

4



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

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

August 24, 2015

To: Mayor Mark D. Boughton
Members of City Council

From: Dennis Elpern, Planning Director

Re: Praxair, Inc.
Application for a Deferral of Assessment Increases
10 Riverview Drive, Danbury, CT (Tax Assessor's Map Number M08001)

We have received an application for a tax deferral, as attached.

The application appears to comply with §18-25 of the Code of Ordinances for Council consideration, although I have not received a copy of plans for the proposed office building.

Attachment

c: ✓ Jean Natale
Bruce Tuomala
Laszlo Pinter



CITY OF DANBURY
 155 DEER HILL AVENUE
 DANBURY, CONNECTICUT 06810

RECEIVED
AUG 13 2015

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

PLANNING & ZONING
 CITY OF DANBURY

**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: 10 Riverview Drive, Danbury, CT 06810

Tax Assessor's Map Number: MO8001 Town Clerk Map and Lot Number: 10435

Zoning District: IL-40

Name, Address and Telephone Number of Owner (print):
Praxair, Inc., 39 Old Ridgebury Road, Danbury, CT 06810
 (name) (address) (phone)

Name, Address and Telephone Number of Applicant/Agent/Lessee if other than owner (print):
same as above
 (name) (address) (phone)

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

Present Assessed Value of Property: \$14,350,000

Estimated Cost of New Construction or Improvements Subject to Deferral: \$33,000,000

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: [Signature] Date: 7/21/2015

Print Name and Title: Onae Vargas, Executive Director, Government Relationship

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.

Signed: [Signature] Date: 8/24/2015

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: [Signature] Date: 7/21/2015

Print Name and Title: Onas Vargas, Executive Director, Government Relationship

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.

Signed: [Signature] Date: 8/24/2015