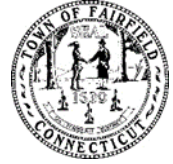


**Board of Assessment Appeals
Fairfield, CT
April 21, 2021 - Minutes**



Recording: https://www.youtube.com/watch?v=71_Ho6V3msE

A Decision Meeting of the Board of Assessment Appeals was held on Wednesday, April 21, 2021 at 4:00 PM. The meeting was held virtually via teleconference.

MEMBERS PRESENT:

Harold Zawadski, Chair	Peter Ruppert, Vice Chair (6:26 PM)	Kathleen Griffin, Secretary
Paulette Cuozzo	Catherine Giff (5:05 PM)	Ronek Patel
John Spolyar (6:02 PM)	Judy Szablak	

MEMBERS ABSENT:

Alexis Harrison

OTHERS PRESENT: Ross Murray, Assessor (5:46 PM) and by phone, members of the public

1. Call to Order

Harold Zawadski called the meeting to order at 4:06 PM.

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

Appeal #: **613** PID: **108405** Type: **RE** Time: **4:09 PM**
Owner: **KENNEY PATRICK A & JILL (SV)**
Location: **265 HURD STREET**

A motion was made by Judy Szablak and seconded by Paulette Cuozzo to grant the appeal and reduce the appraised value from \$784,600 to \$756,000. The Board discussed the provided materials and testimony. The motion passed 4:1:0. Griffin opposed.

Decision: The appeal was **GRANTED** Old Value: **\$784,600** New Value: **\$756,000**

Appeal #: **333** PID: **8759** Type: **RE** Time: **4:21 PM**
Owner: **AQUARION WATER COMPANY OF**
Location: **4975 BLACK ROCK TURNPIKE**

A motion was made by Kathleen Griffin and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$45,240,200 to \$32,500,000. The Board discussed the provided materials and testimony.

The motion failed 0:3:2. Patel and Szablak abstained.

Decision: The appeal was **DENIED** Old Value: **\$45,240,200** New Value: **\$45,240,200**

Appeal #: **540** PID: **8590** Type: **RE** Time: **4:23 PM**
Owner: **1401 KING LLC**
Location: **1401 KINGS HIGHWAY**

A motion was made by Judy Szablak and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$46,783,400 to \$28,000,000. The Board discussed the provided materials and testimony.

The motion failed 2:3:0. Zawadski, Griffin and Patel opposed.

Decision: The appeal was **DENIED** Old Value: **\$46,783,400** New Value: **\$46,783,400**

Appeal #: **574** PID: **6401** Type: **RE** Time: **4:37 PM**
Owner: **FAIRWAY PLAZA ASSOCIATES,LLC**
Location: **1968 BLACK ROCK TURNPIKE**

A motion was made by Judy Szablak and seconded by Paulette Cuozzo to grant the appeal and reduce the appraised value from \$8,896,900 to \$7,801,714. The Board discussed the provided materials and testimony. The motion failed 0:2:3. Cuozzo, Patel and Szablak abstained.

Decision: The appeal was **DENIED** Old Value: **\$8,896,900** New Value: **\$8,896,900**

Appeal #: **131** PID: **6401** Type: **RE** Time: **4:40 PM**
Owner: **FAIRWAY PLAZA ASSOCIATES,LLC**
Location: **1968 BLACK ROCK TURNPIKE**

A motion was made by Judy Szablak and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$8,896,900 to \$7,500,000. It was noted that this appeal is for the same property as the previously deliberated appeal (#574) but filed by a different appellant. The appellant did not appear. The motion failed 0:5:0.

Decision: The appeal was **DENIED** Old Value: **\$8,896,900** New Value: **\$8,896,900**

Appeal #: **122** PID: **15401** Type: **RE** Time: **4:46 PM**
Owner: **ASSOCIATED REALTY**
Location: **1216 POST ROAD**

1. A motion was made by Judy Szablak and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$1,312,400 to \$650,000. The Board discussed the provided materials and testimony.
2. A motion was made by Judy Szablak and seconded by Harold Zawadski to **Lay on the Table** the appeal. The motion passed 5:0:0.

Appeal #: **538** PID: **8596** Type: **RE** Time: **5:00 PM**
Owner: **777 COMMERCE DRIVE LLC**
Location: **777 COMMERCE DRIVE**

A motion was made by Judy Szablak and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$11,593,200 to \$8,800,000. The Board discussed the provided materials and testimony.

The motion failed 0:4:1. Judy abstained.

Decision: The appeal was **DENIED** Old Value: **\$11,593,200** New Value: **\$11,593,200**

5:05 PM Catherine Giff joined the meeting.

Appeal #: **539** PID: **8593** Type: **RE** Time: **5:08 PM**
Owner: **BRC D HOLDINGS LLC**
Location: **665 COMMERCE DRIVE**

A motion was made by Judy Szablak and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$32,833,200 to \$28,000,000. The Board discussed the provided materials and testimony.

