

2



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

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

December 30, 2013

To: Mayor Mark D. Boughton
Members of City Council

From: Dennis I. Elpern *DE*
Planning Director

Re: Application for Deferral of Assessment Increases
20 Kenosia Avenue, Tax Assessor's Map Number E16030

We have received an application for a deferral of assessment increases from Perosphere, Inc. for construction of research and development offices at 20 Kenosia Avenue, zoned IL-40.

The total cost of new construction is given at \$ 3,110,185. The request is for a 100% deferral for seven years.

We find that the application meets the eligibility criteria specified in § 18-25 of the Code of Ordinances for consideration by City Council. If possible, please place this on the January 2014 City Council agenda.

C: Jean Natale, Legislative Assistant
Laszlo L. Pinter, Corporation Counsel
Colleen Velez, Assessor's Office
George Mulvaney

Attachment

2-1



CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING & ZONING DEPARTMENT

(203) 797-4525
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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: 20 Kenosia Ave, Danbury, CT 06810

Tax Assessor's Map Number: E16030 Town Clerk Map and Lot Number: Map # 6353 / Lot # 2A

Zoning District: IL40

Name, Address and Telephone Number of Owner (print):
20 Kenosia, LLC 4 Christopher Columbus Ave, Danbury, CT 06810 (203) 797-8005
(name) (address) (phone)

Name, Address and Telephone Number of Applicant/Agent/Lessee if other than owner (print):
Perosphere, Inc., 24 Old Wagon Road, Mount Kisco, NY 10549
(name) (address) (phone)

Proposed Use of New Construction or Improvements (as permitted in §18-25): Research & Development and Offices

Present Assessed Value of Property: \$945,500.

Estimated Cost of New Construction or Improvements Subject to Deferral: \$3,110,185.00

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: *Solomon S. Steiner* Date: Dec. 10, 2012

Print Name and Title: Solomon S. Steiner, Ph.D., President, CEO and Chairman

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: *Thomas J. Elper* Date: 12/30/13

Front of 20 Kenosia Avenue, Danbury, CT



2-4

November 26, 2013

Perosphere, Inc

Attn: Dr. Solomon Steiner – s.steiner@perosphere.com

Re: Phase II – Perosphere Clean Room

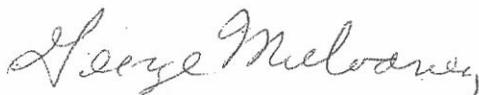
Below are the costs associated with the various construction components required for Phase II, as designed to date.

- Electrical upgrade to 1200 AMPS, 208V, \$47,421.00
- 300 KW Emergency Generator System, \$118,580.00
- Emergency Generator, electrical feeds, conduits, elevated dunnage and maintenance platforms, \$99,310.00
- Phase II-B First floor slab removal, re-install, plumbing and electrical site work, \$96,397.00
- Construction and fit up of the animal facility, \$142,462.00
- Animal Facility life safety requirements, \$3,011.00
- Clean Room and Production Area architectural, structural and MEP design, \$78,965.00
- Clean Room and ancillary spaces, \$815,598.00
- 15-ton chiller for process cooling, \$29,268.00

The cost for the above is \$1,431,012.00.

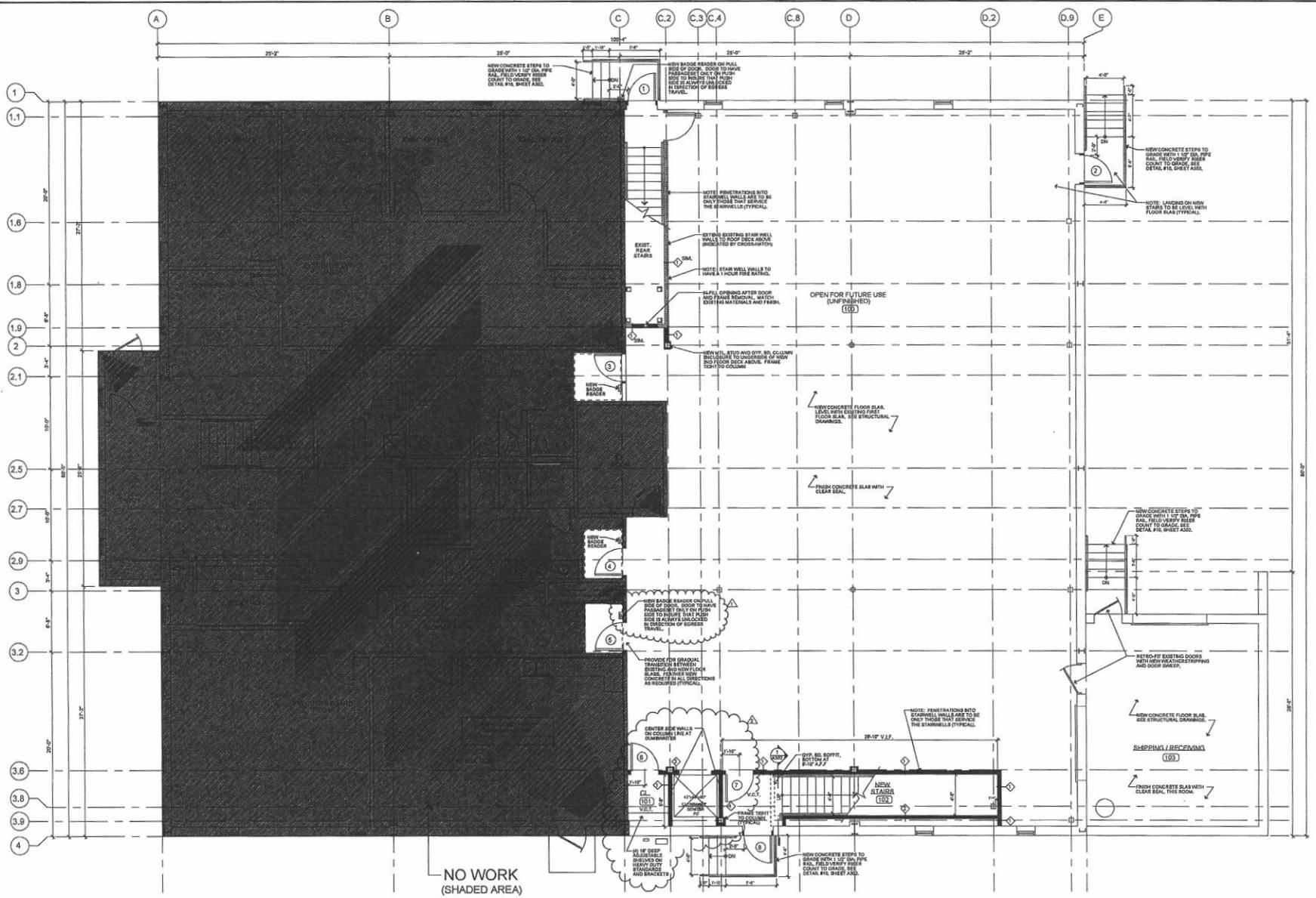
NOTE: Process equipment and the associated mechanical and electrical requirements are not included in the above.

