



TOWN OF NEWTOWN BOARD OF ASSESSMENT APPEALS

NEWTOWN BOARD OF ASSESSMENT APPEALS REGULAR MEETING
THURSDAY, MARCH 23, 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: Ms. Graffeo moved to accept the minutes of the March 22, 2023 Board of Assessment Appeals Regular 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)
 - **Gary & Jillian Lippman** – *Real Estate at 12 Blakeslee Drive* – Did not appear
 - **William A & Nancy C Notaro** – *Real Estate at 5 Serene Way*
Mr. Reiss began by administering the statutory oath. William A Notaro presented their case to appeal the assessment of the property listed above.
Mr. Reiss made a motion to approve the reduction in the assessed value from \$1,119,820 to \$1,050,000. Seconded by Ms. Graffeo. All in favor. Motion passes (4-0).
 - **Amber Stevens Edwards** – *Real Estate at 40 Parmalee Hill Road*
Mr. Reiss began by administering the statutory oath. Amber Stevens Edwards & Justin Scott presented her 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).
 - **Jack & Joann Hornak** – *Real Estate at 32 Great Quarter Road*
Mr. Reiss began by administering the statutory oath. Jack & Joann Hornak presented their case to appeal the assessment of the property listed above.
Mr. Reiss made a motion to approve the reduction in the assessed value from \$384,500 to \$321,152. Seconded by Ms. Graffeo. All in favor. Motion passes (4-0).
 - **Defenn LLC & Global Montello Group Corp** – *Real Estate at 67 Church Hill Road* – Did not appear
 - **Douglas Hiban & Claire Foster** – *Real Estate at 53 Echo Valley Road*
Mr. Reiss began by administering the statutory oath. Douglas Hiban Foster presented their case to appeal the assessment of the property listed above.

Mr. Randall made a motion to approve the reduction in the assessed value from \$410,490 to \$352,800. Seconded by Ms. Graffeo. All in favor. Motion passes (4-0).

▪ **John Stashinsky – Real Estate at 34 Maltbie Road**

Mr. Reiss began by administering the statutory oath. John Stashinsky presented his case to appeal the assessment of the property listed above.

Mr. Reiss made a motion to approve the reduction in the assessed value from \$330,670 to \$297,603. Seconded by Mr. Villamil. All in favor. Motion passes (4-0).

▪ **Alice Cooney – Real Estate at 36 Maltbie Road**

Mr. Reiss began by administering the statutory oath. Alice Cooney presented her case to appeal the assessment of the property listed above.

Ms. Graffeo made a motion to approve the reduction in the assessed value from \$301,800 to \$271,620. Seconded by Mr. Villamil. All in favor. Motion passes (4-0).

▪ **Martin Capaldo – Real Estate at 82 Waterview Drive**

Mr. Reiss began by administering the statutory oath. Martin Capaldo presented his case to appeal the assessment of the property listed above.

Ms. Graffeo made a motion to approve the reduction in the assessed value from \$318,390 to \$252,000. Seconded by Mr. Randall. All in favor. Motion passes (4-0).

▪ **Joseph A Procaccini – Real Estate at 5 Old Town Road**

Mr. Reiss began by administering the statutory oath. Joseph A Procaccini presented his case to appeal the assessment of the property listed above.

Mr. Villamil made a motion to deny the appeal. Seconded by Ms. Graffeo. All in favor. Motion passes (4-0).

• Conduct hearings for Scheduled Appellants: (Room #3)

▪ **Stephan Dilchert – Real Estate at 81 Forest Drive**

Mr. Villamil began by administering the statutory oath. Stephen Dilchert presented his case to appeal the assessment of the property listed above.

Mr. Villamil made a motion to approve the reduction in the assessed value from \$342,730 to \$263,305. Seconded by Mr. Randall. All in favor. Motion passes (4-0).

▪ **Stephan Dilchert – Real Estate at 85 Forest Drive**

Mr. Villamil began by administering the statutory oath. Stephen Dilchert presented his case to appeal the assessment of the property listed above.

Mr. Villamil made a motion to approve the reduction in the assessed value from \$429,010 to \$410,384. Seconded by Ms. Graffeo. All in favor. Motion passes (4-0).

▪ **Christine A Cook – Real Estate at 48 Aunt Park Lane**

Mr. Villamil began by administering the statutory oath. Christine A Cook presented her case to appeal the assessment of the property listed above.

Mr. Villamil made a motion to approve the reduction in the assessed value from \$336,760 to \$280,000. Seconded by Mr. Reiss. All in favor. Motion passes (4-0).

▪ **Michael Pierwola – Real Estate at 5 Horseshoe Ridge Rd**

Mr. Villamil began by administering the statutory oath. Michael Pierwola presented his case to appeal the assessment of the property listed above.

Mr. Villamil made a motion to approve the reduction in the assessed value from \$430,310 to \$363,300. Seconded by Ms. Graffeo. All in favor. Motion passes (4-0).

- **Julio Carbonell – Real Estate at 13 Greenbriar Lane**
Mr. Villamil began by administering the statutory oath. Julio Carbonell & Patrick Carbonell presented the 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).
- **Philip Harding – Real Estate at 56 Edgelake Drive**
Mr. Villamil began by administering the statutory oath. Philip Harding presented his case to appeal the assessment of the property listed above. Mr. Villamil made a motion to approve the reduction in the assessed value from \$286,850 to \$216,566. Seconded by Ms. Graffeo. All in favor. Motion passes (4-0).
- **Ellen Zenhye – Real Estate at 33 Jeremiah Road**
Mr. Villamil began by administering the statutory oath. Ellen Zenhye presented her 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. Randall. All in favor. Motion passes (4-0).
- **Stanley & Nancy Mikrut – Real Estate at 34 Saint George Place**
Mr. Villamil began by administering the statutory oath. Stanley Mikrut 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. Randall. All in favor. Motion passes (4-0).
- **Carla DeOliveira – Motor Vehicle - 2010 Toyota Tacoma – 15 Ardi Court**
Mr. Villamil began by administering the statutory oath. Carla DeOliveira presented her case to appeal the assessment of the motor vehicle listed above. Mr. Villamil made a motion to approve the reduction in the assessed value of the motor vehicle listed above from \$5,075 to \$1,750. Seconded by Mr. Randall. All in favor. Motion passes (4-0).
- **Lois & James Barber – Real Estate at 33 Zoar Road**
Mr. Villamil began by administering the statutory oath. Lois Barber 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 \$464,690 to \$423,500. Also, change field card from forced hot air to steam, from five bedrooms to four bedrooms, and remove WHL subject to field inspection. Seconded by Mr. Randall. All in favor. Motion passes (4-0).
- **Richard & Lorraine Dejulio – Real Estate at 164 Huntingtown Road**
Mr. Villamil began by administering the statutory oath. Richard & Lorraine Dejulio 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 \$345,810 to \$328,520 based on economic obsolescence. Seconded by Mr. Randall. 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 deemed the meeting adjourned at 11:19 pm.

*Respectfully submitted,
Dana Ulibarri, Clerk*

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