The motion failed 0:5:1. Giff abstained.

Decision: The appeal was **DENIED** Old Value: **\$32,833,200** New Value: **\$32,833,200**

5:10 PM Ronek Patel left the meeting.

Appeal #: **133** PID: **2726** Type: **RE** Time: **5:11 PM**
Owner: **KINGS HIGHWAY REALTY, LLC**
Location: **800 VILLA AVENUE**

A motion was made by Judy Szablak and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$29,181,300 to \$22,000,000. The Board discussed the provided materials and testimony.

The motion failed 0:5:0.

Decision: The appeal was **DENIED** Old Value: **\$29,181,300** New Value: **\$29,181,300**

Appeal #: **134** PID: **2773** Type: **RE** Time: **5:13 PM**
Owner: **JOE N DEE LLC**
Location: **414 KINGS HIGHWAY**

A motion was made by Judy Szablak and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$7,179,700 to \$5,000,000. The Board discussed the provided materials and testimony. The motion failed 0:5:0.

Decision: The appeal was **DENIED** Old Value: **\$7,179,700** New Value: **\$7,179,700**

Appeal #: **58** PID: **21114** Type: **RE** Time: **5:15 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.

No action was taken.

Appeal #: **97** PID: **18428** Type: **RE** Time: **5:34 PM**
Owner: **2119 POST ROAD LLC**
Location: **2119 POST ROAD**

A motion was made by Judy Szablak and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$2,063,500 to \$1,447,869. The Board discussed the provided materials and testimony. The motion failed 0:5:0.

Decision: The appeal was **DENIED** Old Value: **\$2,063,500** New Value: **\$2,063,500**

Appeal #: **380** PID: **21527** Type: **RE** Time: **5:39 PM**
Owner: **PONGRACZ ZOLTAN JR & JESSICA**
Location: **330 ACORN LANE**

A motion was made by Catherine Giff and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$1,323,300 to \$1,200,000. The Board discussed the provided materials and testimony. The motion passed 5:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$1,323,300** New Value: **\$1,200,000**

5:46 PM Ross Murray joined the meeting.

Appeal #: **399** PID: **21521** Type: **RE** Time: **5:46 PM**
Owner: **JACOBSON PAUL A & KELLY F (SV)**
Location: **335 ACORN LANE**

A motion was made by Catherine Giff and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$1,188,800 to \$1,028,700. The Board discussed the provided materials and testimony.

A motion was made by Catherine Giff and seconded by Kathleen Griffin to amend the motion to grant the appeal in part and reduce the appraised value from \$1,188,800 to \$1,075,000.

The motion to amend the motion passed 5:0:0.

6:02 PM John Spolyar joined the meeting.

The motion as amended passed 5:0:1. Spolyar abstained.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$1,188,800** New Value: **\$1,075,000**

6:05 PM Harold Zawadski broke from the meeting.

Appeal #: **259** PID: **20461** Type: **RE** Time: **6:06 PM**
Owner: **HANNA MARK & JOANNE (SV)**
Location: **92 RANGE ROAD**

A motion was made by Catherine Giff and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$1,201,200 to \$929,200. The Board discussed the provided materials and testimony.

A motion was made by Catherine Giff and seconded by Paulette Cuzzo to amend the motion to grant the appeal in part and reduce the appraised value from \$1,201,200 to \$1,082,600.

6:11 PM Harold Zawadski rejoined the meeting.

The motion to amend the motion passed 5:0:1. Zawadski anstained.

The motion as amended passed 5:0:1. Zawadski abstained.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$1,201,200** New Value: **\$1,082,600**

6:26 PM Peter Ruppert joined the meeting.

Appeal #: **280** PID: **20302** Type: **RE** Time: **6:27 PM**
Owner: **MINDRUMP ALICE A & THOMAS L**
Location: **60 RANGE ROAD**

A motion was made by Kathleen Griffin and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$1,126,000 to \$975,000. The Board discussed the provided materials and testimony.

A motion was made by Kathleen Griffin and seconded by John Spolyar to amend the motion to grant the appeal in part and reduce the appraised value from \$1,126,000 to \$1,050,000.

The motion to amend the motion failed 2:5:0. Zawadski, Cuozzo, Giff, Ruppert and Szablak opposed. The motion failed 3:4:0. Zawadski, Griffin, Ruppert and Spolyar opposed.

Decision: The appeal was **DENIED** Old Value: **\$1,126,000** New Value: **\$1,126,000**

Appeal #: **122** PID: **15401** Type: **RE** Time: **6:53 PM**
Owner: **ASSOCIATED REALTY**
Location: **1216 POST ROAD**

1. A motion was made by Judy Szablak and seconded by John Spolyar to **Take from the Table** the appeal. The motion passed 7:0:0.