Sincerely,



George Mulvaney
GM/jb

Commercial • Residential • Industrial • Institutional • Municipal • Government • Healthcare • Education • Retail • Hospitality • Multi-Family • Office • Warehouse • Distribution • Parking • Land Development • Environmental • Energy • Water • Transportation • Infrastructure • Construction • Real Estate • Investment • Advisory • Consulting • Insurance • Legal • Accounting • Tax • Financial • Marketing • Public Relations • Media • Entertainment • Sports • Non-Profit • Social • Environmental • Sustainability • Risk Management • Compliance • Governance • Human Resources • Information Technology • Data Analytics • Cybersecurity • Privacy • Intellectual Property • Patent • Trademark • Copyright • Litigation • Arbitration • Mediation • Dispute Resolution • Construction Management • Project Management • Program Management • Portfolio Management • Asset Management • Facility Management • Maintenance • Operations • Logistics • Supply Chain • Procurement • Vendor Management • Contract Management • Risk Assessment • Risk Mitigation • Risk Transfer • Risk Financing • Risk Retention • Risk Avoidance • Risk Elimination • Risk Reduction • Risk Prevention • Risk Identification • Risk Monitoring • Risk Reporting • Risk Communication • Risk Culture • Risk Awareness • Risk Training • Risk Education • Risk Research • Risk Innovation • Risk Leadership • Risk Excellence • Risk Performance • Risk Results • Risk Impact • Risk Legacy

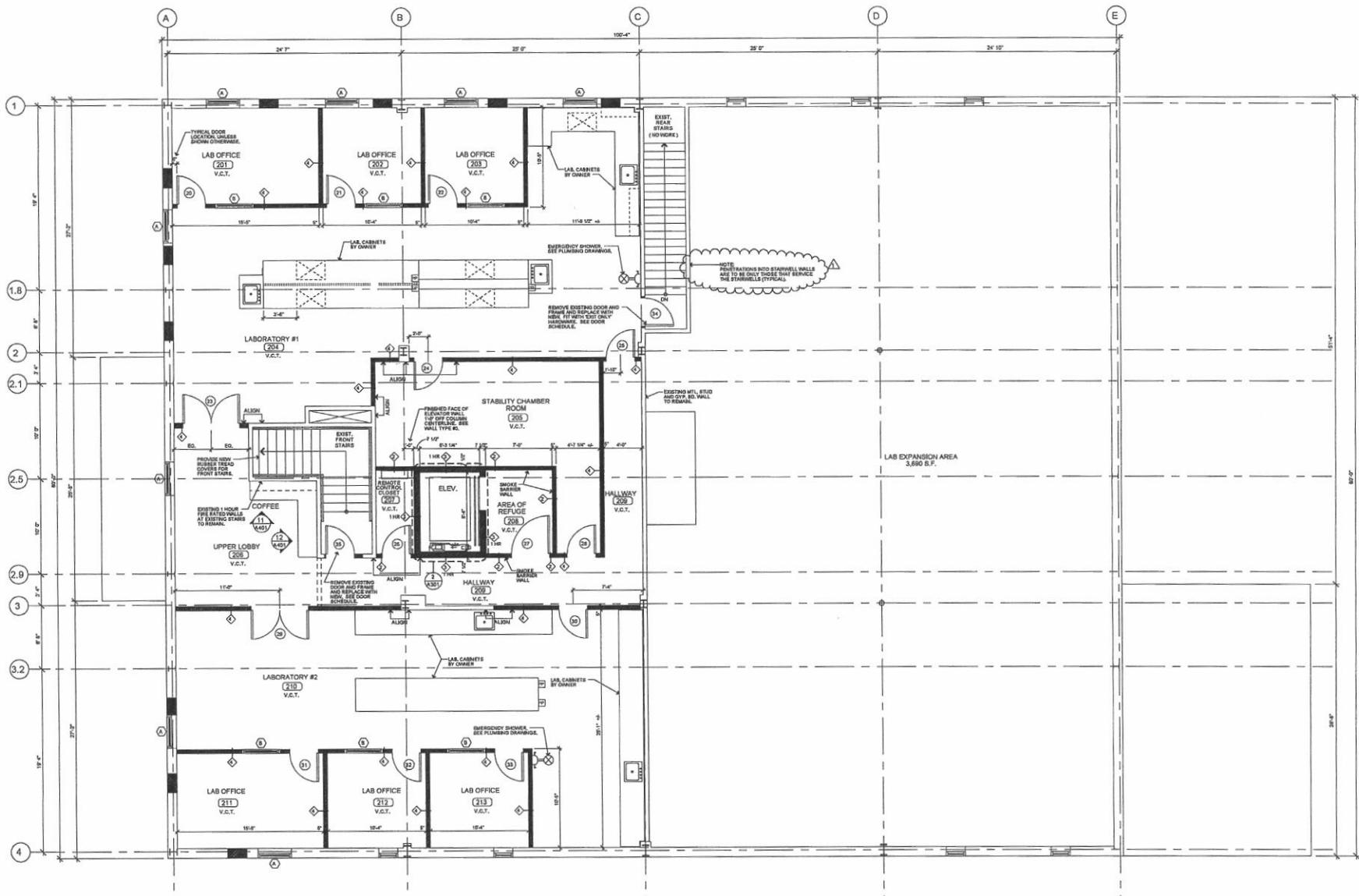


1 FIRST FLOOR CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

- LEGEND**
- EXISTING WALL TO REMAIN
 - NEW CONSTRUCTION
 - WALL TYPE NUMBER SEE SHEET A302
 - NEW DOOR NUMBER NOTE: DOORS WITHOUT NUMBERS ARE EXISTING TO REMAIN.
 - ROOM NUMBER: SEE FINISH SCHEDULE.

