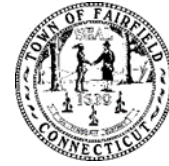


**Board of Assessment Appeals
Fairfield, CT
April 27, 2021 – AM Minutes**



Recording: <https://www.youtube.com/watch?v=VNwjV6ETEfo>

A Decision Meeting of the Board of Assessment Appeals was held on Tuesday, April 27, 2021 at 9:00 AM. The meeting was held virtually via teleconference.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Peter Ruppert, Vice Chair	Ronek Patel	John Spolyar
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OTHERS PRESENT: Ross Murray, Assessor and by phone, members of the public

1. Call to Order

Harold Zawadski called the meeting to order at 9:01 AM.

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

Appeal #: **298** PID: **15328** Type: **RE** Time: **9:05 AM**
Owner: **SEALAND FAIRFIELD LLC**
Location: **1761 POST ROAD**

A motion was made by Kathleen Griffin and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$5,389,100 to \$1,700,000. The Board discussed the provided materials and testimony.

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

Decision: The appeal was **DENIED** Old Value: **\$5,389,100** New Value: **\$5,389,100**

Appeal #: **494** PID: **15411** Type: **RE** Time: **9:09 AM**
Owner: **FLEET NATIONAL BANK OF MASS.**
Location: **1366 POST ROAD**

A motion was made by Kathleen Griffin and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$4,128,700 to \$2,785,565. The Board discussed the provided materials and testimony.

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

Decision: The appeal was **DENIED** Old Value: **\$4,128,700** New Value: **\$4,128,700**

Appeal #: **241** PID: **6305** Type: **RE** Time: **9:14 AM**
Owner: **COMMERCE BANK, N.A.**
Location: **1733 BLACK ROCK TURNPIKE**

A motion was made by Judy Szablak and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$3,594,200 to \$3,000,000. The Board discussed the provided materials and testimony.

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

Decision: The appeal was **DENIED** Old Value: **\$3,594,200** New Value: **\$3,594,200**

Appeal #: **397** PID: **19548** Type: **RE** Time: **9:17 AM**
Owner: **JPMORGAN CHASE BANK**
Location: **292 PEQUOT AVENUE**

A motion was made by Judy Szablak and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$3,804,600 to \$3,162,150. The Board discussed the provided materials and testimony.

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

Decision: The appeal was **DENIED** Old Value: **\$3,804,600** New Value: **\$3,804,600**

Appeal #: **398** PID: **15201** Type: **RE** Time: **9:22 AM**
Owner: **CHASE MANHATTAN BANK OF CONN**
Location: **1401 POST ROAD**

A motion was made by Judy Szablak and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$4,275,700 to \$3,000,000. The Board discussed the provided materials and testimony.

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

Decision: The appeal was **DENIED** Old Value: **\$4,275,700** New Value: **\$4,275,700**

Appeal #: **416** PID: **19958** Type: **RE** Time: **9:25 AM**
Owner: **BERTINI JOSEPH C &**
Location: **599 KINGS HIGHWAY WEST**

A motion was made by Catherine Giff and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$1,228,500 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: **\$1,228,500** New Value: **\$1,228,500**

Appeal #: **418** PID: **19545** Type: **RE** Time: **9:35 AM**
Owner: **PARKER DAVID SCOTT**
Location: **170 PEQUOT AVENUE**

A motion was made by Catherine Giff and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$1,047,600 to \$670,000. The Board discussed the provided materials and testimony.

A motion was made by Catherine Giff and seconded by Judy Szablak to amend the motion and reduce the appraised from \$1047,600 to \$707,700.

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

A motion was made by Paulette Cuozzo and seconded by Catherine Giff to call the question. The motion to call the question 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: **\$1,047,600** New Value: **\$707,700**

Appeal #: **304** PID: **11457** Type: **RE** Time: **10:07 AM**
Owner: **BUCKMIR STANLEY R/EST**
Location: **60 HIGH COURT**

A motion was made by Kathleen Griffin and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$122,400 to \$88,000. The Board discussed the provided materials and testimony. A motion was made by Kathleen Griffin and seconded by Harold Zawadski to call the question. The motion to call the question failed 1:3:1. Cuozzo, Szablak and Zawadski opposed; Giff abstained. The discussion continued. The motion passed 4:1:0. Griffin opposed.
Decision: The appeal was **GRANTED** Old Value: **\$122,400** New Value: **\$88,000**

10:25 AM The Board recessed for ten minutes.

