

**VILLAGE OF TUXEDO PARK  
BOARD OF ASSESSMENT REVIEW MEETING  
GRIEVANCE DAY  
FEBRUARY 20, 2007  
5:00 TO 9:00 P.M.**

Grievance Day was held by the Board of Assessment Review in the Village Hall, 80 Lorillard Road, Tuxedo Park, NY, on Tuesday, February 20, 2007 from 5:00–9:00 p.m.

Present: Mayor David C. McFadden  
Deputy Mayor Christopher Hansen  
Trustee Lawrence Darby  
Trustee Oliver Parker  
Trustee Houston Stebbins

Also: Assessor John Ledwith

Clerk: Deborah Matthews

Mayor McFadden presided over the meeting.

The following persons appeared before the Board (and submitted Form RP-524) to grieve their assessment, which they believe is too high.

1. Paul Brooke – 34 East Lake Road, Tax Map No. 106-1-8  
Assessment: \$532,000 raised from \$500,000  
Rebuttal: In doing a square footage comparison, his assessment is higher than the largest house in the Village and he feels the property is overvalued. He has no boathouse or garage and the lot contains wetlands.  
Mayor McFadden: If no building permit was issued or improvements made to add square footage, he is not in favor of the assessment being raised. He recommends a one-time Village-Town wide assessment be done.
2. Zamco International (Masuda) - represented by Charles Markarian – 12 Lorillard Road, Tax Map No. 104-1-39  
Assessment: \$340,000 – was not increased  
Rebuttal: There are 6 houses on Tuxedo Lake that are larger and are assessed lower.
3. Gerard Pompan – represented by Charles Markarian – 30 East Lake Stable Road, Tax Map No. 106-1-19.1  
Assessment: \$160,000 – was not increased  
Rebuttal: 39 homes in the Village are of equal or larger size and have lower assessments.
4. James Jospe – represented by Charles Markarian – 102 West Lake Road, Tax Map No. 103-1-38  
Assessment: \$202,400 – was not increased  
Rebuttal: 23 homes in the Village are of equal size and are assessed lower.
5. Peter MacDonald – represented by Charles Markarian – 130 Continental Road, Tax Map No. 104-1-64

Assessment: \$220,000 – was not increased

Rebuttal: 14 homes in the Village are larger and are assessed lower.

6. Richard Witte – 21 Lorillard Road, Tax Map No. 104-1-61  
Assessment: \$119,000 – raised from \$110,000  
Rebuttal: Shares a driveway and has a very small 2-car garage that fits one car
7. First Island Nominees – represented by Claudio Guazzoni – 27 East Summit Road, Tax Map No. 104-1-13  
Assessment: \$588,000 raised from \$550,000  
Rebuttal: Water damage on 3<sup>rd</sup> floor, gutted down to studs, and no heat.  
Mayor McFadden: If no building permit was issued or improvements made to add square footage, he is not in favor of the assessment being raised. He recommends a one-time Village-Town wide assessment be done.
8. John Primiano – Laurel Road – Tax Map No. 107-1-77.1  
Assessment: \$340,000 – was not increased  
Rebuttal: Feels assessment too high in relation to price he paid and that another house on the same road has more acreage and is assessed lower.
9. Christian Sonne – 207 West Lake Road – Tax Map No. 103-1-17.2  
Assessment: \$490,000 – raised from \$420,000  
Rebuttal: Mrs. Sonne read a prepared statement. Their assessment has been increased the largest amount. They have made no improvements. Neighboring properties that have more acreage are assessed less.  
Mayor McFadden: If no building permit was issued or improvements made to add square footage, he is not in favor of the assessment being raised. He recommends a one-time Village-Town wide assessment be done.
10. Joseph Capella – 39 Laurel Road – Tax Map No. 107-1-78.1  
Assessment: \$400,000 – was not raised  
Rebuttal: There are other houses that are larger than his, but assessed lower.
11. Todd Yannuzzi – 77 West Lake Road – Tax Map No. 103-1-43  
Assessment: \$364,000 raised from \$308,000  
Rebuttal: Assessment has been raised 4 times in 9 years. He thinks it's selective assessment. He hasn't added any square footage even during renovation. He feels the dollar amount per sq. ft. is higher than other properties. The boathouse has no water and it is not a true boathouse.  
Mayor McFadden: If no building permit was issued or improvements made to add square footage, he is not in favor of the assessment being raised. He recommends a one-time Village-Town wide assessment be done.
12. William Clark – 17 Patterson Brook Road – Tax Map No. 103-1-35.1  
Assessment: \$270,000 – was not raised  
Rebuttal: He feels the assessment is too high compared to the purchase price. It should be reduced because of the condition of the house.
13. Stephen Evans-Freke – 91 Lookout Road – Tax Map No. 107-1-99.2  
Assessment: \$560,000 raised from \$500,000  
Rebuttal: He's received 3 increases in a short time. He feels he shouldn't be penalized for renovating the structures on his property.

Mayor McFadden: He is not in favor of the assessment being raised. Residents should not be punished for making improvements. He recommends a one-time Village-Town wide assessment be done.

14. Kent Kroeber – (did not appear - submitted RP 524) - Lake Drive – Tax Map No. 102-1-4  
Assessment: \$259,000 – was not raised  
Rebuttal: Submitted a letter regarding sewer charges on tax bills of property owners who are not on the Village's sewer system.

## DECISIONS

The Board of Assessment Review discussed each application and its supporting documents. The following decisions were rendered.

1. Paul Brooke – 34 East Lake Road, Tax Map No. 106-1-8  
Assessment: \$532,000

A motion was made by Deputy Mayor Hansen, seconded by Trustee Stebbins that the Board of Assessment Review reduce the Village 2007 assessed value by \$32,000 from \$532,000 to \$500,000 on parcel 106-1-8 (Paul Brooke).

