

**Board of Assessment Appeals  
Fairfield, CT  
April 14, 2021 – Minutes - Special**



**Recording:** <https://www.youtube.com/watch?v=kFq6c45TIDI>

A Decision Meeting of the Board of Assessment Appeals was held on Wednesday, April 14, 2021 at 6:00 PM. The meeting was held virtually via teleconference.

**MEMBERS PRESENT:**

Harold Zawadski, Chair  
Ronek Patel

Kathleen Griffin, Secretary  
John Spolyar

Paulette Cuozzo

**MEMBERS ABSENT:** Catherine Giff, Alexis Harrison, Peter Ruppert, Judy Szablak

**OTHERS PRESENT:** Ross Murray, Assessor

**1. Call to Order**

Harold Zawadski called the meeting to order at 6:09 pm.

**2. Deliberation and vote upon appeals properly brought before the Board**

A [list of all appeals](#) can be found here.

Appeal #: **557**                      PID: **2502**                      Type: **REAL ESTATE**                      Time: **6:10 PM**  
Owner: **355 KINGS HIGHWAY L.L.C.**  
Location: **355 KINGS HIGHWAY**

A motion was made by Harold Zawadski and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$2,250,400 to \$1,250,000. The Board discussed the provided materials and testimony.

A motion was made by Harold Zawadski and seconded by Ronek Patel to amend the motion to grant the appeal in part and reduce the appraised value from \$2,250,400 to \$1,938,700.

The motion to amend passed 5-0-0.

The motion as amended passed 5-0-0.

**Decision:** The appeal was **GRANTED IN PART**    Old Value: **\$2,250,400**    New Value: **\$1,938,700**

Appeal #: **558**                      PID: **7642**                      Type: **REAL ESTATE**                      Time: **6:27 PM**  
Owner: **500 KINGS ,LLC**  
Location: **500 KINGS HIGHWAY**

A motion was made by Harold Zawadski and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$9,797,400 to \$8,000,000. The Board discussed the provided materials and testimony.

The motion failed 0-5-0.

**Decision:** The appeal was **DENIED**                      Old Value: **\$9,797,400**    New Value: **\$9,797,400**

Appeal #: **559**                      PID: **7575**                      Type: **REAL ESTATE**                      Time: **6:33 PM**

Owner: **675 KINGS HIGHWAY,L.L.C.**

Location: **675 KINGS HIGHWAY**

A motion was made by Harold Zawadski and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$640,500 to \$500,000. The Board discussed the provided materials and testimony.

The motion failed 0-5-0.

**Decision:** The appeal was **DENIED**                      Old Value: **\$640,500**                      New Value: **\$640,500**

Appeal #: **561**                      PID: **15480**                      Type: **REAL ESTATE**                      Time: **6:47 PM**

Owner: **1916 POST ROAD ASSOCIATES,LLC**

Location: **1916 POST ROAD**

A motion was made by Harold Zawadski and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$2,455,000 to \$2,000,000. The Board discussed the provided materials and testimony.

The motion failed 0-4-1. Cuozzo abstained.

**Decision:** The appeal was **DENIED**                      Old Value: **\$2,455,000**                      New Value: **\$2,455,000**

Appeal #: **577**                      PID: **8616**                      Type: **REAL ESTATE**                      Time: **6:58 PM**

Owner: **BRENTWOOD ASSOCIATES LLC**

Location: **12 HALLEY COURT**

A motion was made by Harold Zawadski and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$2,352,200 to \$1,800,000. The Board discussed the provided materials and testimony.

The motion failed 1-3-1. Cuozzo in favor; Patel abstained.

**Decision:** The appeal was **DENIED**                      Old Value: **\$2,352,200**                      New Value: **\$2,352,200**

Appeal #: **578**                      PID: **8673**                      Type: **REAL ESTATE**                      Time: **7:04 PM**

Owner: **770 COMMERCE DRIVE, LLC**

Location: **770 COMMERCE DRIVE**

A motion was made by Harold Zawadski and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$1,684,100 to \$1,120,000. The Board discussed the provided materials and testimony.

