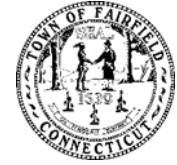


**Board of Assessment Appeals  
Fairfield, CT  
March 13, 2021 - Minutes**



Recording: <https://www.youtube.com/watch?v=simRuLtM0w>

A Decision Meeting of the Board of Assessment Appeals was held on Saturday, March 13, 2021 at 9:00 am. The meeting was held virtually via teleconference.

**MEMBERS PRESENT:**

Harold Zawadski, Chair	Kathleen Griffin, Secretary (departed 11:50 am)
Peter Ruppert, Vice Chair	Ronek Patel
Alexis Harrison (11:30am-2:00pm)	Judith Szablak (departed at 11:50am)
John Spolyar	Catherine Van Slyck-Giff (arrived 12:15pm)
Paulette Cuozzo	

Harold Zawadski called the meeting to order at 9:02 am.

Appeal#: **180** Type: **Real Estate**  
Listed Owner: **JCU, LLC**  
Location: **935 Harbor Road**

A motion was made by John Spolyer to grant the appeal and reduce the appraised value to \$4,496,400. Motion seconded by Ronek Patel.  
Following a review of materials submitted and discussion, the motion failed. The appeal was **denied**.  
Vote: 1-6-0 (Cuozzo in favor)

Appeal#: **263** Type: **Real Estate**  
Listed Owner: **Lisa Beth Zelson**  
Location: **297 Harbor Road**

A motion was made by John Spolyer to grant the appeal and reduce the appraised value to \$3,400,000. Motion seconded by Judith Szablak.  
Following a review of materials submitted and discussion, the motion failed. The appeal was **denied**.  
Vote: 2-5-0 (Zawadski, Griffin, Spolyar, Ruppert, Patel opposed)

Appeal#: **601** Type: **Real Estate**  
Listed Owner: **John and Ellen Lynch**  
Location: **241 Harbor Road**

A motion was made by John Spolyer to grant the appeal and reduce the appraised value to \$3,400,000. Motion seconded by Kathleen Griffin.  
Following a review of materials submitted and discussion, no action was taken.

Appeal#: **194** Type: **Real Estate**  
Listed Owner: **Mehmet and Yadigar Binal**

Location: **1334 Pequot Avenue**

A motion was made by John Spolyer to grant the appeal and reduce the appraised value to \$1,950,000. Motion seconded by Kathleen Griffin.

Following a review of materials submitted and discussion, the motion failed. The appeal was **denied**.

Vote: 0-5-2 (Cuzzo, Szablak abstained)

Appeal#: **96**

Type: **Real Estate**

Listed Owner: **Andrew and Claudia Wilbur**

Location: **227 Main Street**

A motion was made by Judith Szablak to grant the appeal and reduce the appraised value to \$1,172,000. Motion seconded by Ronek Patel.

The motion was then amended by Judith Szablak to grant the appeal in part and reduce the appraised value to \$1,174,000.

Motion seconded by Ronek Patel.

The amended motion carried 5-2-0 (Griffin, Ruppert opposed)

Following a review of materials submitted and discussion, the motion as amended passed. The appeal was **granted in part**.

Vote: 5-2-0 (Griffin, Ruppert opposed)

Appeal#: **517**

Type: **Real Estate**

Listed Owner: **Chad Tredway**

Location: **184 South Gate**

A motion was made by Judith Szablak to grant the appeal and reduce the appraised value to **\$1,900,000**.

Motion seconded by Paulette Cuzzo.

Following a review of materials submitted and discussion, the motion passed. The appeal was **granted**.

Vote: 6-1-0 (Griffin opposed)

Appeal#: **440**

Type: **Real Estate**

Listed Owner: **319 Harbor Road LLC**

Location: **319 Harbor Road**

A motion was made by Judith Szablak to grant the appeal and reduce the appraised value to \$2,280,000.

Motion seconded by Ronek Patel.

No action taken.

Appeal#: **439**

Type: **Real Estate**

Listed Owner: **Sea Shell Real Estate LLC**

Location: **750 Harbor Road**

A motion was made by Judith Szablak to grant the appeal and reduce the appraised value to \$4,100,000.

Motion seconded by John Spolyar.

No action taken.

*Alexis Harrison arrived at 11:30am*

*Kathleen Griffin departed at 11:50 am.*

*Judy Szabak left the meeting at 11:50am*

*Harold Zawadski recessed the meeting from 11:50am-12:15pm.*

Appeal#: **445** Type: **Real Estate**

Listed Owner: **Jeffrey Gardner and Dina Andreyez**

Location: **140 Sunnie Holme Drive**

A motion was made by Alexis Harrison to grant the appeal and reduce the appraised value to **\$2,500,000**.