The vote was 5-0 in favor.

2. Zamco International (Masuda) – 12 Lorillard Road, Tax Map No. 104-1-39  
Assessment: \$340,000

A motion was made by Mayor McFadden, seconded by Trustee Stebbins that the Board of Assessment Review reduce the Village 2007 assessed value by \$40,000 from \$340,000 to \$300,000 on parcel 104-1-39 (Zamco).

The vote was 5-0 in favor.

3. Gerard Pompan – 30 East Lake Stable Road, Tax Map No. 106-1-19.1  
Assessment: \$160,000

A motion was made by Trustee Stebbins, seconded by Mayor McFadden that the Board of Assessment Review reduce the Village 2007 assessed value by \$30,000 from \$160,000 to \$130,000 on parcel 106-1-19.1 (Pompan).

The vote was 5-0 in favor.

4. Stephen Evans-Freke – 91 Lookout Road – Tax Map No. 107-1-99.2  
Assessment: \$560,000

A motion was made by Deputy Mayor Hansen, seconded by Mayor McFadden that the Board of Assessment Review reduce the Village 2007 assessed value by \$60,000 from \$560,000 to \$500,000 on parcel 107-1-99.2 (Evans-Freke).

The vote was 5-0 in favor.

5. James Jospe – 102 West Lake Road, Tax Map No. 103-1-38  
Assessment: \$202,400

A motion was made by Trustee Darby, seconded by Trustee Parker that the Board of Assessment Review not reduce the Village 2007 assessed value on parcel 103-1-38 (Jospe) and that the 2007 assessed value remain at \$202,400.

The motion was passed by a 5-0 vote.

6. Peter MacDonald – 130 Continental Road, Tax Map No. 104-1-64  
Assessment: \$220,000

A motion was made by Deputy Mayor Hansen, seconded by Trustee Stebbins that the Board of Assessment Review not reduce the Village 2007 assessed value on parcel 104-1-64 (MacDonald) and that the 2007 assessed value remain at \$220,000.

Mayor McFadden recused himself.

The motion was passed by a 4-0 vote.

7. Richard Witte – 21 Lorillard Road, Tax Map No. 104-1-61  
Assessment: \$119,000

A motion was made by Deputy Mayor Hansen, seconded by Mayor McFadden that the Board of Assessment Review not reduce the Village 2007 assessed value on parcel 104-1-61 (Witte) and that the 2007 assessed value remain at \$119,000.

The motion was passed by a 5-0 vote.

8. First Island Nominees – 27 East Summit Road, Tax Map No. 104-1-13  
Assessment: \$588,000

A motion was made by Deputy Mayor Hansen, seconded by Mayor McFadden that the Board of Assessment Review reduce the Village 2007 assessed value by \$88,000 from \$588,000 to \$500,000 on parcel 104-1-13 (First Island Nominees).

The vote was 5-0 in favor.

9. John Primiano – Laurel Road – Tax Map No. 107-1-77.1  
Assessment: \$340,000

A motion was made by Mayor McFadden, seconded by Trustee Darby that the Board of Assessment Review not reduce the Village 2007 assessed value on parcel 107-1-77.1 (Primiano) and that the 2007 assessed value remain at \$340,000.

The vote was 5-0 in favor.

10. Christian Sonne – 207 West Lake Road – Tax Map No. 103-1-17.2  
Assessment: \$490,000

A motion was made by Deputy Mayor Hansen, seconded by Mayor McFadden that the Board of Assessment Review reduce the Village 2007 assessed value by \$70,000 from \$490,000 to \$420,000 on parcel 103-1-17.2 (Sonne).

The vote was 5-0 in favor.

11. Joseph Capella – 39 Laurel Road – Tax Map No. 107-1-78.1  
Assessment: \$400,000

A motion was made by Mayor McFadden, seconded by Deputy Mayor Hansen that the Board of Assessment Review not reduce the Village 2007 assessed value on parcel 107-1-78.1 (Capella) and that the 2007 assessed value remain at \$400,000.

The vote was 5-0 in favor.

12. Todd Yannuzzi – 77 West Lake Road – Tax Map No. 103-1-43  
Assessment: \$364,000

A motion was made by Trustee Stebbins, seconded by Mayor McFadden that the Board of Assessment Review reduce the Village 2007 assessed value by \$56,000 from \$364,000 to \$308,000 on parcel 103-1-43 (Yannuzzi).

The vote was 5-0 in favor.

13. William Clark – 17 Patterson Brook Road – Tax Map No. 103-1-35.1  
Assessment: \$270,000

A motion was made by Deputy Mayor Hansen, seconded by Mayor McFadden, that the Board of Assessment Review not reduce the Village 2007 assessed value on parcel 103-1-35.1 (Clark) and that the 2007 assessed value remain at \$270,000.

The vote was 5-0 in favor.

14. Kent Kroeber – Lake Drive – Tax Map No. 102-1-4  
Assessment: \$259,000

A motion was made by Mayor McFadden, seconded by Deputy Mayor Hansen that the Board of Assessment Review not reduce the Village 2007 assessed value on parcel 102-1-4 (Kroeber) and that the 2007 assessed value remain at \$259,000.

The vote was 5-0 in favor.

The Board noted that Mr. Kroeber's issue of nonsewer system users being billed in Village taxes will be addressed in the future at a regular Board of Trustees meeting.

**ADJOURNMENT**

A motion was made by Mayor McFadden that the meeting be adjourned at 9:50 p.m. The vote was 5-0 in favor.

Respectfully submitted,

Deborah Matthews  
Village Clerk-Treasurer