- CONSTRUCTION NOTES.**
1. PATCH EXISTING WALLS AS NEEDED. MATCH EXISTING MATERIALS AND FINISH WITH SPECIFIED PRODUCT.
 2. ALL NEW AND EXISTING WALLS AND PARTITIONS IN PROJECT AREA ARE TO RECEIVE ONE (1) COAT PRIMER AND TWO (2) COATS FRESH LATE PAINT.
 3. ALL NEW AND EXISTING WALLS IN PROJECT AREA ARE TO RECEIVE NEW VINYL WALL BASE AS SPECIFIED.
 4. DIMENSIONS ARE TO FACE OF FINISHED PARTITIONS.
 5. PREPARE FLOOR SLAB AND INSTALL NEW CARPET OR FLOORING ACCORDING TO CARPET OR FLOORING MANUFACTURER'S SPECIFICATION.
 6. ALL FINISHES TO BE DETERMINED BY OWNER. SUBMIT SAMPLES TO ARCHITECT OR OWNER'S REP. FOR WRITTEN APPROVAL.

2-7



1 SECOND FLOOR CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

- LEGEND**
- EXISTING WALL TO REMAIN
 - NEW CONSTRUCTION
 - ◆ DIMENSION NUMBER
 - NOTE: DOORS WITHOUT NUMBER ARE EXISTING TO REMAIN.
 - NEW WINDOW MARK. NOTE: WINDOWS WITHOUT MARK ARE EXISTING TO REMAIN.

- CONSTRUCTION NOTES**
1. PATCH EXISTING WALLS AS NEEDED. MATCH EXISTING MATERIALS AND FINISH WITH SPECIFIED PRODUCT.
 2. ALL NEW AND EXISTING WALLS AND PARTITIONS IN PROJECT AREA ARE TO RECEIVE ONE (1) COAT PRIMER AND TWO (2) COATS FINISH LATEX PAINT.
 3. ALL NEW AND EXISTING WALLS IN PROJECT AREA ARE TO RECEIVE NEW NYTS WALL BASE AS SPECIFIED.
 4. DIMENSIONS ARE TO FACE OF FINISHED PARTITIONS.
 5. PREPARE FLOOR SLAB AND INSTALL NEW CARPET OR FLOORING ACCORDING TO CARPET OR FLOORING MANUFACTURER'S SPECIFICATION.
 6. ALL FINISHES TO BE DETERMINED BY OWNER. SUBMIT SAMPLES TO ARCHITECT OR OWNER'S REP. FOR WRITTEN APPROVAL.

82

Perosphere Inc.

20 Kenosia Avenue
 Danbury Connecticut

BUILDING RENOVATION

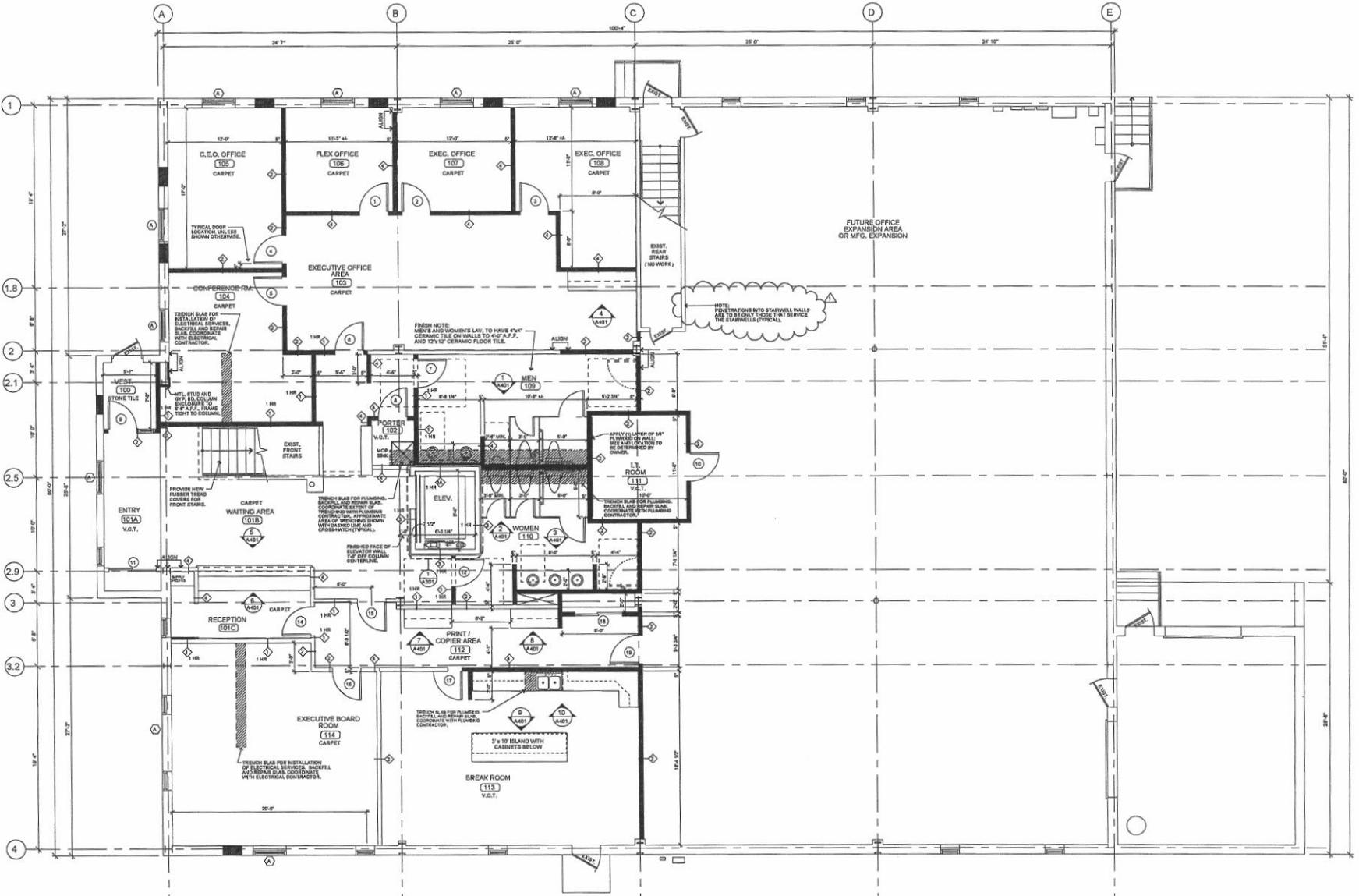
Date: 2-27-13 Drawn By: D.Z.
 Scale: 1/4" = 1'-0" Approved By: H.S.
 Job No: 17 / 080 CAD Rev: REV. 011.00

