum, limited edition special reprints were made from the original die of the New Haven Postmaster Provisional** as gifts for attendees (see reproduction above). Few people know that New Haven had its own stamp in 1845, two years before the federal government began to issue stamps.

Contact Brian at CW for more information. If you have stamps to sell, the Society will handle it for you.



Honors for NH Notable

BOSTON - Shortly after being honored as the Red Sox’s nominee for the prestigious **Roberto Clemente Award** last week, **Craig Breslow** joked around a bit with Boston Manager John Farrell.

“If I wasn’t going to help on the field,” Breslow said to his skipper, “at least I can contribute off the field.”

For most of a major-league career that has now spanned parts of eight seasons, **Breslow has been productive both on and off the baseball diamond - a reliable left-handed arm out of the bullpen**, and a true superstar in the community, whose “Strike 3 Foundation” raises money and awareness for pediatric cancer.

Text from David Borges, *New Haven Register*

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Delfini named as one of top dentists in CT again

Dr. Ronald H. Delfini has been practicing periodontics in New Haven since 1972. **His practice, which includes dental implants, emphasizes maintaining or restoring optimum oral health.... When he is formulating a treatment plan, his goal is to restore health, function and the best possible aesthetics for every patient.** Dr. Delfini attended The Hopkins School in New Haven, and is also a graduate of Lehigh University and Georgetown University School of Dentistry, where he completed his fellowship in periodontics. He serves on the faculty of the Yale University School of Medicine and has been teaching dental residents for 30 years.

Text from August edition of *Connecticut Magazine*

Dr. Delfini’s office:
1204 Chapel Street • 203.787.4770

Tidbits by Vin Romei

“Be careful about reading health books. You may die of a misprint.” -Mark Twain

The security camera project has been turned over to **Traffic and Parking C/O Bijan Notghi**. They are working closely with Chapel West to get the units installed. We are moving quickly to accomplish this.

Many thanks to **Laura Clarke** for her boundless energy in pursuing art projects for the the City and Chapel West. Thanks, Laura! A special thank you also to **Schneur Katz** for the mural space!

Paul Macgowan’s Hospitality Three Company is developing a fantastic 212-room 5-star hotel in University City on the campus of **Drexel University**. The Study is expanding. Good luck Paul!

Barracuda Bistro is coming to the corner property at 1180 Chapel Street. Everyone wants to be in Chapel West.

Will the leaves never finish falling? I’ll probably be sorry I said that when the SNOW starts!

“I have never hated a man enough to give him his diamonds back.” -Zsa Zsa Gabor

‘Til next time, Vin Romei



Building progress

Three floors are up, three left to go, as of October 27th.



Chapel West News 10/14

Pizza House on Howe Street

Born and raised in the greater New Haven area, **Zena Alexiades** is a graduate of Montserrat College of Art.

Since 2008, Zena has been working in various facets of the corporate restaurant world. She recently moved back to Connecticut from the Boston area to assist her uncle and her mother in the business, yielding this new chapter in her life. Zena is excited to be back in New Haven playing an integral role in continuing the pizza legacy her grandparents, **Nick and Niki Papadopoulos**, started more than fifty years ago.

In 1963, Nick opened Pizza House with his brother John. At the time, a small ten inch pan pizza sold for sixty cents. The Pizza House family is still carefully handcrafting the same pan style pies today.

The dough is made fresh daily and they only use premium toppings that are either prepared in house or



Zena, photographed by her sister Alexandra Alexiades. Can you find her behind the pot?

sourced locally whenever possible.

The result: a wonderfully flavorful pizza with a bubbly cheese blanketing their signature crispy crust!



Mums joined by autumn-blooming pansies

Mark Esposito of MAE Landscaping and his crew planting the beautiful and colorful mums and a new variety of autumn-blooming pansies (one is pictured at upper right).



Antonio Giano takes All-Top Gun position

Antonio Giano, Anthony's son and D.J. Ornato's grandson is reaping more rewards. After a three days' evaluation of 900 of the country's top middle school youth football players, he was named to the **All-Top Gun Defensive Second Team at the linebacker position**. Antonio is also an excellent student; the future looks bright for this young man.

We're always interested in new stories and tidbits!

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