Motion seconded by Catherine Giff.

Following a review of materials submitted and discussion, the motion passed. The appeal was **granted**.

Vote: 4-2-0 (Zawadski, Patel opposed)

Appeal#: **449** Type: **Real Estate**

Listed Owner: **Thomas and Regula Koerner**

Location: **97 Benson Place**

A motion was made by Catherine Giff to grant the appeal and reduce the appraised value to **\$1,870,000**.

Motion seconded by Alexis Harrison.

Following a review of materials submitted and discussion, the motion passed. The appeal was **granted**.

Vote: 6-0-0

Appeal#: **507** Type: **Real Estate**

Listed Owner: **Robert and Jennifer Burgess**

Location: **148 Puritan Road**

A motion was made by Catherine Giff to grant the appeal and reduce the appraised value to **\$1,900,000**.

Motion seconded by John Spolyar.

Following a review of materials submitted and discussion, motion passed. The appeal was **granted**.

Vote: 6-0-0

Appeal#: **464** Type: **Real Estate**

Listed Owner: **James and Katherine Larsen**

Location: **38 Eunice Avenue**

1.

A motion was made by Harold Zawadski and seconded by Catherine Giff to reduce the appraised value from \$1,784,000 to \$1,769,000 to reflect a card correction to remove the generator.

The motion passed 6-0-0

2. A motion was made by Catherine Giff and seconded by Alexis Harrison to grant the appeal and reduce the appraised value from \$1,769,000 to \$1,565,500. The board reviewed the materials and testimony.

The motion failed 2-4-0 (Spolyar, Patel, Zawadski, Giff opposed).

The appeal was denied.

Appeal#: **560**

Type: **Real Estate**

Listed Owner: **255 Lalley LLC**

Location: **255 Lalley Boulevard**

A motion was made by John Spolyer to grant the appeal and reduce the appraised value to \$1,545,000. Motion seconded by Harold Zawadski.

A motion was made by Paulette Cuozzo to amend the motion to grant in part and reduce the appraised value to \$1,645,000.

Amended motion seconded by Alexis Harrison.

Following a review of materials submitted and discussion, the amended motion was withdrawn.

A motion was made by Paulette Cuozzo to amend the motion to grant in part and reduce the appraised value to \$1,700,000.

Amended motion seconded by Catherine Giff. The motion to amend failed.

Vote: 3-3-0 (Spolyar, Zawadski, Patel opposed)

Following a review of materials submitted and discussion, the motion failed. The appeal was **denied**.

Vote: 2-4-0 (Giff, Spolyar, Zawadski, Patel opposed)

Appeal#: **431**

Type: **Real Estate**

Listed Owner: **Juliann Hudson**

Location: **5 Penfield Place**

A motion was made by John Spolyer to grant the appeal and reduce the appraised value to \$810,000. Motion seconded by Harold Zawadski.

Following a review of materials submitted and discussion, Alexis Harrison made a motion to close the discussion and vote. The motion to close the discussion was seconded by John Spolyar.

The motion to close the discussion passed 6-0-0

The motion failed. The appeal was **denied**.

Vote: 3-3-0 (Patel, Spolyar, Zawadski opposed)

*Alexis Harrison left the meeting at 2:00pm.*

Appeal#: **510**

Type: **Real Estate**

Listed Owner: **Gary and Suzanne Salamone**

Location: **25 Carlynn Drive**

A motion was made by John Spolyer to grant the appeal and reduce the appraised value to \$900,000. Motion seconded by Catherine Giff.

Following a review of materials submitted and discussion, the motion failed. The appeal was **denied**.

VOTE:0-5-0

Appeal#: **500**

Type: **Real Estate**

Listed Owner: **Patrice Foudy**

Location: **432 Rowland Road**

A motion was made by Catherine Giff to grant the appeal and reduce the appraised value to **\$1,725,000**. Motion seconded by Ronek Patel.

Following a review of materials submitted and discussion, the motion passed. The appeal was **granted**.

Vote: 5-0-0

Appeal#: **94**

Type: **Real Estate**

Listed Owner: **Manish and Ena Jain**

Location: **400 Lalley Boulevard**

A motion was made by John Spolyer to grant the appeal and reduce the appraised value to **\$1,110,000**.

Motion seconded by Catherine Giff.

Following a review of materials submitted and discussion, the motion passed. The appeal was **granted**.

Vote: 5-0-0

In response to the chair, John Spolyar made a motion to adjourn the meeting. Catherine Giff seconded. The motion passed unanimously.

Harold Zawadski adjourned the meeting at 2:34pm.

Respectfully Submitted,

Pru O'Brien

Recording Secretary

Board of Assessment Appeals