The motion failed 1-3-1. Cuozzo in favor; Patel abstained.

**Decision:** The appeal was **DENIED**                      Old Value: **\$1,684,100**                      New Value: **\$1,684,100**

Appeal #: **579**                      PID: **8659**                      Type: **REAL ESTATE**                      Time: **7:17 PM**

Owner: **PENCZER ASSOCIATES,LLC**

Location: **600 COMMERCE DRIVE**

A motion was made by Harold Zawadski and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$1,555,000 to \$811,800. The Board discussed the provided materials and testimony.

No action was taken.

Appeal #: **101**                      PID: **6147**                      Type: **REAL ESTATE**                      Time: **7:24 PM**

Owner: **FAIRFIELD WOODS PLAZA, LLC**

Location: **2317 BLACK ROCK TURNPIKE**

A motion was made by John Spolyar and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$8,670,500 to \$5,202,300. The Board discussed the provided materials and testimony.

The motion failed 0-4-1. Cuozzo abstained.

**Decision:** The appeal was **DENIED**                      Old Value: **\$8,670,500**                      New Value: **\$8,670,500**

Appeal #: **102**                      PID: **6478**                      Type: **REAL ESTATE**                      Time: **7:30 PM**

Owner: **CLEARVIEW HOLDING, LLC 60% &**

Location: **2220 BLACK ROCK TURNPIKE**

A motion was made by John Spolyar and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$3,512,200 to \$2,107,300. The Board discussed the provided materials and testimony.

The motion failed 0-4-1. Cuozzo abstained.

**Decision:** The appeal was **DENIED**                      Old Value: **\$3,512,200**                      New Value: **\$3,512,200**

Appeal #: **103**                      PID: **6479**                      Type: **REAL ESTATE**                      Time: **7:32 PM**

Owner: **LAKE HILLS SHOPPING CENTER, LLC**

Location: **2250 BLACK ROCK TURNPIKE**

A motion was made by John Spolyar and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$17,006,500 to \$10,000,000. The Board discussed the provided materials and testimony.

The motion failed 0-4-1. Cuozzo abstained.

**Decision:** The appeal was **DENIED**                      Old Value: **\$17,006,500**                      New Value: **\$17,006,500**

Appeal #: **104**                      PID: **6715**                      Type: **REAL ESTATE**                      Time: **7:33 PM**

Owner: **K & R ASSOCIATES LLC**

Location: **2115 BLACK ROCK TURNPIKE**

A motion was made by John Spolyar and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$1,850,400 to \$1,110,200. The Board discussed the provided materials and testimony.

The motion failed 0-4-1. Cuozzo abstained.

**Decision:** The appeal was **DENIED**                      Old Value: **\$1,850,400**                      New Value: **\$1,850,400**

Appeal #: **105**                      PID: **6404**                      Type: **REAL ESTATE**                      Time: **7:35 PM**

Owner: **ENTERPRISE THREE COMPANY LLC**

Location: **2074 BLACK ROCK TURNPIKE**

A motion was made by John Spolyar and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$1,811,800 to \$1,087,000. The Board discussed the provided materials and testimony.

The motion failed 0-4-1. Cuozzo abstained.

**Decision:** The appeal was **DENIED**                      Old Value: **\$1,811,800**                      New Value: **\$1,811,800**

Appeal #: **106** PID: **6716** Type: **REAL ESTATE** Time: **7:37 PM**

Owner: **TWENTY FIFTY FIVE BLACK**

Location: **2055 BLACK ROCK TURNPIKE**

A motion was made by John Spolyar and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$5,471,900 to \$3,283,100. The Board discussed the provided materials and testimony.

The motion failed 0-4-1. Cuozzo abstained.

