

September 5, 2013

10

HERBERT L. COHEN
(1928-1983)

AUSTIN K. WOLF
RICHARD L. ALBRECHT
JONATHAN S. BOWMAN
IRVING J. KERN
STEWART I. EDELSTEIN
NEIL R. MARCUS
G. KENNETH BERNHARD
DAVID L. GROGINS
GRETA E. SOLOMON
ROBIN A. KAHN
RICHARD SLAVIN
DANIEL S. NAGEL
RICHARD J. DI MARCO
DAVID B. ZABEL
MARK A. KIRSCH
DAVID M. LEVINE
JOSEPH G. WALSH
MATTHEW C. SUSMAN
DAVID A. BALL
JOCelyn B. HORWITZ
STUART M. KATZ
MONTE E. FRANK
PATRICIA C. SULLIVAN
VINCENT M. MARINO

Hon. Joseph Cava, President
Danbury City Council
City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810

Re: Lease of City Property Located at the Rear of 84 Hospital Avenue

Dear Joe:

This office represents Nalini Fry who is the property owner at 84 Hospital Avenue. The property has been used by Dr. Anton Fry and CPC Associates, Inc. for many years as an office for a physician and associated therapists. Currently, though the parking on the site is sufficient to meet the requirements of the site plan approval which was issued for the office building that exists on the site, it is not optimal for the use of the patients and clients who obtain services and treatment there. To minimize the congestion that occurs from time to time in peak hours in the parking lot, the property owner seeks to lease additional land for parking form the City of Danbury on property of Broadview Middle School.

I am enclosing maps prepared by Surveying Associates (2) which shows a parcel of land consisting of 8,429 sq. ft. in the rear of the existing parking lot at 84 Hospital Avenue which lies below the athletic field of the school. The map depicts the construction of a parking lot and evergreen screen which will be submitted for site plan approval in the ordinary course if the property owner can arrange to enter into a lease with the City of Danbury for this purpose. Similar leases exist for parking along Backus Avenue on property of the Danbury Airport at the Airport Plaza and adjacent Red Lobster and Olive Garden restaurants.

I would appreciate it very much if you can refer to this to a committee of the Council to initiate the discussions that might lead to the negotiation of a mutually satisfactory lease.

I thank you in advance for your anticipated cooperation with this request and look forward to meeting with the appropriate committee in the very near future.

With my usual regards,

Yours Truly,


Neil R. Marcus

OF COUNSEL
MARTIN J. ALBERT
PETER A. ARTURI
LEONARD C. BLUM
ANN L. FOWLER-CRUZ
THERMIS KLARIDES
ROSAMOND A. KOETHER
BRUCE L. LEVIN
JACK E. MCGREGOR
JOHN PATRICK C. O'BRIEN
ALLAN J. ROSEN
MARTIN E. WOLF