Appeal #: **412** PID: **15405** Type: **RE** Time: **10:37 AM**
Owner: **TORTORA CARMEN A FLMY LTD PTSH**
Location: **1280 POST ROAD**

A motion was made by Kathleen Griffin and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$8,212,500 to \$7,100,000. The Board discussed the provided materials and testimony. The motion failed 0:2:3. Cuozzo, Giff and Szablak abstained.
Decision: The appeal was **DENIED** Old Value: **\$8,212,500** New Value: **\$8,212,500**

Appeal #: **214** PID: **15404** Type: **RE** Time: **10:42 AM**
Owner: **LJG 1262 POST ROAD FAIRFIELD LLC**
Location: **1262 POST ROAD**

A motion was made by Kathleen Griffin and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$6,589,600 to \$4,100,000. The Board discussed the provided materials and testimony. The motion failed 0:3:2. Cuozzo and Szablak abstained.
Decision: The appeal was **DENIED** Old Value: **\$6,589,600** New Value: **\$6,589,600**

Appeal #: **207** PID: **19956** Type: **RE** Time: **10:46 AM**
Owner: **3266 POST ROAD, LLC**
Location: **3266 POST ROAD**

A motion was made by Judy Szablak and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$1,694,000 to \$1,250,000. 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: **\$1,694,000** New Value: **\$1,694,000**

Appeal #: **417** PID: **19957** Type: **RE** Time: **11:02 AM**
Owner: **BERTINI JOSEPH**
Location: **3280 POST ROAD**

A motion was made by Judy Szablak and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$845,400 to \$600,000. 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: **\$845,400** New Value: **\$845,400**

Appeal #: **483** PID: **15471** Type: **RE** Time: **11:08 AM**
Owner: **INWOOD EQUITY FAIRFIELD, LLC**
Location: **1740 POST ROAD**

The appeal was withdrawn. **No action was taken.**

Appeal #: **174** PID: **20073** Type: **RE** Time: **11:10 AM**
Owner: **HIGHLAND REALTY PARTNERS I, L.P.**
Location: **30 JELLIFF LANE**

A motion was made by Judy Szablak and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$3,518,200 to \$3,000,000. Judy Szablak noted that the hearing notices for Appeal **#173** and Appeal **#174** were returned by the Post Office. The Board asked the Assessor's Office to follow up with the appellant to offer him a hearing for the two properties. No action taken.

Appeal #: **401** PID: **20103** Type: **RE** Time: **11:18 AM**
Owner: **3611 POST ROAD LLC**
Location: **3611 POST ROAD**

A motion was made by Judy Szablak and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$2,354,500 to \$2,156,300. The Board discussed the provided materials and testimony.

The motion failed 1:3:1. Giff, Griffin and Zawadski opposed; Cuozzo abstained.

Decision: The appeal was **DENIED** Old Value: **\$2,354,500** New Value: **\$2,354,500**

Appeal #: **519** PID: **8671** Type: **RE** Time: **11:22 AM**
Owner: **682 COMMERCE DR ASSO LTD PTSHP**
Location: **682 COMMERCE DRIVE**

1. A motion was made by Judy Szablak and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$3,069,400 to \$2,258,020. The Board discussed the provided materials and testimony.
2. A motion was made by Harold Zawadski and seconded by Kathleen Griffin to table the appeal. The motion passed 5:0:0.

Appeal #: **316** PID: **6397** Type: **RE** Time: **11:35 AM**
Owner: **1876 BLACK ROCK TURNPIKE REALTY &**
Location: **1876 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 \$3,421,500 to \$2,800,000. The Board discussed the provided materials and testimony.

The motion passed 3:2:0. Cuozzo and Szablak abstained.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$3,421,500** New Value: **\$3,100,000**

Appeal #: **521** PID: **8364** Type: **RE** Time: **11:48 AM**
Owner: **390 JENNINGS ROAD FAIRFIELD LLC**
Location: **390 JENNINGS ROAD**

A motion was made by Judy Szablak and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$6,035,300 to \$5,566,762. The Board discussed the provided materials and testimony.

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

Decision: The appeal was **DENIED** Old Value: **\$6,035,300** New Value: **\$6,035,300**

Appeal #: **519** PID: **8671** Type: **RE** Time: **11:59 AM**
Owner: **682 COMMERCE DR ASSO LTD PTSHP**
Location: **682 COMMERCE DRIVE**

1. A motion was made by Kathleen Griffin and seconded by Harold Zawadski to take from the table the appeal.

The motion passed 5:0:0.

2. A motion was made by Judy Szablak and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$3,069,400 to \$2,258,020. 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: **\$3,069,400** New Value: **\$3,069,400**

3. Adjourn

In response to the chair, Judy Szablak made a motion to adjourn the meeting. Kathleen Griffin 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