**Decision:** The appeal was **DENIED** Old Value: **\$5,471,900** New Value: **\$5,471,900**

Appeal #: **108** PID: **6399** Type: **REAL ESTATE** Time: **7:42 PM**

Owner: **FAIRWAY PLAZA ASSOCIATES,LLC**

Location: **1940 BLACK ROCK TURNPIKE**

A motion was made by John Spolyar and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$4,463,700 to \$2,678,200. The Board discussed the provided materials and testimony.

The motion failed 0-4-1. Cuozzo abstained.

**Decision:** The appeal was **DENIED** Old Value: **\$4,463,700** New Value: **\$4,463,700**

Appeal #: **109** PID: **6718** Type: **REAL ESTATE** Time: **7:43 PM**

Owner: **TURNPIKE SHOPPING CENTER LLC**

Location: **1901 BLACK ROCK TURNPIKE**

A motion was made by John Spolyar and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$26,753,300 to \$16,051,900. The Board discussed the provided materials and testimony.

The motion failed 0-4-1. Cuozzo abstained.

**Decision:** The appeal was **DENIED** Old Value: **\$26,753,300** New Value: **\$26,753,300**

Appeal #: **110** PID: **6720** Type: **REAL ESTATE** Time: **7:44 PM**

Owner: **KATONA CORNER,LLC**

Location: **1865 BLACK ROCK TURNPIKE**

A motion was made by John Spolyar and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$3,984,700 to \$2,390,800. The Board discussed the provided materials and testimony.

The motion failed 0-4-1. Cuozzo abstained.

**Decision:** The appeal was **DENIED** Old Value: **\$3,984,700** New Value: **\$3,984,700**

Appeal #: **111** PID: **15197** Type: **REAL ESTATE** Time: **7:46 PM**

Owner: **KLEBAN HOLDING COMPANY III**

Location: **1177 POST ROAD**

A motion was made by John Spolyar and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$3,416,300 to \$2,049,700. The Board discussed the provided materials and testimony.

The motion failed 0-4-1. Cuozzo abstained.

**Decision:** The appeal was **DENIED** Old Value: **\$3,416,300** New Value: **\$3,416,300**

Appeal #: **112** PID: **15186** Type: **REAL ESTATE** Time: **7:49 PM**

Owner: **1305 POST ROAD LLC**

Location: **1305 POST ROAD**

A motion was made by John Spolyar and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$14,135,600 to \$8,481,300. The Board discussed the provided materials and testimony.

The motion failed 0-4-1. Cuozzo abstained.

**Decision:** The appeal was **DENIED** Old Value: **\$14,135,600** New Value: **\$14,135,600**

Appeal #: **328** PID: **8670** Type: **REAL ESTATE** Time: **7:50 PM**

Owner: **COMMERCE DRIVE HOLDINGS LLC**

Location: **305 BLACK ROCK TURNPIKE**

A motion was made by John Spolyar and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$17,060,900 to \$12,750,000. The Board discussed the provided materials and testimony.

The motion failed 0-4-1. Cuozzo abstained.

**Decision:** The appeal was **DENIED** Old Value: **\$17,060,900** New Value: **\$17,060,900**

Appeal #: **329** PID: **8576** Type: **REAL ESTATE** Time: **7:52 PM**

Owner: **GREENAWALT THOMAS P III;**

Location: **301 COMMERCE DRIVE**

A motion was made by John Spolyar and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$2,430,400 to \$1,460,000. The Board discussed the provided materials and testimony.

The motion failed 0-4-1. Cuozzo abstained.

**Decision:** The appeal was **DENIED** Old Value: **\$2,430,400** New Value: **\$2,430,400**

Appeal #: **330** PID: **10623** Type: **REAL ESTATE** Time: **7:53 PM**

Owner: **FAIRFIELD ARDMORE LLC**

Location: **107 ARDMORE STREET**

A motion was made by John Spolyar and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$1,681,800 to \$1,681,800. The Board discussed the provided materials and testimony.

The motion failed 0-5-0.