2. A motion was made by Judy Szablak and seconded by Peter Ruppert to grant the appeal and reduce the appraised value from \$1,312,400 to \$650,000. The Board discussed the provided materials and testimony. The motion failed 0:5:2. Cuozzo and Szablak abstained.

Decision: The appeal was **DENIED** Old Value: **\$1,312,400** New Value: **\$1,312,400**

Appeal #: **123** PID: **15400** Type: **RE** Time: **6:58 PM**
Owner: **ASSOCIATED REALTY**
Location: **1210 POST ROAD**

A motion was made by Judy Szablak and seconded by Peter Ruppert to grant the appeal and reduce the appraised value from \$1,493,100 to \$400,000. The Board discussed the provided materials and testimony. The motion failed 0:5:2. Cuozzo and Szablak abstained

Decision: The appeal was **DENIED** Old Value: **\$1,493,100** New Value: **\$1,493,100**

Appeal #: **124** PID: **15399** Type: **RE** Time: **7:01 PM**
Owner: **ASSOCIATED REALTY**
Location: **1188 POST ROAD**

A motion was made by Judy Szablak and seconded by Peter Ruppert to grant the appeal and reduce the appraised value from \$1,316,900 to \$500,000. The Board discussed the provided materials and testimony.

7:11 PM Paulette Cuozzo broke from the meeting.

The motion failed 0:5:1. Szablak abstained.

Decision: The appeal was **DENIED** Old Value: **\$1,316,900** New Value: **\$1,316,900**

7:13 PM Judy Szablak broke from the meeting.

Appeal #: **582** PID: **16815** Type: **RE** Time: **7:15 PM**
Owner: **701 FAIRFIELD BEACH ROAD LLC**
Location: **701 FAIRFIELD BEACH ROAD**

A motion was made by Peter Ruppert and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$1,937,000 to \$1,350,000. The Board discussed the provided materials and testimony.

7:31 PM Paulette Cuozzo rejoined the meeting. Harold Zawadski broke from the meeting. John Spolyar assumed Chair responsibilities.

7:49 PM Harold Zawadski rejoined the meeting and resumed as Chair.

The motion failed 1:4:1. Cuozzo in favor; Zawadski abstained.

Decision: The appeal was **DENIED** Old Value: **\$1,937,000** New Value: **\$1,937,000**

7:50 PM Kathleen Griffin broke from the meeting.

Appeal #: **585** PID: **14499** Type: **RE** Time: **7:52 PM**
Owner: **BIGGS CHARLES T.G. & KAREN G (SV)**
Location: **130 NORTH CEDAR ROAD**

A motion was made by Catherine Giff and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$1,281,700 to \$1,015,000. The Board discussed the provided materials and testimony.

A motion was made by Catherine Giff and seconded by Harold Zawadski to amend the motion to grant the appeal in part and reduce the appraised value from \$1,281,700 to \$1,115,000.

The motion to amend the motion passed 5:0:0.

The motion as amended passed 5:0:0.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$1,281,700** New Value: **\$1,115,000**

Appeal #: **514** PID: **17055** Type: **RE** Time: **8:01 PM**
Owner: **BSTY LLC**
Location: **1084 FAIRFIELD BEACH ROAD**

A motion was made by Peter Ruppert and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$886,400 to \$785,000. The Board discussed the provided materials and testimony.

The motion failed 0:5:0.

Decision: The appeal was **DENIED** Old Value: **\$886,400** New Value: **\$886,400**

8:11 PM Kathleen Griffin rejoined the meeting.

8:12 PM Catherine Giff broke from the meeting.

Appeal #: **535** PID: **17074** Type: **RE** Time: **8:12 PM**
Owner: **BRENNAN DOROTHEA E**
Location: **1246 FAIRFIELD BEACH ROAD**

A motion was made by Peter Ruppert and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$876,600 to \$741,736. 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 \$876,600 to \$841,700.

The motion to amend the motion passed 3:0:2. Cuzzo and Griffin abstained.

The motion as amended passed 3:0:2. Cuzzo and Griffin abstained.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$876,600** New Value: **\$841,700**

8:43 PM Catherine Giff rejoined the meeting.

Appeal #: **542** PID: **19066** Type: **RE** Time: **8:44 PM**
Owner: **SARGENT KATHLEEN SPENCER &**
Location: **1484 FAIRFIELD BEACH ROAD**

A motion was made by Peter Ruppert and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$1,510,100 to \$1,510,100. The Board discussed the provided materials and testimony.

The motion failed 1:5:0. Zawadski, Griffin, Giff, Ruppert and Spolyar opposed.

Decision: The appeal was **DENIED** Old Value: **\$1,510,100** New Value: **\$1,510,100**

3. Adjourn

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 9:28 PM.

Respectfully Submitted,

Kathleen Griffin
Secretary
Board of Assessment Appeals

Kathleen Grande
Recording Secretary
Board of Assessment Appeals