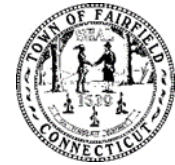


**Board of Assessment Appeals
Fairfield, CT
April 15, 2021 – Minutes – Special -REVISED**



Recording: <https://www.youtube.com/watch?v=6dXWFOFdqYU>

A Decision Meeting of the Board of Assessment Appeals was held on Thursday, April 15, 2021 at 4:00 PM. The meeting was held virtually via teleconference.

MEMBERS PRESENT:

Harold Zawadski, Chair	Kathleen Griffin, Secretary	Ronek Patel
Paulette Cuzzo	Judy Szablak	John Spolyar (5:56 pm)

MEMBERS ABSENT: Catherine Giff, Alexis Harrison, Peter Ruppert

OTHERS PRESENT: Ross Murray, Assessor

1. Call to Order

Harold Zawadski called the meeting to order at 4:04 pm.

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

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

Appeal #: **325** PID: **19110** Type: **REAL ESTATE** Time: **4:04 PM**

Owner: **HAPGOOD HELEN E**

Location: **1944 FAIRFIELD BEACH ROAD**

A motion was made by Ronek Patel and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$78,600 to \$55,000. The Board discussed the provided materials and testimony. No action was taken.

Appeal #: **255** PID: **16964** Type: **REAL ESTATE** Time: **4:34 PM**

Owner: **CUMMINGS DINA**

Location: **600 FAIRFIELD BEACH ROAD**

1. A motion was made by Ronek Patel and seconded by Harold Zawadski to approve a card correction and reduce the appraised value from \$857,500 to \$852,800. The Board discussed the provided materials and testimony.

The motion passed 5-0-0.

Old Value: **\$857,500** New Value: **\$852,800**

2. A motion was made by Ronek Patel and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$852,800 to \$790,000. The Board discussed the provided materials and testimony.

The motion failed 0-3-2. Cuzzo, Szablak in favor.

Decision: The appeal was **DENIED** Old Value: **\$852,800** New Value: **\$852,800**

Appeal #: **289** PID: **19138** Type: **REAL ESTATE** Time: **4:59 PM**

Owner: **TROY DOROTHY/EST 1/3 ET AL**

Location: **2170 FAIRFIELD BEACH ROAD**

A motion was made by Ronek Patel and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$557,300 to \$120,000. The Board discussed the provided materials and testimony.

A motion was made by Harold Zawadski and seconded by John Spolyar to amend the motion to grant the appeal in part and reduce the appraised value from \$557,300 to \$209,000.

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

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

Decision: The appeal was **GRANTED IN PART** Old Value: **\$557,300** New Value: **\$209,000**

Appeal #: **530** PID: **17068** Type: **REAL ESTATE** Time: **5:17 PM**

Owner: **GOTTLIEB MARIA GENEDINA**

Location: **1206 FAIRFIELD BEACH ROAD**

A motion was made by Ronek Patel and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$628,600 to \$470,000. The Board discussed the provided materials and testimony.

A motion was made by Judy Szablak and seconded by Paulette Cuozzo to amend the motion to grant the appeal in part and reduce the appraised value from \$628,600 to \$580,000.

The motion to amend failed 2-3-0. Cuozzo, Szablak in favor.

The motion failed 2-3-0. Cuozzo, Szablak in favor.

Decision: The appeal was **DENIED** Old Value: **\$628,600** New Value: **\$628,600**

Appeal #: **25** PID: **19087** Type: **REAL ESTATE** Time: **5:25 PM**

Owner: **WILLIAMS STACEY P &**

Location: **1690 FAIRFIELD BEACH ROAD**

A motion was made by Ronek Patel and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$766,400 to \$750,000. It was noted that the appellant intended to appeal 1700 Fairfield Beach Road, not 1690 Fairfield Beach Road. The Board discussed the provided materials and testimony.

The motion failed 0-5-0.

Decision: The appeal was **DENIED** Old Value: **\$766,400** New Value: **\$766,400**

Appeal #: **29** PID: **17044** Type: **REAL ESTATE** Time: **5:41 PM**

Owner: **GNIADEK STEPHEN A & AMY S (SV)**

Location: **974 FAIRFIELD BEACH ROAD**

A motion was made by Ronek Patel and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$838,800 to \$650,000. The Board discussed the provided materials and testimony.

