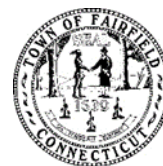


**Board of Assessment Appeals
Fairfield, CT
April 26 , 2021 – AM Minutes**



Recording: <https://www.youtube.com/watch?v=Myrjlg38T-k>

A Decision Meeting of the Board of Assessment Appeals was held on Monday, April 26, 2021 at 9:00 AM. The meeting was held virtually via teleconference.

MEMBERS PRESENT:

Harold Zawadski, Chair Kathleen Griffin, Secretary Paulette Cuozzo
Catherine Giff Judy Szablak

MEMBERS ABSENT:

Peter Ruppert, Vice Chair Alexis Harrison
Ronek Patel John Spolyar

OTHERS PRESENT: Ross Murray, Assessor and by phone, members of the public

1. Call to Order

Harold Zawadski called the meeting to order at 9:11 AM.

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

Appeal #: **66** PID: **37932** Type: **PP** Time: **9:12 AM**

Owner: **HAIR BY SAMMY K**

Location: **6 TIMBERLINE DR, SHELTON, CT**

A motion was made by Harold Zawadski and seconded by Judy Szablak to grant the appeal and reduce the assessed value from \$3,560 to \$1,300. The Board discussed the provided materials and testimony.

The motion passed 3:1:1. Griffin opposed; Giff abstained.

Decision: The appeal was **GRANTED** Old Value: **\$3,560** New Value: **\$0**

Appeal #: **235** PID: **11298** Type: **RE** Time: **9:22 AM**

Owner: **LUIGI CENTER, LLC**

Location: **122 POST ROAD**

A motion was made by Judy Szablak and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$1,056,400 to \$950,000. The Board discussed the provided materials and testimony.

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

Decision: The appeal was **DENIED** Old Value: **\$1,056,400** New Value: **\$1,056,400**

Appeal #: **236** PID: **11299** Type: **RE** Time: **9:31 AM**
Owner: **LUIGI CENTER, LLC**
Location: **154 POST ROAD**

A motion was made by Judy Szablak and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$1,676,800 to \$1,310,000. The Board discussed the provided materials and testimony.

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

Decision: The appeal was **DENIED** Old Value: **\$1,676,800** New Value: **\$1,676,800**

Appeal #: **237** PID: **11300** Type: **RE** Time: **9:37 AM**
Owner: **LUIGI CENTER, LLC**
Location: **170 POST ROAD**

A motion was made by Judy Szablak and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$860,800 to \$750,000. The Board discussed the provided materials and testimony.

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

Decision: The appeal was **DENIED** Old Value: **\$860,800** New Value: **\$860,800**

Appeal #: **238** PID: **11199** Type: **RE** Time: **9:43 AM**
Owner: **LUIGI CENTER, LLC**
Location: **173 POST ROAD**

A motion was made by Judy Szablak and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$1,355,200 to \$975,000. The Board discussed the provided materials and testimony.

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

Decision: The appeal was **DENIED** Old Value: **\$1,355,200** New Value: **\$1,355,200**

Appeal #: **541** PID: **8591** Type: **RE** Time: **9:45 AM**
Owner: **1375 KINGS HIGHWAY LLC**
Location: **1375 KINGS HIGHWAY**

A motion was made by Judy Szablak and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$6,755,300 to \$4,800,000. The Board discussed the provided materials and testimony.

A motion was made by Judy Szablak and seconded by Catherine Giff to amend the motion to grant the appeal in part and reduce the appraised value from \$6,755,300 to \$5,500,000.

The motion to amend the motion passed 3:2:0. Griffin and Zawadski opposed.

The motion as amended passed 3:2:0. Griffin and Zawadski opposed.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$6,755,300** New Value: **\$5,500,000**

Appeal #: **130** PID: **8565** Type: **RE** Time: **10:14 AM**
Owner: **FAIRFIELD THEATRES INC**
Location: **40 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 \$6,558,700 to \$2,500,000. The Board discussed the provided materials and testimony.

The motion failed 0:4:1. Szablak abstained

Decision: The appeal was **DENIED** Old Value: **\$6,558,700** New Value: **\$6,558,700**

Appeal #: **132** PID: **12303** Type: **RE** Time: **10:19 AM**
Owner: **INTERNATIONAL INVESTORS**
Location: **1160 KINGS HIGHWAY CUTOFF**

A motion was made by Judy Szablak and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$13,723,400 to \$10,000,000. The Board discussed the provided materials and testimony.