NRM:pld
Enclosures
cc: Dr. Anton Fry

1115 BROAD STREET
PO BOX 1821
BRIDGEPORT, CT 06601-1821
TEL: (203) 368-0211
FAX: (203) 304-0901

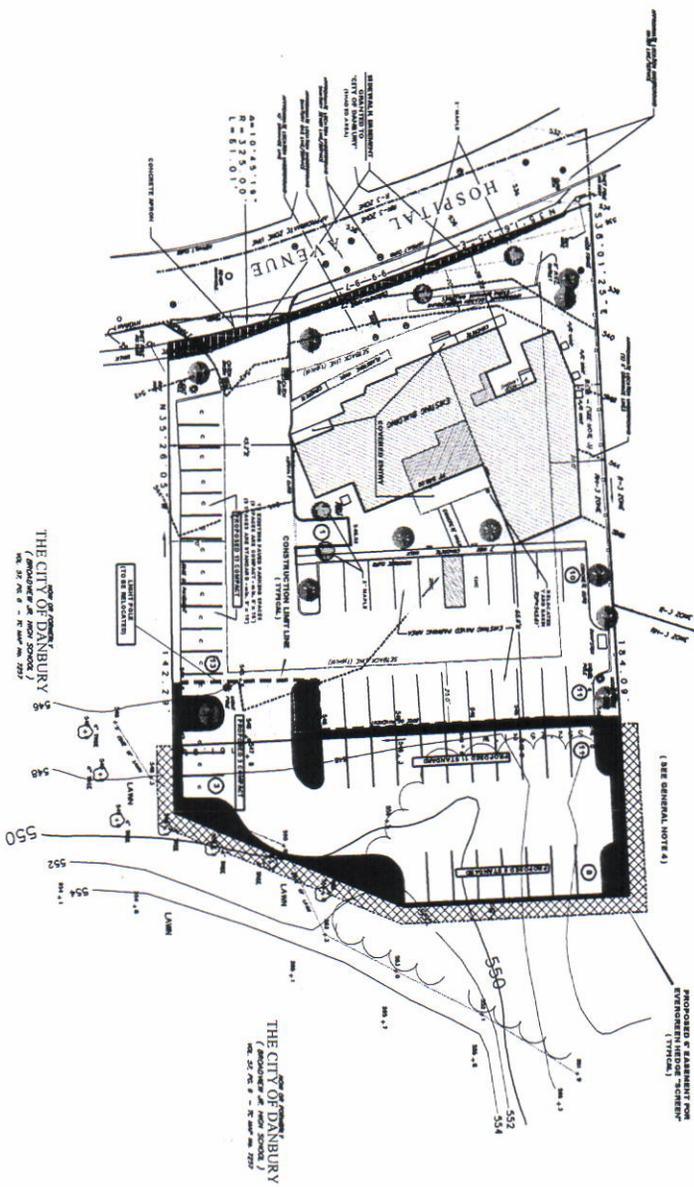
158 DEER HILL AVENUE
DANBURY, CT 06810
TEL: (203) 792-2771
FAX: (203) 791-8149

320 POST ROAD WEST
WESTPORT, CT 06880
TEL: (203) 222-1034
FAX: (203) 227-1373

657 ORANGE CENTER ROAD
ORANGE, CT 06477
TEL: (203) 298-4066
FAX: (203) 298-4068

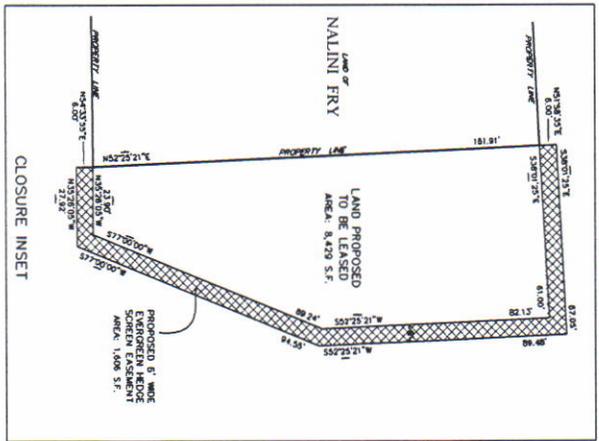
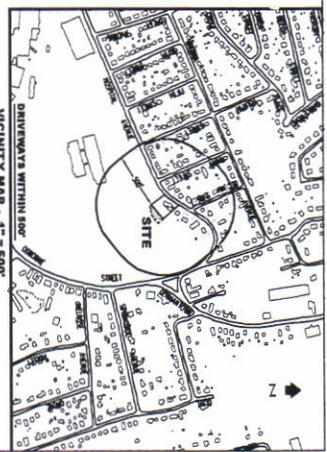
10-1

RICHARD E. HENION &
JO ANN D. HENION
THE FIRM HAS THE HONOR



(SEE GENERAL NOTES 4)

PROPOSED 6' WIDE EVERGREEN HEDGE (SEE GENERAL NOTES 4)



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MAP
SHOWING A PORTION OF LAND OF
CITY OF DANBURY
PROPOSED TO BE LEASED BY
NALINI FRY
FOR
ADDITIONAL PARKING
AT HOSPITAL AVENUE
DANBURY, CONNECTICUT
DATE: AUGUST 26, 2013
SCALE: 1" = 20'
AREA: 8,429 S.F. ZONE: RH-3
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