**FIRST FLOOR
 CONSTRUCTION
 PLAN**

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Revisions:
 3-20-13
 REVISED PER
 BUILDING DEPT.
 COMMENTS

Drawing Number
A101



1 FIRST FLOOR CONSTRUCTION PLAN
 SCALE: 1/4" = 1'-0"

LEGEND

	EXISTING WALL TO REMAIN
	NEW CONSTRUCTION
	WALL TYPE CHANGE
	NEW DOOR OPENING NOTE: DOORS WITHOUT NUMBER ARE EXISTING TO REMAIN.
	NEW WINDOW MARK NOTE: WINDOWS WITHOUT MARK ARE EXISTING TO REMAIN.

- CONSTRUCTION NOTES**
1. PATCH EXISTING WALLS AS NEEDED. MATCH EXISTING MATERIALS AND FINISH WITH SPECIFIED PRODUCT.
 2. ALL NEW AND EXISTING WALLS AND PARTITIONS IN PROJECT AREA ARE TO RECEIVE ONE (1) COAT PRIMER AND TWO (2) COATS FINISH LATEX PAINT.
 3. ALL NEW AND EXISTING WALLS IN PROJECT AREA ARE TO RECEIVE NEW VINYL WALL BASE AS SPECIFIED.
 4. DIMENSIONS ARE TO FACE OF FINISHED PARTITIONS.
 5. PREPARE FLOOR SLAB AND INSTALL NEW CARPET OR FLOORING ACCORDING TO CARPET OR FLOORING MANUFACTURER'S SPECIFICATION.
 6. ALL FINISHES TO BE DETERMINED BY OWNER. SUBMIT SAMPLES TO ARCHITECT OR OWNER'S REP. FOR WRITTEN APPROVAL.

6-2

Perosphere Inc.

20 Kenola Avenue
 Danbury Connecticut

BUILDING RENOVATION
 PHASE II

Date: 6-12-13 Drawn By: DJ
 Scale: 1/4" = 1'-0" Approved By: RW
 Job No: 121080 CAD: BAH
 Drawing Title: 2ND FLOOR CONSTRUCTION PLAN

SECOND FLOOR CONSTRUCTION PLAN

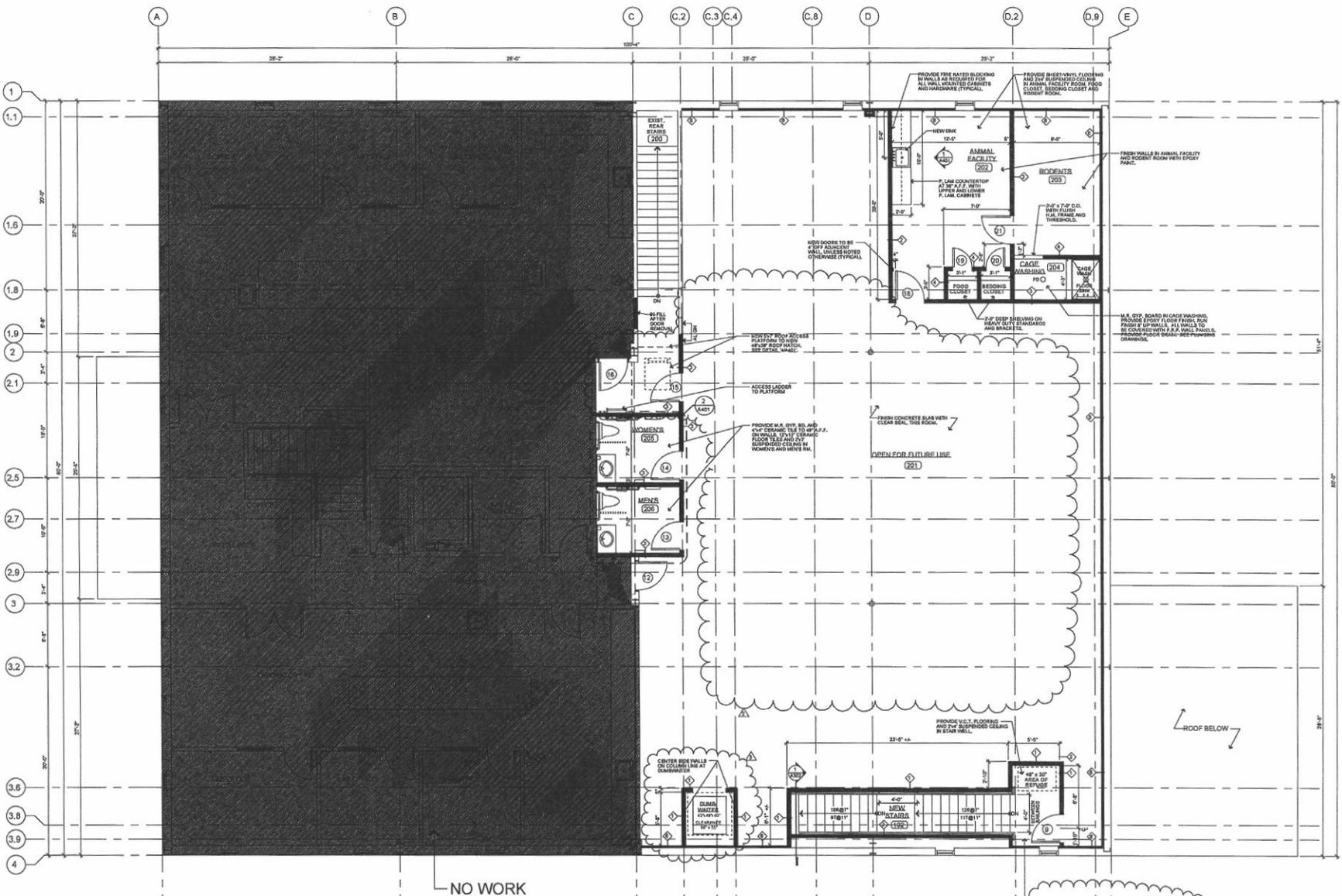
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Revisions:
 1. 6-12-13 REVISED PER
 COMMENTS
 2. 6-13-13 LAYOUT CHANGE