The motion failed 0:5:0.

Decision: The appeal was **DENIED** Old Value: **\$13,723,400** New Value: **\$13,723,400**

10:26 AM Technical difficult interrupted the conference call and then the Board broke for 10 minutes.

10:46 AM Harold Zawadski reconvened the meeting.

Appeal #: **127** PID: **15421** Type: **RE** Time: **10:46 AM**
Owner: **BURKE MARY E 1/2 (LU) & ETAL 1/2 (RO)**
Location: **14 SANFORD STREET**

A motion was made by Catherine Giff and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$1,262,400 to \$1,000,000. The Board discussed the provided materials and testimony.

The motion failed 0:5:0.

Decision: The appeal was **DENIED** Old Value: **\$1,262,400** New Value: **\$1,262,400**

Appeal #: **315** PID: **8682** Type: **RE** Time: **10:51 AM**
Owner: **187 KINGS HIGHWAY,LLC**
Location: **187 KINGS HIGHWAY CUTOFF**

A motion was made by Catherine Giff and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$1,686,500 to \$1,488,400. The Board discussed the provided materials and testimony.

A motion was made by Catherine Giff and seconded by Judy Szablak to call the question.

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

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

Decision: The appeal was **GRANTED** Old Value: **\$1,686,500** New Value: **\$1,488,400**

Appeal #: **382** PID: **2513** Type: **RE** Time: **11:12 AM**
Owner: **TRUST REALTY CORP**
Location: **441 KINGS HIGHWAY**

A motion was made by Catherine Giff and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$1,344,100 to \$1,011,080. The Board discussed the provided materials and testimony.

A motion was made by Kathleen Griffin and seconded by Judy Szablak to amend the motion to grant the appeal in part and reduce the appraised value from \$1,344,100 to \$1,100,000.

The motion to amend the motion passed 3:2:0. Cuzzo and Giff opposed.

The motion as amended passed 5:0:0.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$1,344,100** New Value: **\$1,100,000**

Appeal #: **135** PID: **15213** Type: **RE** Time: **11:19 AM**
Owner: **70 REEF ROAD LLC**
Location: **70 REEF ROAD**

A motion was made by Catherine Giff and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$1,189,700 to \$950,000. 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 \$1,189,700 to \$990,000.

The motion to amend the motion passed 3:2:0. Griffin and Zawadski opposed.

The motion as amended passed 3:2:0. Griffin and Zawadski opposed.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$1,189,700** New Value: **\$990,000**

Appeal #: **58** PID: **21114** Type: **RE** Time: **11:34 AM**
Owner: **WVB 251 MAIN STREET, LLC 1/3; VMF**
Location: **251 MAIN STREET**

A motion was made by Judy Szablak and seconded by Paulette Cuzzo 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 passed 3:2:0. Griffin and Zawadski opposed.

Decision: The appeal was **GRANTED** Old Value: **\$2,045,400** New Value: **\$1,500,000**

Appeal #: **531** PID: **16157** Type: **MF** Time: **11:59 AM**
Owner: **AGOSTO KATHRYN M**
Location: **256 PRATT STREET**

A motion was made by Judy Szablak and seconded by Paulette Cuzzo to reconsider the appeal at a date certain of tonight's deliberation session (April 27, 2021 5:15 PM).

The motion passed 5:0:0.

Appeal #: **586**

PID: **7511**

Type: **RE**

Time: **12:02 PM**

Owner: **MURRAY KEVIN J & BRIDIE P (SV)**

Location: **77 BURROUGHS ROAD**

A motion was made by Catherine Giff and seconded by Paulette Cuozzo to reconsider the appeal at a date to be determined.

The motion passed 5:0:0.

3. Adjourn

In response to the chair, Judy Szablak made a motion to adjourn the meeting. Catherine Giff seconded.

The motion passed unanimously.

Harold Zawadski adjourned the meeting at 12:11 PM.

Respectfully Submitted,

Kathleen Griffin
Secretary
Board of Assessment Appeals

Kathleen Grande
Recording Secretary
Board of Assessment Appeals