



(24) - Sept

CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ENGINEERING DEPARTMENT

(203) 797-4641

FAX (203) 796-1586

WILLIAM J. BUCKLEY, JR., P.E.

DIRECTOR OF PUBLIC WORKS / CITY ENGINEER

September 13, 2005

Honorable Mark D. Boughton
Common Council
City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810

Dear Mayor Boughton and Common Council Members:

Offer to Donate Property
Tarrywile Lake Road - Ralph Sergi

At the September 7, 2005 Common Council meeting, the July 12, 2005 letter from Ralph Sergi offering to donate a strip of land on Tarrywile Lake Road to the City of Danbury was referred to our department for a report within 30 days (reference item 24 of the meeting minutes).

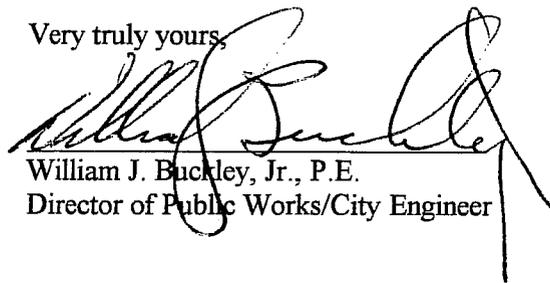
The lot in question is a 0.13 acre lot owned by S T P Development Inc. located on the southwest side of Tarrywile Lake Road. The lot is assessed for \$1,800.00 by the Tax Assessor. A copy of the Tax Assessor's card for this lot is enclosed for your reference. This lot also abuts Tarrywile Lake, which is owned by the City of Danbury.

The Tax Assessor's map for the area (a copy of a section of the Tax Assessor's map on which the lot in question has been cross-hatched is enclosed) seems to indicate that there may be an encroachment onto the lot in question by a driveway that serves the property to the north of this lot.

Because the lot in question abuts Tarrywile Lake, it is our recommendation that the donation of this lot be accepted by the City subject to the preparation of a satisfactory survey map and to the satisfactory results of a title search. If an encroachment onto this lot is found to exist, that encroachment will need to be dealt with to the City's satisfaction.

If you have any questions, please feel free to contact this office.

Very truly yours,



William J. Buckley, Jr., P.E.
Director of Public Works/City Engineer

Encl.

C: Eric L. Gottschalk, Esq., with encl.
Dennis Elpern, with encl.
Sandy Moy, with encl.

TARRYWILE LAKE ROAD

TARRYWILE
LAKE
H18003

289.52

H17168
.70 AC (C)

234+/-
138.30

98.63

74+/-
188.46
DAM

75 AC (C)
T01192
FOOTBRIDGE

H17170
.23 AC (C)

181+/-
90+/-

H17171
.35 AC (C)

148+/-
90+/-

H17172
.44 AC (C)
T09294

188+/-
90+/-

H17173
68 AC (C)

256+/-
90+/-

H17174
.50 AC (C)

210+/-
56+/-

H17175
.08 AC (C)

157+/-
54+/-

H17176
.29 AC (C)
T01808

139+/-
50.00

H17177
.13 AC (C)
T02865

114
50+/-

H17178
.15 AC (C)
T02865

69+/-
50+/-

H17183
.23 AC (B)
T01733

61+/-
120+/-

H17182
.24 AC (C)

44+/-
90+/-

H17181
.24 AC (C)

161+/-
90+/-

116046

1 P DEVELOPMENT INC	1 P DEVELOPMENT INC	1 Level	UTILITIES	1 Paved	LOCATION	7 Watertown	RES.	Code	Appraised Value	Assessed Value	1,800	6034
0 NORTH ST							100	2,600	2,600	1,800	DANBURY/2002	
DANBURY, CT 06810												
Additional Owners:												

SUPPLEMENTAL DATA

Other ID: NONE
 TC MAP PASSWAY
 FC I/OI
 Census Tract
 F/SALE R
 F/SALE
 F/SALE
 GIS ID: 18774

RECORD OF OWNERSHIP
 T P DEVELOPMENT INC
 BK VOL/PAGE 1127/1062
 SALE DATE 09/25/1995
 ASSOC P/D#

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
EXEMPTIONS								
OTHER ASSESSMENTS								
Total: 1,800								

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2004	100	1,800	2003	100	1,800	2002	100	1,800
Total: 2,600								

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2004	100	1,800	2003	100	1,800	2002	100	1,800
Total: 1,800								

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)
 Appraised XF (B) Value (Bldg)
 Appraised OB (L) Value (Bldg)
 Appraised Land Value (Bldg)
 Special Land Value

Total Appraised Parcel Value
 Valuation Method:
 Adjustment:
 Net Total Appraised Parcel Value

ASSOCIATED NEIGHBORHOOD

NBHD/SUB NBHD NAME STREET INDEX NAME BATCH

0001/A

NOTES

TRACING

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

LAND LINE VALUATION SECTION

#	Use Code	Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.A.	S.O.	C. Factor	ST. Idx	Adj.	Notes-Adj	Special Pricing	Adj. Unit Price	Land Vc
100V	Vacant	MDL-00	RA20				0.13	AC	20,000.00	1.00	0	0	1.00	1.00				

Total Card Land Units: 5.663 SF Parcel Total Land and Assoc. 5.663 SF



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Model	00		Vacant				
				VACATION			
				Code	Description		Percentage
				100V	Vacant MDL-00		100

