



# The City of Norwalk, Connecticut

125 East Avenue, Norwalk CT, 06851, Room 121

Phone: 203-854-7760 Fax: 203-854-7970

May 5, 2026

2:00 PM

City Hall: PZ Conference Room

## ANTI-BLIGHT HEARING

---

### I. ROLL CALL

The meeting was called to order by Steve Brueski,  
Neighborhood Improvement Manager and Anti-Blight Officer

Anti-Blight Officer: Steve Brueski;

Citation Hearing Officer: Attorney Emma Dignoti;

Blight Inspector: Steve Brueski;

Technical Assistant/Blight Inspectors: Matthew Deering, Keith  
Muro

Chief Building Official: William Ireland

### II. 13 Bayview/ 20 Cleveland Terrace/ 32 Lowe St./37 Summitt

#### 13 Bayview

Mr. Brueski shows pictures from 9/30/25 and current, there is no change at all in condition of house. Owner has plans approved with planning and zoning not building, she states plans are in final stage. The plans they have, are no solution to the Blight right now that exists from 9/30/25. There are no permits, and owner claims planning and zoning approved plans in August, and owner is waiting on architect. Owner claims drawings are supposed to be ready in a week or so. Architect name is Novina. Assessment on this property is \$8,250 instead of old assessment of \$12,100. Bill Ireland gave 3 weeks to get architect drawings and see building department, otherwise fines go retro 9/30/25

### III. 20 Cleveland Terrace

Blight Inspector Stephen Brueski gave brief overview of blighted property as well as pictures from 9/30/25 and current. Bill Ireland spoke of last hearing 9/30/25 that it was extended 45 days for results. There has been very little change. Owner stated plans were submitted couple years ago, continued to talk about there plans of what they want to develop on this property. Hearing officer AttorneyEmma Dignoti states whatever you want to do with this property has no bearing on the blight that exists on this property that is accruing fines of \$250 per day, being said the blight needs to be taken care of. Gabriela Czaja states they did not want to demolish because it would change the set-backs and would not be able to build what they wanted. Billy Ireland stated that property owner could get unsafe letter from him tomorrow that would allow them to demolish and rebuild same structure without changing set-backs on same property, if for some reason they are not able to build what they are planning. Attorney Dignoti, Bill Ireland and Mr. Brueski all agreed that demolition would take care of Blight. Owner needs to demolish whether there putting same structure or larger, and Blight would be gone. There was a previous

lien on property. Fines will stay on freeze from that 9/30/25 hearing if within 30 days Owner does not obtain a demolition permit. If not obtained fines will be retroactive from 9/30/25. Attorney Emma Dignoti signed off on an assessment of \$8,250.

**IV. 32 Lowe St.**

Stephen Brueski gave briefing and pictures of past blight issues, which has some roofing/siding and some trim in which permits needed to be obtained and work needed to be started. No permits have been taken out and no work. Zoning requested survey to be done, Owners of property claimed they are having trouble getting a surveyor, that they are backed up 6-8 weeks. On June 5, 2025 owners had 30 days to get permits, and they have not. Mr. Brueski shows current pictures that show there has been no progress or permits. Owner claims architect has been taking awhile because designing other property. Attorney Dignoti states because you have multiple properties you cannot neglect the blight on any of them. Owner states they submitted plans to planning and zoning, but have not submitted to building department. Getting all the permits would stop the fines, if after that work wasn't completed then fines would be retroactive. Owner of property claims Surveyor and Architect have taken so long to get. Attorney Dignoti and Bill Ireland state there is no way it takes 11 months to get and if so Gabriela has a choice of who she chooses to use and if this who you choose and its not getting done then fines just keep accruing on you, not the architect or surveyor. Billy Ireland contacted Walter Skid to clarify this, yes owner went to surveyor 11 weeks ago and Mr. Skid stated she said no rush. Mr. Brueski claims its been way too long, we have tried to work with them and been fair enough. Attorney Dignoti has signed assessment of \$4,950.

**V. 37 Summitt Ave.**

Mr. Brueski states there is missing siding and roof is unfinished, there are some tarps and nothing has been done since 9/30/25. Owner claims all her properties are old. Bill Ireland states it doesn't matter how old they are and what your plans are to change to roof, that they need a roofer. So what has taken 8-11 months to do anything? Fines are accruing at \$150 a day. Attorney Dignoti assessed fines of \$4,950, and Mr. Ireland gives 30 days to have a roofing contractor to come in and get permits, otherwise fines start retro to 9/30/25. The Blight needs to be done. Owner brings up fact that when she bought property it was worse and bushes all over and they cleaned up. Owner felt that she was being bullied and is obviously upset. Bill makes point that this Blight is a State statute. Mr. Ireland and Attorney Dignoti state you bought it from City of Norwalk, AS IS, so you know what you bought and what condition it is and is irrelevant, to the blight on this property and all properties. If you want to do it your way then so be it and fines just keep accruing. Gabriela states she wants to eliminate blight and will.

Meeting is adjourned at 3 pm.