



**CITY OF DANBURY**  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

**PLANNING & ZONING DEPARTMENT**  
(203) 797-4525  
(203) 797-4586 (FAX)

November 17, 2014

To: Mayor Mark D. Boughton  
City Council Members

From: Dennis I. Elpern, Planning Director

Re: Praxair, Inc.  
Application for a Deferral of Assessment Increases  
Tax Assessor's Map Number M08012.

We have received an application for a deferral of assessment increases from Praxair, Inc. for property owned by Berkshire West LLC, 2 Parklawn Drive, Bethel. The parcel's address is Riverview Drive, Berkshire Corporate Park, Danbury. The property is zoned IL-40.

The proposed use of the parcel is for the corporate headquarters office. The request is for a 7 year deferral at 100 percent.

The application is attached. It meets the eligibility criteria in Sec. 18-25 of the Code of Ordinances.

Attachment

c: Jean Natale  
Colleen Burke

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**APPLICATION  
FOR A DEFERRAL OF ASSESSMENT INCREASES  
ATTRIBUTABLE TO CONSTRUCTION OR IMPROVEMENTS  
WITHIN THE CITY OF DANBURY**

Pursuant to §18-25 of the Code of Ordinances of the City of Danbury, this application must be completed and submitted to the Department of Planning and Zoning by all applicants seeking to secure a deferral of assessment increases on real property or air space for construction or improvements on property located within the City of Danbury.

Address/Location of Property: Parcel "BRL"; Riverview Drive, Berkshire Corporate Park, Danbury, CT

Tax Assessor's Map Number: BRL (A08012) Town Clerk Map and Lot Number: BRL

Zoning District: IL-40

Name, Address and Telephone Number of Owner (print):

Berkshire West LLC, 2 Parklawn Drive, Bethel, CT 06801  
(name) (address) (phone)

Name, Address and Telephone Number of Applicant/Agent/Lessee if other than owner (print):

Praxair, Inc., 39 Old Ridgebury Road, Danbury, CT 06810  
(name) (address) (phone)

Proposed Use of New Construction or Improvements (as permitted in §18-25): Corporate Headquarters Office

Present Assessed Value of Property: \$1,455,000

Estimated Cost of New Construction or Improvements Subject to Deferral: \$60MM

Length of Time and Percent of Assessment Increase Requested for Deferral for the cost of eligible construction or improvements specified above: 7 years, 100%

Indicate if the applicant agrees to enter into a written agreement with the City fixing the assessment of the real property, air space and all improvements thereon or therein and to be constructed thereon or therein, upon such terms and conditions as are specified by the City.  Yes  No

Is the property located within the Downtown Revitalization Zone?  Yes  No

Is the property located within the Main Street Historic District?  Yes  No

**Required additional information.**

Enclose plans and drawings and other required additional information with the Application.

The applicant is advised that all proposed construction and improvements to be undertaken are subject to the eligibility criteria specified in §18-25 of the Code of Ordinances and must comply with all municipal land use regulations and building and health codes.

Signature of Applicant/Agent: *Omar Varg* Date: 9/3/2014

Print Name and Title: Omar Vargas, Executive Director, Government Relations

**FOR DEPARTMENT USE ONLY**

The City Council of the City of Danbury:

The Department of Planning and Zoning has reviewed this "Application for a Deferral of Assessment Increases Attributable to Construction or Improvements" and has made the following determination of compliance with §18-25 of the Code of Ordinances.

Yes The real property or property subject to air rights is located within the City of Danbury.

Yes The property or property subject to air rights is current in the payment of taxes owed to the City or taxes owed to the Downtown Special Services District at the time of application.

Yes The applicant proposes to undertake construction or improvements to real property or property subject to air rights for uses eligible in §18-25.

Yes The amount and time period requested for the deferral complies with the limits specified in §18-25.

The following application materials have been submitted for review, as required.

- Application form
- Plans and Drawings

The Department finds that the application **does** meet the eligibility criteria in §18-25.

The Department finds that the application **does not** meet the eligibility criteria in §18-25 for the following reasons.

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Signed: *Dennis J. Clasen* Date: 11/17/2014