



TOWN OF NEWTOWN
BOARD OF ASSESSMENT APPEALS

NEWTOWN BOARD OF ASSESSMENT APPEALS REGULAR MEETING
MONDAY, MARCH 13, 2023

MINUTES

PRESENT: Kadri Graffeo, Scott Reiss, Alex Villamil, Edward Randall

CALL TO ORDER: Mr. Reiss called the meeting to order at 6:30 pm.

APPROVAL OF MINUTES: Mr. Villamil moved to accept the minutes of the March 10, 2023 Board of Assessment Appeals Special Meeting. Seconded by Mr. Randall. All in favor. Motion passes (4-0)

NEW BUSINESS:

Discussion and Possible Action:

- Conduct hearings for Scheduled Appellants: (Room #1)
 - **Steve Poyak & Katalin Poyak – Real Estate at 4 Fallen Leaf Lane**
Mr. Reiss began by administering the statutory oath. Katalin & Lev Poyak presented their case to appeal the assessment of the property listed above.
Mr. Randall made a motion to deny the appeal based on insufficient proof to support the claim. Seconded by Ms. Graffeo. All in favor. Motion passes (4-0).
 - **Steve Poyak & Katalin Poyak – Real Estate at 5 Twist Hill Lane**
Mr. Reiss began by administering the statutory oath. Katalin & Lev Poyak presented their case to appeal the assessment of the property listed above.
Mr. Reiss made a motion to deny the appeal subject to the assessor making a field visit to assess accuracy of grade and adjust assessment based on findings. Seconded by Mr. Randall. All in favor. Motion passes (4-0).
 - **Steve Poyak & Katalin Poyak – Real Estate at 2 Fallen Leaf Lane**
Mr. Reiss began by administering the statutory oath. Katalin & Lev Poyak presented their case to appeal the assessment of the property listed above.
Mr. Reiss made a motion to deny the appeal based on insufficient proof to support the claim. Seconded by Mr. Villamil. All in favor. Motion passes (4-0).
 - **Bruce W & Holly Walczak – Real Estate at 12 Glover Avenue**
Mr. Reiss began by administering the statutory oath. Bruce W Walczak presented their case to appeal the assessment of the property listed above.
Ms. Graffeo made a motion to approve the change in grade from B+ to B-. Seconded by Mr. Villamil. All in favor. Motion passes (4-0).

- **Sharon Hoyt** – *Real Estate at 28 Saint George Place*
Mr. Reiss began by administering the statutory oath. Sharon Hoyt presented her case to appeal the assessment of the property listed above.
Ms. Graffeo made a motion to deny the appeal based on insufficient proof to support the claim. Seconded by Mr. Randall. All in favor. Motion passes (4-0).
- **Jason & Lexie Codespoti** – *Real Estate at 25 Meridian Ridge Drive*
Mr. Reiss began by administering the statutory oath. Jason Codespoti presented their case to appeal the assessment of the property listed above.
Mr. Reiss made a motion to deny the appeal based on insufficient proof to support the claim. Seconded by Mr. Randall. All in favor. Motion passes (4-0).
- **Michael & Geraldine Lago** – *Real Estate at 17 Taunton Lake Road*
Mr. Reiss began by administering the statutory oath. Michael & Geraldine Lago presented their case to appeal the assessment of the property listed above.
Ms. Graffeo made a motion to approve the reduction in the assessed value from \$613,090 to \$491,715. Seconded by Mr. Reiss. All in favor. Motion passes (4-0).
- **Paolo Moreschini** – *Real Estate at 133 Currituck Road* -Did not appear
- **Blake Roderick LLC**– *Real Estate at 6A Twist Hill Lane*
Mr. Reiss began by administering the statutory oath. Ian Gorovoy & Evelyn Rojas of Blake Roderick LLC presented the case to appeal the assessment of the property listed above.
Ms. Graffeo made a motion to approve the reduction in the assessed value from \$487,770 to \$450,240. Seconded by Mr. Randall. All in favor. Motion passes (4-0).
- **David Landau & Jennifer Landau** – *Real Estate at 13 Wiley Lane*
Mr. Reiss began by administering the statutory oath. David Landau & Jennifer Landau presented their case to appeal the assessment of the property listed above.
Mr. Randall made a motion to deny the appeal and direct assessor to reduce the grade from C+ to C and set new assessment based on the revised grade. Seconded by Mr. Reiss. Motion passes (3-1, Villamil opposed).
- **Steve Samson** – *Real Estate at 4 Kelly Court*
Mr. Reiss began by administering the statutory oath. Steve Samson presented his case to appeal the assessment of the property listed above.
Tabled for deliberation and finalized decision at a future meeting.
- **Anthony Natopi** – *Real Estate at 4 Longview Road*
Mr. Reiss began by administering the statutory oath. Anthony Natopi presented his case to appeal the assessment of the property listed above.
Tabled for deliberation and finalized decision at a future meeting.
- Conduct hearings for Scheduled Appellants: (Room #3)
 - **Heather Symes** – *Real Estate at 6 Lake Road*
Mr. Villamil began by administering the statutory oath. Heather Symes presented her case to appeal the assessment of the property listed above.
Tabled for deliberation and finalized decision at a future meeting.
 - **Keith A Weise & Leslie M Winters** – *Real Estate at 63 Georges Hill Road*
Mr. Villamil began by administering the statutory oath. Keith A Weise presented their case to appeal the assessment of the property listed above.