130-13
 PROPOSED
 EQUIPMENT
 LOCATION

Drawing Number

A102



1 SECOND FLOOR CONSTRUCTION PLAN
 SCALE: 1/4" = 1'-0"

LEGEND

	EXISTING WALL TO REMAIN
	NEW CONSTRUCTION
	WALL TYPE NUMBER SEE SHEET A302
	NEW DOOR NUMBER NOTI. DOORS WITHOUT NUMBER ARE EXISTING TO REMAIN.
	ROOM NUMBER. SEE FINISH SCHEDULE.

- CONSTRUCTION NOTES**
1. PATCH EXISTING WALLS AS NEEDED. MATCH EXISTING MATERIALS AND FINISH WITH SPECIFIED PRODUCT.
 2. ALL NEW AND EXISTING WALLS AND PARTITIONS IN PROJECT AREA ARE TO RECEIVE ONE (1) COAT PRIMER AND TWO (2) COATS FRESH-LATEX PAINT.
 3. ALL NEW AND EXISTING WALLS IN PROJECT AREA ARE TO RECEIVE NEW VINYL WALL BASE AS SPECIFIED.
 4. DIMENSIONS ARE TO FACE OF FINISHED PARTITIONS.
 5. PREPARE FLOOR SLAB AND RETAIL NEW CARPET OR FLOORING ACCORDING TO CARPET OR FLOORING MANUFACTURER'S SPECIFICATION.
 6. ALL FINISHES TO BE DETERMINED BY OWNER. SUBMIT SAMPLES TO ARCHITECT OR OWNER'S REP. FOR WRITTEN APPROVAL.

AREA OF REFUGE NOTES

1. PROVIDE TWO-WAY COMMUNICATION SYSTEM BETWEEN THE AREA OF REFUGE AND A CENTRAL CONTROL POINT APPROVED BY THE FIRE DEPARTMENT. IF THE CENTRAL CONTROL POINT IS NOT CONSTANTLY ATTENDED, THE AREA OF REFUGE SHALL ALSO HAVE CONTROLLED ACCESS TO A PUBLIC TELEPHONE SYSTEM. THE TWO-WAY COMMUNICATION SYSTEM SHALL INCLUDE BOTH AUDIO AND VISUAL SIGNALS.
2. POST INSTRUCTIONS ON THE USE OF THE AREA OF REFUGE UNDER EMERGENCY CONDITIONS AS A SPACE ADJOURING THE TWO-WAY COMMUNICATION SYSTEM. THE INSTRUCTIONS SHALL INCLUDE THE FOLLOWING:
 1. DIRECTIONS TO TWO OTHER MEANS OF EGRESS.
 2. INSTRUCTIONS AS TO USE THE EXIT STRIKING BRUSH OR SO
 3. INFORMATION ON PLANNED AVAILABILITY OF ASSISTANCE IN THE USE OF THE OR SUPPORTED OPERATION OF ELEVATORS AND HOW TO SUMMON SUCH ASSISTANCE.
 4. DIRECTIONS FOR USE OF THE EMERGENCY COMMUNICATIONS SYSTEM.
3. PROVIDE A SIGN COMPLYING WITH ICC A117.1, STATING "AREA OF REFUGE," AND INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THIS SIGN SHALL BE ILLUMINATED.
4. PROVIDE TACTILE SIGNAGE COMPLYING WITH ICC A117.1 AT DOOR SW.

2-10

Perosphere Inc.

20 Kansola Avenue
Danbury Connecticut

BUILDING RENOVATION
PHASE III

Date: 7-08-13 Drawn By: DCE
Scale: 1/4"=1'-0" Approved By: HB
Job No: 13/033 CAD By: pms, ph3, ds
Drawing Title

