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Marc Garofalo

From: Carmine Lizza
Sent: Tuesday, April 21, 2026 8:41 AM
To: Pamela Happy; Marc Garofalo
Cc: Jim Watson; Linda Fusco
Subject: April 26, 2026 Blight mtg

The following properties were sent first letters concerning blight conditions.

313 Silver Hill Rd
45 Smith St.
40 New Haven Ave.
158-160 Olivia St.
31 Smith St.
4 Cedric Place

Regards,

Carmine Lizza

Blight Official
City of Derby
1 Elizabeth St.
Derby, CT 06418
(203) 736-1481

		Owner Information												
	Street Address	Name	Mailing Address	Mailing City	State	Zip Code	Last Letter Sent	Letter sent step 1, 2 or 3	Comment	Date Blight Fine Beg.	Lien Filed Y or N	Lien Processed Date	Date Blight Fine End Date or Current Date	Total Blight Fine
27	academy Hill Rd	Marc Ayo	27 Academy Hill Rd	Derby	Conn.	06418	10 14 25	5 6 2025	semi in driveway	5/6/2025	in proc		4/22/2026	$ 35,100.00
23	Anson St	Konstantin rade	6065 60th Ave	Maspeth	NY.	11378	23/8/7	00002		7/5/2011	y	25-Jan-13	4/22/2026	$ 540,500.00
860	Baldwin Road	Elaine Baird	860 Baldwin Rd	Woodbridge	CT.	06525	24/7/8	6/23/2025	lien filed 2 16 26	5/8/2025	Y		4/22/2026	$ 34,900.00
20	Clark Ave	Maryanne Wypy	20 Clark Ave	Derby	CT.	06418			in foreci	9/27/2010				
5	Crescent St	Elizabeth Peters	5 Crescent St	Derby	CT	06418			refused letter	12/30/2025	in proc		4/22/2026	$ 11,300.00
17	Crescent			Derby	CT.				Litigation	10/20/2020			4/22/2026	$ 201,000.00
2	2 D ST.	Jose Daeira	2 D St	Derby	Ct	06418	11 2024	4 6 26						
	Derby Ave	Derby Ave Capital	276 Spring Hill Rd	Monroe	CT	06468	lien in process			8/20/2020			4/22/2026	$ 207,100.00
204-206	Derby Ave	DerbyDyCt	59-67 197th St	Forest Meadows	N>Y>	11365			rear property being worked	12/18/2024			4/22/2026	$ 49,000.00
210-212	Derby ave	Howe Ave LLC	526 Howe Ave	Shelton	Conn.	06484	24/12/16		insp 2/14	12/16/2024	in proc		4/22/2026	$ 49,200.00
6-Jan	elm st	Sonya Moore	6-8 Elm St	Derby	CT.	06418	42026		lien/fore	1/26/2015			4/22/2026	$ 410,400.00
23-Jan	Factory	Barretta Prop. Mgt	23 Factory St.	Derby	CT.	06418			see attorney	7/22/2021			4/22/2026	$ 173,500.00
126	Hawkins St	Chris Lanzi	126 Hawkins St	Derby	Conn	06418	24/9/3	1	remediated					$ -
131	Hawkins	Keith Margiano	84 Humphrey St	Seymour	Conn	06483	24/9/16	2	Being liened	9/16/2024			4/22/2026	$ 58,300.00
195	Hawkins	rRose Paucar	195 Hawkins St	Derby	Conn	06418	`7 14 25			7/14/2025			4/22/2026	$ 28,200.00
201	Hawkins St.	Carol Hein/Gregory Servicing 866 712 5698/503 324 357		Derby	CT	06418			Forecloser in process				6/24/2025	foreclosed
55	Indian Ave	Nicola Addis	55 Indian Ave	Derby	CT	06418	25/5/27		reinspect 7/7/25	1/7/2026			4/22/2026	$ 10,500.00
153	Main St	Joseph Lapaglia	256 Narrow La.	Charlestown	R.I.	02813	4 22 26							
58	Marshall La	Melvin Thompson	58 Marshall Lane	Derby,	Conn	06418		2	Litigation	10/20/2020			4/22/2026	Date Blight Fine End Date or
77	minerva	Konstantin Rade	6065 60th Ave	Maspeth	N.Y.	11378	23/11/2	1	Forecloser process	4/6/2009			4/22/2026	$ 622,500.00
44	Mohawk	Tracy & desmond collins	44 mohawk ave	Derby	Conn.	06418	45964		letter sent	12/6/2025	in proc			
40	new haven ave	carlos Rodriguez	40 New Haven Ave	Derby	Conn.	06418	3 31 26		letter sent-					
273	Olivia St.	Andrea Sicari	273 Olivia St	Derby	Conn	06418		2	liened	8/9/2018			4/22/2026	
1	Pine	Pamela Marenna	1 Pine St	Derby	Ct	06418	25/5/12		liened	11/20/2025	Y		4/22/2026	$ 15,300.00
150	Roosevelt Dr.	Mountain Reserves llc	54-08 46TH ST	mASPETH	N.Y.	11378	4 15 26		LETTER SENT					

1011	Roosevelt Dr.	est Jeffrey Cayia (Madeline)		Derby	Conn	06418	24/3/28		litigation	3/28/2024		6	4/22/2026	$	75,500.00
1017	Roosevelt Dr.	Andrew Fogarty	1015 Roosevelt dr	Derby	Conn.	06418	2 17 26								
1016	Roosevelt Dr.	sheryl Bartone	120 Marshall Lane	Derby	Conn	06418	25/3/12	1	dropped off notice 5/28	3/12/2025	in proc		4/22/2026	$	40,600.00
1015	Roosevelt Dr.	Andrew fogarity	1017 Roosevelt Dr.	Derby	CT.	06418	5/19/2025		semnt blight letter	5/19/2025		$ -	4/22/2026	$	33,800.00
	Seymour Ave	Stephen Norman	24 Seymour Ave	Derby	CT.	06418	7/9/2025		garage in rear of property	7/9/2025	in proc		4/22/2026	$	28,700.00
190	Seymour Ave	Jalb LLC	84 Seymour Ave	Derby	CT	06418	24/9/11	1	gas stst	8/20/2013			4/22/2026		
313	Silver Hill Rd	Ryan Kidder	131 Silver Hill Rd	Derby	Ct	06418	4 8 26								
310	Silver Hill	Jean Collins Deceased	324 Silver Hill Rd	Derby	CT	06418	Matt		see attorney	12/9/2009			4/22/2026		
41	Sixth St	Hatzlacha	P.O.Box 763	New Haven	Conn.	6503	4/1/2026		letter sent-						
45	Sixt5h St	Jason Dawson	45 Sixth St	Derby	Ct	6418	4/1/2026								
48	Smith St	52 Smith LLC	48 Smith St 2nd flr.	Derby	Ct	6418	4/15/2026		letter sent						
66	Smith St	Robert Delija	48 Smith St 2nd flr.	Derby	CT.	6418	4/15/2026		letter sent						

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