COST/AREA RATIO

Adj. Base Rate:	D.00
Section. RCN:	0
Net Other Adj:	D.00
Replace Cost	0
AYB	0
EYB	0
Dep Code	
Remodel Rating	
Year Remodeled	
Dep %	
Funcl Obslnc	
Econ Obslnc	
Cost Trend Factor	1
Status	
% Complete	
Overall % Cond	
Apprais Val	
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

DEVELOPING LAND INSIDE BUILDING FOOTPRINT

Code	Description	Sub	Sub Descript	V/B	Units	Unit Price	Yr	Gate	Dp Rt	Cnd	%Cnd	Apr Value

BIDDING SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undreprea. Value

No Photo On Record



CITY OF DANBURY
OFFICE OF THE CORPORATION COUNSEL
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

(203) 797-4518
(203) 796-8043 FAX

PLEASE REPLY TO:

September 16, 2005

Honorable Mayor Mark D. Boughton
Honorable Members of the Common Council
City Hall
155 Deer Hill Avenue
Danbury, Connecticut 06810

Re: Offer to donate property
Tarrywile Lake Road – Ralph Sergi
September agenda item #24

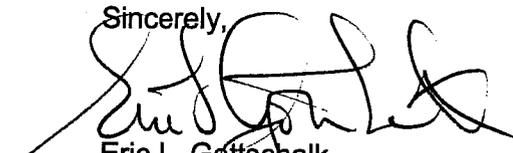
Dear Mayor and Council Members:

Please accept this letter in response to your request for a report in connection with the agenda item referenced above. This item involves an offer of land from Mr. Ralph Sergi. At the September Council meeting you referred the question to Planning, Public Works and to this office for reports. I have received a copy of the response from Public Works and agree with the suggestions contained in it. Further, it should be noted that from a legal point of view, the Common Council has the authority, pursuant to the provisions of section 7-148 of the Connecticut General Statutes, to accept this donation. Bear in mind that should the planning commission offer a negative recommendation, acceptance of the donation will require an affirmative vote of at least two-thirds of members of the Council present and voting.

Finally, given the nature of the comments from public works, you may wish to authorize the engineering department to prepare an A-2 survey, this office to obtain a title search and both to evaluate the encroachment question. Should you wish to do so, you may accept the donation subject to satisfactory outcomes to all of the foregoing.

If you have any other questions, please feel free to contact me.

Sincerely,



Eric L. Gottschalk
Deputy Corporation Counsel

cc: William J. Buckley, Jr., Director of Public Works



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION
(203) 797-4525
(203) 797-4586 (FAX)

September 28, 2005

To: Mayor Mark Boughton
Members of Common Council

From: Planning Commission

Re: 8-24 Referral/CC Agenda Item 24 – Request to Donate Land on Tarrywile Lake Rd to Tarrywile Park.

The Planning Commission has received a request from the Common Council for a report pursuant to CT General Statutes/Sec 8-24, regarding the above referenced item.

At the September 21, 2005 meeting, the Planning Commission made a motion to give this a positive recommendation subject to the preparation of a survey map and title search that is acceptable to the Office of Corporation Counsel.

Kenneth H. Keller
Vice-Chairman

KHK/jr

Attachments

c: Engineering Dept.
Corporation Counsel



TARRYWILE
PARK &
MANSION

70 Southern Blvd., Danbury, CT 06810

203 744-3130

Fax 203 778-3352

E-mail: tarrywile.mansion@snet.net

www.danbury.org/org/tarry

September 28, 2005

Hon. Mark Boughton
Mayor, City of Danbury
Danbury Common Council
155 Deer Hill Avenue
Danbury, CT 06810

Re: Tarrywile Lake Road – Ralph Sergi – Offer to Donate Property

Dear Mayor Boughton and Members of the Common Council:

At the September 7, 2005 Common Council meeting, agenda item number 24, was an offer to donate land on Tarrywile Lake Road to the City of Danbury by Ralph Sergi. This matter was referred to the Tarrywile Park Authority, among others, for a report to be returned within 30 days.

The Tarrywile Park Master Plan calls for an accessway to Tarrywile Lake via Tarrywile Lake Road. This property connects said roadway with the Lake and would make an excellent access for both lake maintenance and future public recreational use. The Master Plan also calls for a riparian buffer garden to be built along the shore of the lake for environmental education purposes and a boat launch platform to be built for public use for kayaks, canoes, fishing, etc. This land would be an excellent area for all of these planned uses.

In anticipation of an accessway to the Lake in this area, the Authority developed a plan for a parking area to be situated off Tarrywile Lake Road adjacent to the City's water tank entrance gate. The planned parking area is in close proximity to the land offered by Mr. Sergi and would serve both the lake use as well as other Park activities taking place in this area. The Authority has already submitted a capital improvement request for this parking area as well as several others through the Park, for which we await approval.

The recommendation of the Tarrywile Park Authority therefore is that the City of Danbury gladly accept the offer of the donation of this strip of land and that it be placed under the management of the Authority as a part of Tarrywile Park.

If I can be of any further assistance in this matter, please feel free to contact the Park office.

Yours very truly,


Gerald J. Daly
Chairman

GJD/pas

Cc: Eric Gottschalk, Esq.
Mr. William Buckley
Mr. Dennis Elpern