



The City of Norwalk, Connecticut

125 East Avenue, Norwalk CT, 06851, Room 121

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March 25, 2025

2:00 PM

City Hall: PZ Conference Room

ANTI-BLIGHT HEARING

I. ROLL CALL

The meeting was called to order by William Ireland,
Chief Building Official and Anti-Blight Officer

Anti-Blight Officer: William Ireland;
Citation Hearing Officer: Attorney Emma Dignoti;
Blight Inspector: Steve Brueski;
Technical Assistant: Matthew Deering

II. 3 Ely Avenue

III. 5 Mulvey Street

Hearing officer Dignoti swears in Arby Gega owner of both 3 Ely Ave and 5 Mulvey St (He attended the hearing via Zoom). Brueski gives the assessment on the property \$11,000. Gega explains that he has not received notice about either property of blight. Brueski asks about plans with the property. Gega explains he has intentions to demo the building and has had meetings with the Planning and Zoning department about the property. He plans to have the building demolished in the next 1- 2 months with bids from a few demolition contractors. He says that this is the first-time hearing about the \$11,000 fine.

Brueski brings up the 3 Ely Avenue property which is also owned by Gega. He has no plans to demolish this building There a residential tenants and barbershop in commercial space. Brueski explains he was not aware Gega owned both properties until speaking with Gega. Brueski shares assessment of \$10,700 on the 3 Ely property, cited for graffiti, broken windows, junk, and accumulation of trash stored outside. Gega agrees to fix blighted issues and explains he has remediated the graffiti in the past but it keeps happen.

Hearing officer Dignoti asked Gega if he claims not to have received notice on either of the properties. Gega says he has not received notice. Brueski asks for the correct mailing address Gega agrees to email him the correct information. Bill Ireland asks Gega to come to the office to meet with Bruksi and himself to get conformation of his plans with his architect and to asses the structure before moving on to demolish. Gega agrees.

Dignoti askes for correct mailing address while he is under oath, the correct address is given P.O. Box 1265 Darien CT 06820. Dignoti asks if he is unable to receive mail for the entities that own the properties and if the entities are filed with the secretary of state with the correct address. Gega says the address is currently incorrect and gives the P.O. Box for the new address.

Brueski suggest fine to be waved but if building is not demolished something needs to happen. Dignoti agrees, but says it is difficult to assess full fine due to the issues with the notices.

Brueski suggest the blight property will start today \$250 a day for the vacant property and \$150 for the occupied residence. If the blight is not remediated in the 30 days the fines will be retro.

All parties agree.

IV. 2 East Rocks

Hearing officer Dignoti swears in property owner Sophie Constandki. Brueski explains this is a continued hearing from November 19th 2024. The property was blighted at the time with a \$6,100 assessment. The current assessment is \$15,000 since blight still exist on the property. Photos are shown of the properties current state; day of the hearing. A lot of progress as been made in cleaning the blight from the property. Ireland suggests to give the owner 1 month to completely remediate the blight from the property. But if it is not completely free of blight the initial assessment \$6,100 will be owed. All parties agree and another meeting will be set.

V. 43 Beau

Attorney Pelletreau gives history on the property. He explains the challenges of following a time line since he has taken over for another attorney and working with an uncooperative bank which has the property in and out of foreclose. He is the attorney for the trust of Dominic Bocelli formerly Dominic Roberto.

Attorney Pelletreau explains they have taken all the cars off the property. He does not know who took down the garage that was once attached to the house, or who put a tarp on the roof and put a lockbox on the door. He explains he has two people interested in buying the house and believes they plan to fix the home and put it on the market.

Bill Ireland expresses his concern that he has no documentation for the demolition of the garage since it is a state violation.

Brueski thinks the bank cleaned the property as some point showing emails with photos of work in progress and may have put the tarp on the roof.

Attorney Pelletreau says he was on the property this morning and there was not much there other than a small amount of trash and broken glass.

Pictures are shown taken the day of the hearing, taken by the Blight Department showing trash and blight still on the property. Mr. Ireland explains the photos and blight still being present on the property.

Dignoti assessment of \$21,600 will be signed on the property. The Cities legal team will asses a possible lien on the property since it is in foreclosure.

Meeting is adjourned

See video of hearing