The motion failed 0-5-0.

Decision: The appeal was **DENIED** Old Value: **\$838,800** New Value: **\$838,800**

John Spolyar joined the meeting at 5:56 pm.

Appeal #: **245** PID: **19053** Type: **REAL ESTATE** Time: **5:56 PM**

Owner: **MOORE VIRGINIA PECORA/EST 1/2 &**

Location: **2262 FAIRFIELD BEACH ROAD**

A motion was made by Ronek Patel and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$910,000 to \$600,000. The Board discussed the provided materials and testimony.

No action was taken.

Appeal #: **308** PID: **21862** Type: **REAL ESTATE** Time: **6:01 PM**

Owner: **PERUGINI WILLIAM**

Location: **1080 FAIRFIELD BEACH ROAD**

A motion was made by Ronek Patel and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$844,200 to \$705,000. The Board discussed the provided materials and testimony. The motion failed 2-4-0. Cuozzo, Szablak in favor.

Decision: The appeal was **DENIED** Old Value: **\$844,200** New Value: **\$844,200**

Judy Szablak broke from the meeting at 6:18 pm.

Appeal #: **581** PID: **19071** Type: **REAL ESTATE** Time: **6:21 PM**

Owner: **GRAUER DONALD F SR 1/2 &**

Location: **1534 FAIRFIELD BEACH ROAD**

A motion was made by Ronek Patel and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$98,100 to \$73,900. The Board discussed the provided materials and testimony. No action was taken.

Judy Szablak rejoined the meeting at 6:33 PM.

Harold Zawadski broke from the meeting at 6:33 PM.

Appeal #: **125** PID: **20281** Type: **REAL ESTATE** Time: **6:34 PM**

Owner: **DYBICK IAN & JENNIFER**

Location: **267 WAKEMAN LANE**

A motion was made by Kathleen Griffin and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$998,200 to \$975,000. The Board discussed the provided materials and testimony.

The motion passed 4-2-0. Griffin, Patel opposed.

Decision: The appeal was **GRANTED** Old Value: **\$998,200** New Value: **\$975,000**

Appeal #: **516** PID: **17578** Type: **REAL ESTATE** Time: **6:41 PM**

Owner: **PAGE GREGORY L & ELEANOR M (SV)**

Location: **193 HALF MILE ROAD**

A motion was made by Kathleen Griffin and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$1,111,700 to \$950,000. The Board discussed the provided materials and testimony.

The motion failed 2-3-0. Cuozzo, Szablak in favor.

Decision: The appeal was **DENIED** Old Value: **\$1,111,700** New Value: **\$1,111,700**

Harold Zawadski rejoined the meeting at 6:58 PM.

Appeal #: **515** PID: **20427** Type: **REAL ESTATE** Time: **6:58 PM**

Owner: **HARMUTH DAVID C**

Location: **886 CEDAR ROAD**

A motion was made by Kathleen Griffin and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$1,096,000 to \$925,000. The Board discussed the provided materials and testimony.

The motion failed 3-3-0. Cuozzo, Szablak, Patel in favor.

Decision: The appeal was **DENIED** Old Value: **\$1,096,000** New Value: **\$1,096,000**

Ronek Patel broke from the meeting at 7:15 pm.

Appeal #: **635** PID: **17497** Type: **REAL ESTATE** Time: **7:15 PM**

Owner: **LUKAS LLC**

Location: **375 WARNER HILL ROAD**

1. A motion was made by Kathleen Griffin and seconded by John Spolyar to approve various card corrections and reduce the appraised value from \$2,150,600 to \$1,578,200. The Board discussed the provided materials and testimony.

The motion passed 5-0-0.

Old Value: **\$2,150,600** New Value: **\$1,578,200**

2. A motion was made by Kathleen Griffin and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$1,578,200 to \$1,380,000. The Board discussed the provided materials and testimony.

Ronek Patel rejoined the meeting at 7:30 pm.

The motion passed 4-1-1. Griffin opposed; Patel abstained.

Decision: The appeal was **GRANTED** Old Value: **\$1,578,200** New Value: **\$1,380,000**

Appeal #: **24** PID: **21282** Type: **REAL ESTATE** Time: **7:39 PM**

Owner: **PERKIN RICHARD S &**

Location: **501 WARNER HILL ROAD**

A motion was made by Kathleen Griffin and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$1,642,600 to \$1,400,000. The Board discussed the provided materials and testimony.

