

**VILLAGE OF TUXEDO PARK
BOARD OF ASSESSMENT REVIEW MEETING
GRIEVANCE DAY
FEBRUARY 16, 2010
5:00 P.M. 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 16, 2010, from 5:00-9:00 p.m.

Present: Mayor Houston Stebbins
Deputy Mayor James Hays
Trustee Christopher Hansen
Trustee Gerard Pompan
Trustee Charlotte Worthy (arrived at 6:55 p.m.)

Clerk: Deborah Matthews

Also: Assessor John Ledwith

Mayor Stebbins 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. Zamco International Ltd (Represented by Charles Markarian) – 12 Lorillard Road, Tax Map No. 104-1-39
Assessment: \$268,000
2. Klaus Schrieber (Represented by Charles Markarian) – 45 W. Summit Road, Tax Map No. 104-1-14
Assessment: \$245,100
3. Drew Goldman (Represented by Charles Markarian) – 154 E. Lake Road, Tax Map No. 105-1-29
Assessment: \$400,000
4. Michael Swenson (Represented by Charles Markarian) – 44 Town Hill Road, Tax Map No. 107-1-17
Assessment: \$308,000
5. Michael Martin (Represented by Charles Markarian) – 11 Brook Road, Tax Map No. 103-1-1.2
Assessment: \$406,000
6. Neal Strohmeyer (Represented by Charles Markarian) – 92 Pine Hill Road, Tax Map No. 106-1-69.2
Assessment: \$266,000

7. Chemac Inc. (Owner Andreas Synder) – 80 Crows Nest Road, Tax Map No. 105-1-3
Assessment: \$180,000
8. Ann Hu (Represented by Charles Toal) – 42 Circuit Road, Tax Map No. 107-1-82
Assessment: \$640,000
9. Zoe Ministries (Represented by Audrey Smart) – 2 Circuit Road, Tax Map No. 107-1-79
Exemption: Currently Wholly Tax Exempt
10. McMahon Holdings, LLC (John McMahon) (Represented by Jonathan Rich/Hudson Valley Assessment Review) – 222 W. Lake Road, Tax Map No. 103-1-49.11
Assessment: \$200,000

Trustee Worthy arrived at 6:55 p.m.

11. Joann Hanson/Alan Barnett – 92 Mt. Farm Road, Tax Map No. 101-1-17
Assessment: \$175,000
12. Dina Opici – 224 E. Lake Road, Tax Map No. 105-1-46
Assessment: \$350,000
13. Dena Steele/Houston Stebbins – 66 W. Summit Road, Tax Map No. 104-1-11.1
Assessment: \$182,000
14. Kevin Craig – 23 Ridge Road, Tax Map No. 106-1-58.2
Assessment: \$130,000
15. Alane Mason (Represented by Gerald Howard) – Camp Comfort Road (vacant lot), Tax Map No. 101-1-14
Assessment: \$30,000
16. William Givens – 216 W. Lake Road, Tax Map No. 103-1-13.23
Assessment: \$115,000
17. Zoe Ministries (Represented by Audrey Smart) – 2 Circuit Road, Tax Map No. 107-1-79
Assessment: \$600,000
18. Claude Guinchard/Mary Jo Guinchard – 194 E. Lake Road, Tax Map No. 105-1-49
Assessment: \$506,800

19. TP Partners (Christopher Hansen) – 57 W. Lake Road, Tax Map No. 103-1-45
Assessment: \$375,000
20. John Primiano (Form RP-524 submitted) – 15 Summit Road, Tax Map No. 104-1-15
Assessment: \$320,000
21. John Primiano (Form RP-524 submitted) – 97 Laurel Road, Tax Map No. 107-1-77.1
Assessment: \$340,000
22. (Rolf) Gruterich Trust (Form RP-524 submitted) – 225 E. Lake Road, Tax Map No. 105-1-11
Assessment: \$480,000
23. Anthony Skutnik (Form RP-524 submitted) – 54 Tower Hill Road E., Tax Map No. 107-1-39
Assessment; \$280,000
24. Joseph Alderisio (Form RP-524 submitted) – 172 W. Lake Road, Tax Map No. 103-1-29
Assessment \$560,000
25. Michael Collins (Form RP-524 submitted) – 80 Potucket Road, Tax Map No. 101-1-2.1
Assessment: \$308,000
26. David Dangoor (Form RP-524 submitted) – 29 Serpentine Road, Tax Map No. 107-1-96
Assessment: \$336,000
27. Conrad Voldstad (Form RP-524 submitted) – 52 Turtle Mt. Road, Tax Map No. 103-1-20
Assessment: \$400,000
28. WJB Villa Corp (Form RP-524 submitted) – 61 Crows Nest Road, Tax Map No. 105-1-4
Assessment: \$400,000
29. Camp Comfort Realty (Sugden) (Form RP-524 submitted) – 91 Camp Comfort Road (vacant lot), Tax Map No. 103-1-49.2
Assessment: \$84,000
30. Camp Comfort Realty LLC (Sugden) (Form RP-524 submitted) – 91 Camp Comfort Road (vacant lot), Tax Map No. 101-1-11.2
Assessment: \$112,000

Following the final applicant presentations at 9:00 p.m., the Board of Assessment Review deliberated and voted upon each application.