Mr. Villamil made a motion to deny the appeal based on insufficient proof to support the claim. Seconded by Mr. Reiss. All in favor. Motion passes (4-0).

- **Jodi Cameron – Real Estate at 5 Cherry Street**
Mr. Villamil began by administering the statutory oath. Jodi Cameron presented her case to appeal the assessment of the property listed above.
Mr. Villamil made a motion to approve the change in grade from C to C-, a reduction in the assessed value from \$175,480 to \$169,000, and further lower the assessment by the value of the lower grade of C-. Seconded by Mr. Reiss. All in favor. Motion passes (4-0).
- **Earl & Rina Quijano – Real Estate at 33 Turkey Roost Road**
Mr. Villamil began by administering the statutory oath. Earl & Rina Quijano presented their case to appeal the assessment of the property listed above.
Mr. Villamil made a motion to approve the reduction in the assessed value from \$345,180 to \$313,800. Seconded by Ms. Graffeo. All in favor. Motion passes (4-0).
- **James D Allen & Madeleine A Allen – Real Estate at 26A Main Street**
Mr. Villamil began by administering the statutory oath. James D Allen & Madeleine A Allen presented their case to appeal the assessment of the property listed above.
Mr. Villamil made a motion to approve the reduction in the assessed value from \$277,390 to \$257,700. Seconded by Mr. Randall. All in favor. Motion passes (4-0).
- **Jeremy Leibs & Katherine Witherspoon – Real Estate at 12 Lake Road**
Mr. Villamil began by administering the statutory oath. Jeremy Leibs & Katherine Witherspoon presented their case to appeal the assessment of the property listed above.
Tabled for deliberation and finalized decision at a future meeting.
- **William Pieragostini – Real Estate at 9A Point o Rocks Road**
Mr. Villamil began by administering the statutory oath. William Pieragostini presented his case to appeal the assessment of the property listed above.
Tabled for deliberation and finalized decision at a future meeting.
- **Allen Raiano – Real Estate at 56 Farrell Road**
Mr. Villamil began by administering the statutory oath. Allen Raiano presented his case to appeal the assessment of the property listed above.
Mr. Villamil made a motion to deny the appeal subject to an on-site inspection to determine if the B grade is accurate or if it should be reduced to a lower grade. Seconded by Mr. Reiss. All in favor. Motion passes (4-0).
- **Frank & Janet Gardner – Real Estate at 6 Surrey Trail**
Mr. Villamil began by administering the statutory oath. Frank Gardner presented their case to appeal the assessment of the property listed above.
Mr. Villamil made a motion to deny the appeal based on insufficient proof to support the claim. Seconded by Mr. Reiss. All in favor. Motion passes (4-0).
- **Neal & Suzanne Deyoung– Real Estate at 9 Gopher Road -Did not appear**
- **Jose Pullopilly – Real Estate at 3 Botsford**
Mr. Villamil began by administering the statutory oath. Aili DiBonaventura, of Fairfield Appraisal, representing Jose Pullopilly presented the case to appeal the assessment of the property listed above.
Mr. Villamil made a motion to approve the reduction in the assessed value from \$185,370 to \$111,300. Seconded by Ms. Graffeo. All in favor. Motion passes (4-0).

- Deliberated and finalized decisions as noted in the above motions.

ADJOURNMENT: There being no further business, Mr. Reiss moved to adjourn the meeting at 12:31 am. Seconded by Mr. Villamil. All in favor.

*Respectfully submitted,
Dana Ulibarri, Clerk*

**THESE MINUTES ARE SUBJECT TO APPROVAL BY THE BOARD OF ASSESSMENT APPEALS
AT THE NEXT MEETING**