The motion passed 6-0-0.

Decision: The appeal was **GRANTED** Old Value: **\$1,642,600** New Value: **\$1,400,000**

Kathleen Griffin broke from the meeting at 8:00 pm.

Appeal #: **98** PID: **18510** Type: **REAL ESTATE** Time: **8:01 PM**

Owner: **TIDE MILL LLC**

Location: **2425 POST ROAD**

A motion was made by Judy Szablak and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$6,063,800 to \$3,400,000. The Board discussed the provided materials and testimony.

The motion failed 0-3-2. Cuozzo, Szablak abstained.

Decision: The appeal was **DENIED** Old Value: **\$6,063,800** New Value: **\$6,063,800**

Appeal #: **99** PID: **17804** Type: **REAL ESTATE** Time: **8:07 PM**

Owner: **2507 ASSOCIATES,LLC**

Location: **2507 POST ROAD**

A motion was made by Judy Szablak and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$5,755,500 to \$3,900,000. The Board discussed the provided materials and testimony.

The motion failed 0-3-2. Cuozzo, Szablak abstained.

Decision: The appeal was **DENIED** Old Value: **\$5,755,500** New Value: **\$5,755,500**

Appeal #: **100** PID: **15435** Type: **REAL ESTATE** Time: **8:13 PM**

Owner: **1552 REALTY PARTNERS**

Location: **1552 POST ROAD**

A motion was made by Judy Szablak and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$1,979,100 to \$1,000,000. The Board discussed the provided materials and testimony.

The motion failed 0-3-2. Cuozzo, Szablak abstained.

Decision: The appeal was **DENIED** Old Value: **\$1,979,100** New Value: **\$1,979,100**

Kathleen Griffin rejoined the meeting at 8:17 pm.

Appeal #: **58** PID: **21114** Type: **REAL ESTATE** Time: **8:17 PM**

Owner: **WVB 251 MAIN STREET, LLC 1/3; VMF**

Location: **251 MAIN STREET**

A motion was made by Judy Szablak and seconded by Paulette Cuozzo to grant the appeal and reduce the appraised value from \$2,045,400 to \$1,500,000. The Board discussed the provided materials and testimony.

The motion was withdrawn.

Appeal #: **599** PID: **2075** Type: **REAL ESTATE** Time: **8:33 PM**

Owner: **1023 MT LLC**

Location: **1023 BROOKLAWN AVENUE**

A motion was made by John Spolyar and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$1,175,200 to \$700,000. The Board discussed the provided materials and testimony.

The motion failed 0-4-2. Cuozzo, Szablak abstained.

Decision: The appeal was **DENIED** Old Value: **\$1,175,200** New Value: **\$1,175,200**

Appeal #: **598** PID: **15555** Type: **REAL ESTATE** Time: **8:42 PM**

Owner: **333 UNQUOWA ROAD LLC**

Location: **333 UNQUOWA ROAD**

A motion was made by John Spolyar and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$16,316,600 to \$11,000,000. The Board discussed the provided materials and testimony.

The motion failed 2-3-1. Cuozzo, Szablak in favor. Patel abstained.

Decision: The appeal was **DENIED** Old Value: **\$16,316,600** New Value: **\$16,316,600**

Appeal #: **192** PID: **12316** Type: **REAL ESTATE** Time: **8:57 PM**

Owner: **MCCLINCH VIRGINIA M**

Location: **260 ELIOT STREET**

A motion was made by Kathleen Griffin and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$1,544,400 to \$1,000,000. The appellant did not appear for the hearing.

The motion failed 0-5-0.

Decision: The appeal was **DENIED** Old Value: **\$1,544,400** New Value: **\$1,544,400**

Appeal #: **195** PID: **12305** Type: **REAL ESTATE** Time: **8:58 PM**

Owner: **1320 KINGS HIGHWAY LLC**

Location: **1320 KINGS HIGHWAY CUTOFF**

A motion was made by Kathleen Griffin and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$4,210,300 to \$2,857,143. The appellant did not appear for the hearing. The motion failed 0-5-0.

Decision: The appeal was **DENIED** Old Value: **\$4,210,300** New Value: **\$4,210,300**

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