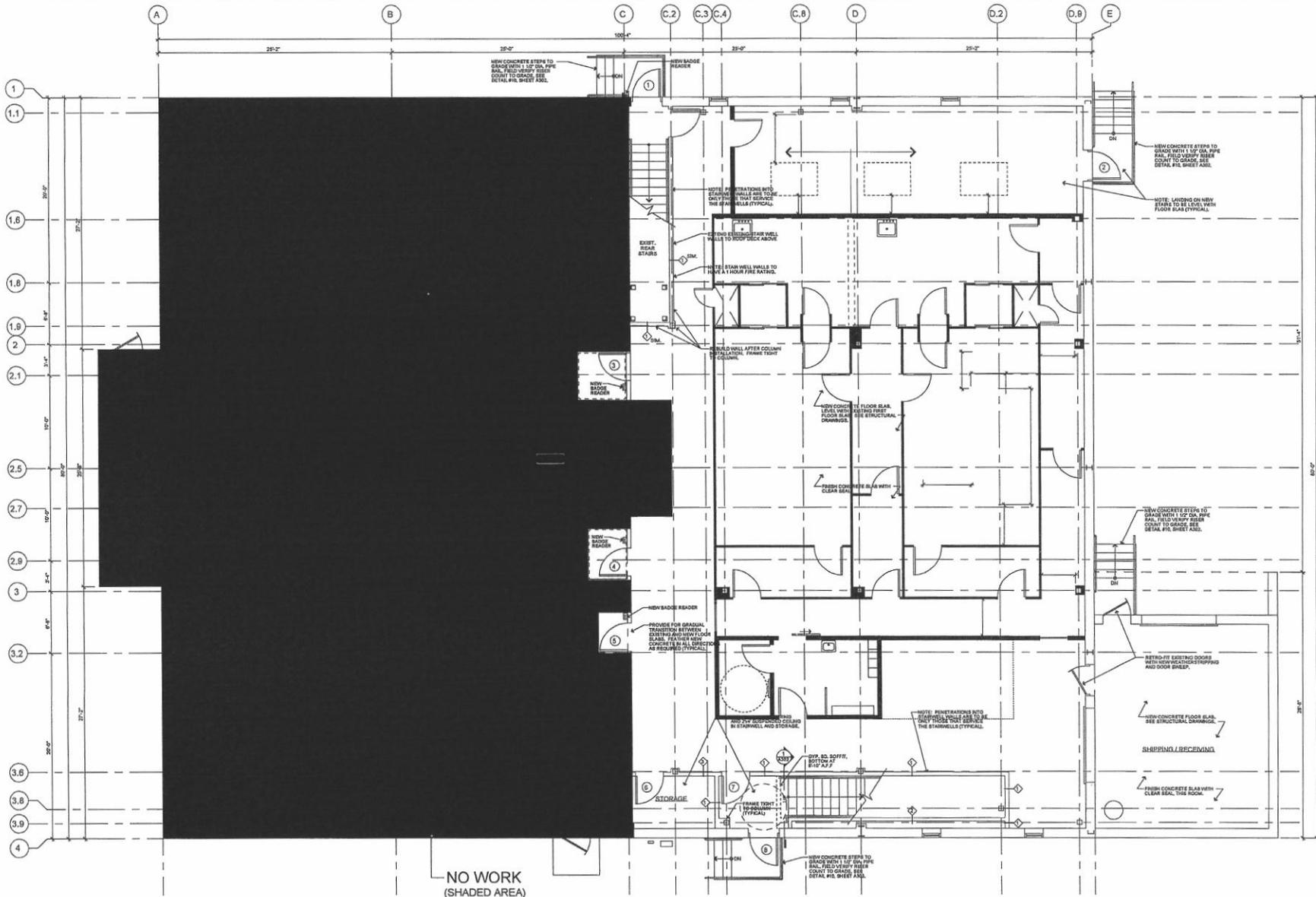
FIRST FLOOR
CONSTRUCTION
PLAN

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Revised:

Drawing Number

A101



1 FIRST FLOOR CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

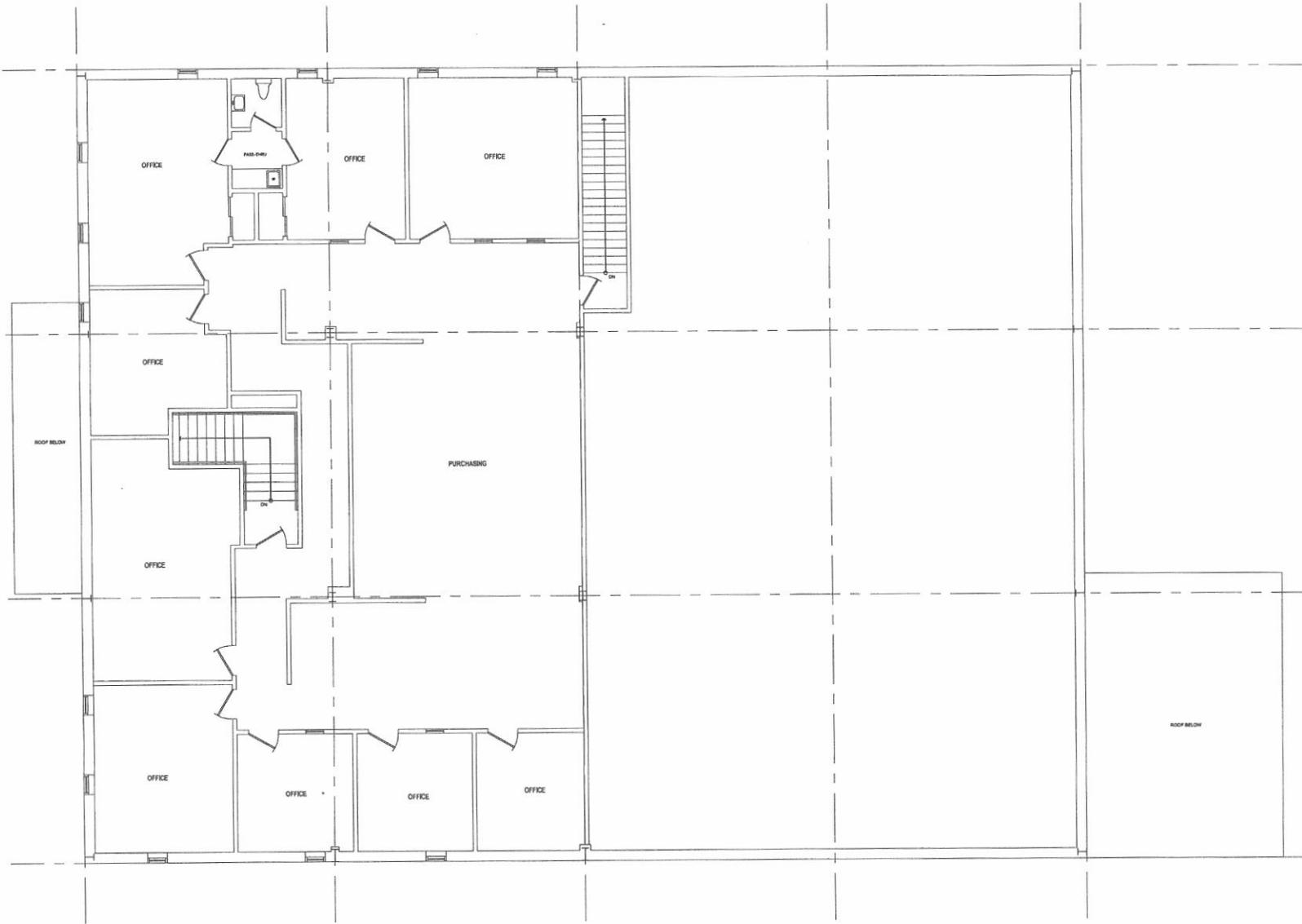
LEGEND

- EXISTING WALL TO REMAIN
- NEW CONSTRUCTION
- WALL TYPE NUMBER SEE SHEET A-01
- NEW DOOR NUMBER SEE SHEET WITHOUT NUMBER ARE EXISTING TO REMAIN
- ROOM NUMBER, SEE FINISH SCHEDULE.