**Decision:** The appeal was **DENIED** Old Value: **\$1,681,800** New Value: **\$1,681,800**

Appeal #: **331** PID: **10607** Type: **REAL ESTATE** Time: **7:58 PM**

Owner: **GREENAWALT THOMAS PETER II;**

Location: **145 KENWOOD AVENUE**

A motion was made by John Spolyar and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$968,700 to \$581,000. The Board discussed the provided materials and testimony.

The motion failed 0-4-1. Cuozzo abstained.

**Decision:** The appeal was **DENIED** Old Value: **\$968,700** New Value: **\$968,700**

Appeal #: **407** PID: **17283** Type: **REAL ESTATE** Time: **8:02 PM**

Owner: **PATTERSON CLUB INC**

Location: **1118 CROSS HIGHWAY**

1. A motion was made by Harold Zawadski and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$13,288,900 to \$9,142,400. The motion was withdrawn.
2. A motion was made by Harold Zawadski and seconded by John Spolyar to approve a card correction to restore the PA490 classification and reduce the **assessed** value from \$9,302,230 to \$7,707,700.  
The motion passed 4-0-1. Patel abstained.
3. A motion was made by Harold Zawadski and seconded by Kathleen Griffin to grant the appeal and reduce the **effective appraised value** from \$11,011,000 to \$9,142,400. The Board discussed the provided materials and testimony.  
The motion failed 1-3-1. Cuozzo in favor; Patel abstained.

**Decision:** The appeal was **GRANTED IN PART** Old Value: **\$11,011,000** New Value: **\$11,011,000**

Appeal #: **243** PID: **38103** Type: **PERSONAL PROPERTY** Time: **8:38 PM**

Owner: **QUADRANT PUBLISHING, LLC**

Location: **354 PEQUOT AVENUE**

A motion was made by Harold Zawadski and seconded by Paulette Cuozzo to grant the appeal and reduce the **assessed** value from \$6,250 to \$0. The Board discussed the provided materials and testimony.

The motion passed 4-1-0. Griffin opposed.

**Decision:** The appeal was **GRANTED** Old Value: **\$6,250** New Value: **\$0**

Appeal #: **615** PID: **38070** Type: **PERSONAL PROPERTY** Time: **8:42 PM**

Owner: **SAMEDAY VISITING CAREGIVERS**

Location: **1506 POST ROAD #2**

A motion was made by Harold Zawadski and seconded by Ronek Patel to grant the appeal and reduce the **assessed** value from \$25,000 to \$375. The Board discussed the provided materials and testimony. The motion passed 5-0-0.

**Decision:** The appeal was **GRANTED** Old Value: **\$25,000** New Value: **\$375 (\$300 + \$75 penalty)**

Appeal #: **49** PID: **37751** Type: **PERSONAL PROPERTY** Time: **8:50 PM**

Owner: **KATHRYN SORENTINO HOST**

Location: **212 CURTIS TERRACE**

A motion was made by Harold Zawadski and seconded by Ronek Patel to grant the appeal and reduce the **assessed** value from \$6,880 to \$0. The Board discussed the provided materials and testimony. The motion passed 4-1-0. Griffin opposed.

**Decision:** The appeal was **GRANTED** Old Value: **\$6,880** New Value: **\$0**

Appeal #: **504** PID: **37570** Type: **PERSONAL PROPERTY** Time: **8:52 PM**

Owner: **NYC INTERNATIONAL CONN**

Location: **77 CAMBRIDGE STREET**

A motion was made by Harold Zawadski and seconded by John Spolyar to grant the appeal and reduce the **assessed** value from \$6,880 to \$2,894. The appellant did not appear for the hearing. The motion failed 0-5-0.

**Decision:** The appeal was **DENIED** Old Value: **\$6,880** New Value: **\$6,880 (\$5500 + \$1380 penalty)**

### **3. Adjourn**

At the request of the chair, John Spolyar made a motion to adjourn the meeting. Paulette Cuozzo seconded. The motion passed unanimously.

Harold Zawadski adjourned the meeting at 9:02 PM.

Respectfully Submitted,

Kathleen Griffin  
Secretary  
Board of Assessment Appeals