CONSTRUCTION NOTES

1. PATCH EXISTING WALLS AS NEEDED, MATCH EXISTING MATERIALS AND FINISH WITH SPECIFIED PRODUCT.
2. ALL NEW AND EXISTING WALLS AND PARTITIONS IN PROJECT AREA ARE TO RECEIVE ONE (1) COAT PRIMER AND TWO (2) COATS FINISH LATEX PAINT.
3. ALL NEW AND EXISTING WALLS IN PROJECT AREA ARE TO RECEIVE NEW VINYL WALL BASE AS SPECIFIED.
4. DIMENSIONS ARE TO FACE OF FINISHED PARTITIONS.
5. PREPARE FLOOR SLAB AND INSTALL NEW CARPET OR FLOORING ACCORDING TO CARPET OR FLOORING MANUFACTURER'S SPECIFICATION.
6. ALL FINISHERS TO BE DETERMINED BY OWNER, SUBMIT SAMPLES TO ARCHITECT OR OWNER'S REP. FOR WRITTEN APPROVAL.

11-2



① EXISTING SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

2-12

INTERIOR FIT-UP

Tenant:
 Perosphere Inc.
 20 Kenosia Ave.
 Danbury, CT

Owner:
 20 Kenosia Lic.
 8 Christopher Columbus Ave.
 Danbury, CT

Date:	01-17-2013	Drawn by:	D.H.
Scale:	1/4" = 1'-0"	Approved By:	R.W.
Job No:	12/080	File:	

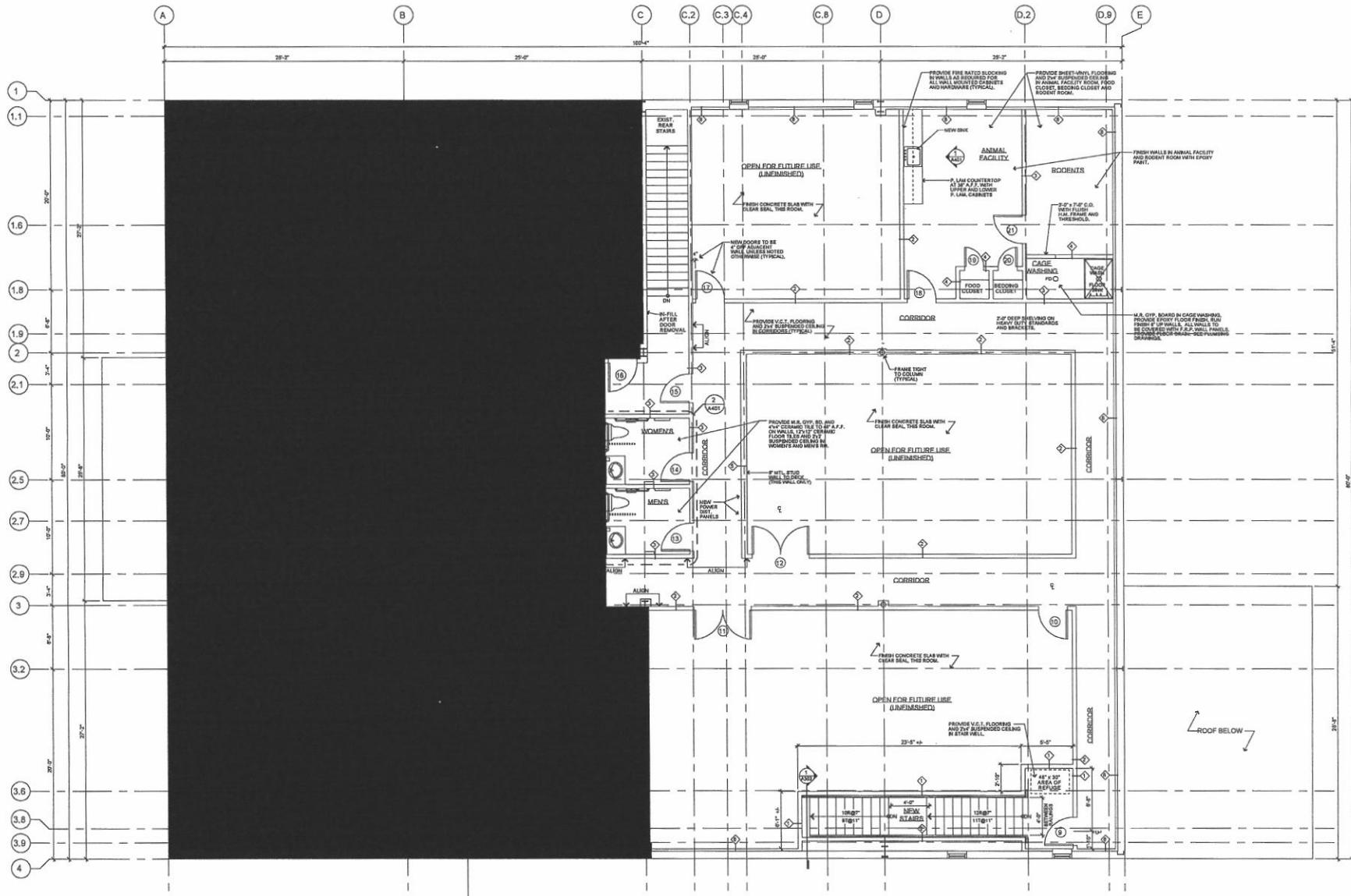
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 EXISTING
 CONDITIONS

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Revisions:

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Drawing Number:
EX102

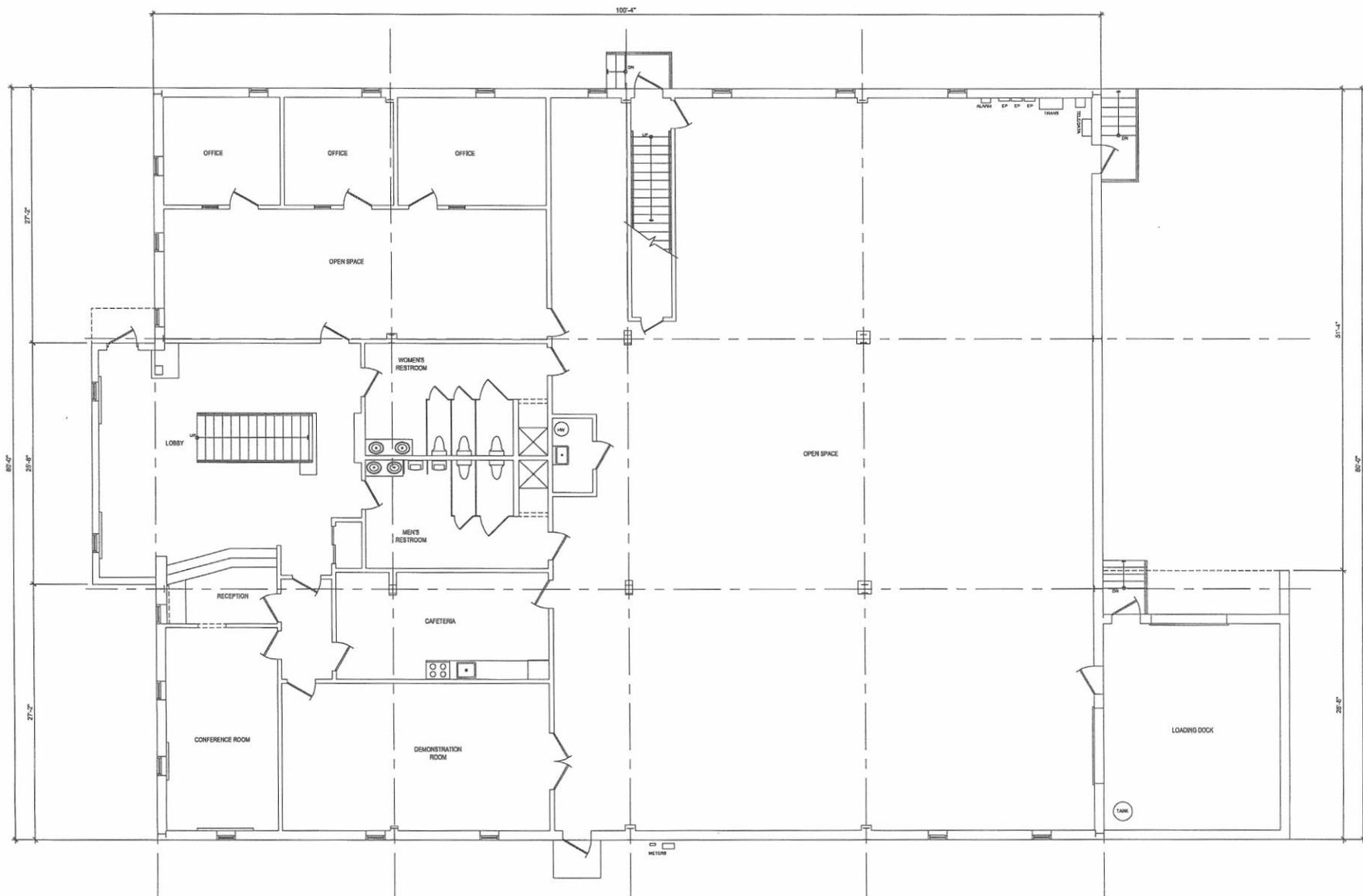


1 SECOND FLOOR CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

- LEGEND**
- EXISTING WALL TO REMAIN
 - NEW CONSTRUCTION
 - WALL TYPE NUMBER SEE SHEET A303
 - NEW DOOR NUMBER NOTE: DOORS WITHOUT NUMBER ARE EXISTING TO REMAIN.
 - ROOM NUMBER: SEE FINISH SCHEDULE.

- CONSTRUCTION NOTES**
1. PATCH EXISTING WALLS AS NEEDED. MATCH EXISTING MATERIALS AND FINISH WITH SPECIFIED PRODUCT.
 2. ALL NEW AND EXISTING WALLS AND PARTITIONS IN PROJECT AREA ARE TO RECEIVE ONE (1) COAT PRIMER AND TWO (2) COATS FINISH LATEX PAINT.
 3. ALL NEW AND EXISTING WALLS IN PROJECT AREA ARE TO RECEIVE NEW VINYL BASE AS SPECIFIED.
 4. GRABBARS ARE TO FACE OF FINISHED PARTITION.
 5. PREPARE FLOOR SLAB AND INSTALL NEW CARPET OR FLOORING ACCORDING TO CARPET OR FLOORING MANUFACTURER'S SPECIFICATION.
 6. ALL FINISHES TO BE DETERMINED BY OWNER. SUBMIT SAMPLES TO ARCHITECT OR OWNER'S REP. FOR WRITTEN APPROVAL.

2-13



H & R DESIGN
FACILITIES
PLANNERS

DESIGN
 INTERIORS
 PLANNING

44 DENISON STREET, DANBURY, CT 06810
 TEL: 802-799-8764 FAX: 802-799-8943

INTERIOR FIT-UP

Tenant:
 Perosphere Inc.
 20 Kenosia Ave.
 Danbury, CT

Owner:
 20 Kenosia Llc.
 8 Christopher Columbus Ave.
 Danbury, CT

Date: 01-17-2013 Drawn By: D.H.
 Scale: 1/4" = 1'-0" Approved By: R.W.
 Job No: 12/080 File:

EXISTING CONDITIONS

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Revision:

Drawing Number:
EX101

5-14

1 EXISTING FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"