1. Zamco International Ltd (Represented by Charles Markarian) – 12 Lorillard Road, Tax Map No. 104-1-39

A motion was made by Mayor Stebbins, seconded by Trustee Hansen that the assessment of \$268,000 be lowered to \$210,000. The vote was 4-0 in favor with Trustee Worthy abstaining.

2. Klaus Schrieber (Represented by Charles Markarian) – 45 W. Summit Road, Tax Map No. 104-1-14

A motion was made by Mayor Stebbins, seconded by Deputy Mayor Hays that the assessment of \$245,100 be lowered to \$215,000. The vote was 4-0 in favor with Trustee Worthy abstaining.

3. Drew Goldman (Represented by Charles Markarian) – 154 E. Lake Road, Tax Map No. 105-1-29

A motion was made by Mayor Stebbins, seconded by Deputy Mayor Hays that the assessment of \$400,000 be lowered to \$380,000. The vote was 3-0 in favor with Trustee Hansen and Trustee Worthy abstaining.

4. Michael Swenson (Represented by Charles Markarian) – 44 Tower Hill Road, Tax Map No. 107-1-17

A motion was made by Mayor Stebbins, seconded by Deputy Mayor Hays that the assessment of \$308,000 not be changed. The vote was 3-0 in favor with Trustee Hansen voting no and Trustee Worthy abstaining.

5. Michael Martin (Represented by Charles Markarian) – 11 Brook Road, Tax Map No. 103-1-1.2

A motion was made by Mayor Stebbins, seconded by Trustee Pompan that the assessment of \$406,000 not be changed. The vote was 4-0 in favor with Trustee Worthy abstaining.

6. Neal Strohmeyer (Represented by Charles Markarian) – 92 Pine Hill Road, Tax Map No. 106-1-69.2

A motion was made by Mayor Stebbins, seconded by Deputy Mayor Hays that the assessment of \$266,000 not be changed. The vote was 4-0 in favor with Trustee Worthy abstaining.

7. Ann Hu (Represented by Charles Toal) – 42 Circuit Road, Tax Map No. 107-1-82

A motion was made by Mayor Stebbins, seconded by Deputy Mayor Hays that the assessment of \$640,000 not be changed. The vote was 4-0 in favor with Trustee Worthy abstaining.

8. Zoe Ministries (Represented by Audrey Smart) – 2 Circuit Road, Tax Map No. 107-1-79
Prior Exemption: Wholly Tax Exempt

This application was tabled to the February 18, 2010 Board of Trustees Special Meeting.

9. McMahan Holdings, LLC (John McMahan) (Represented by Jonathan Rich/Hudson Valley Assessment Review) – 222 W. Lake Road, Tax Map No. 103-1-49.11

A motion was made by Mayor Stebbins, seconded by Trustee Pompan that the assessment of \$200,000 be lowered to \$140,000. The vote was 4-0 in favor with Trustee Worthy abstaining.

10. Joann Hanson/Alan Barnett – 92 Mt. Farm Road, Tax Map No. 101-1-17

A motion was made by Mayor Stebbins, seconded by Deputy Mayor Hays that the assessment of \$175,000 not be changed. The vote was 5-0 in favor.

11. Dina Opici – 224 E. Lake Road, Tax Map No. 105-1-46

A motion was made by Mayor Stebbins, seconded by Trustee Pompan that the assessment of \$350,000 not be changed. The vote was 4-0 in favor with Trustee Worthy abstaining.

12. Chemac Inc. (Owner Andreas Synder) – 80 Crows Nest Road, Tax Map No. 105-1-3

A motion was made by Mayor Stebbins, seconded by Trustee Pompan that the assessment of \$180,000 be lowered to \$120,000. The vote was 5-0 in favor.

13. Kevin Craig – 23 Ridge Road, Tax Map No. 106-1-58.2
Assessment: \$130,000

A motion was made by Trustee Hansen, seconded by Deputy Mayor Hays that the assessment of \$130,000 be lowered to \$82,000. The vote was 5-0 in favor.

14. Alane Mason (Represented by Gerald Howard) – Camp Comfort Road (vacant lot), Tax Map No. 101-1-14
Assessment: \$30,000

This application was tabled to the February 18, 2010 Board of Trustees Special Meeting.

15. William Givens – 216 W. Lake Road, Tax Map No. 103-1-13.23
Assessment: \$115,000

A motion was made by Mayor Stebbins, seconded by Trustee Hansen that the assessment of \$115,000 be lowered to \$84,000. The vote was 5-0 in favor.

16. Zoe Ministries (Represented by Audrey Smart) – 2 Circuit Road, Tax Map No. 107-1-79
Assessment: \$600,000

This application was tabled to the March 10, 2010 Board of Trustees Special Meeting.

17. Claude Guinchard/Mary Jo Guinchard – 194 E. Lake Road, Tax Map No. 105-1-49
Assessment: \$506,800

A motion was made by Deputy Mayor Hays, seconded by Mayor Stebbins that the assessment of \$506,800 not be changed. The vote was 4-1 in favor with Trustee Hansen voting no.

18. John Primiano (Form RP-524 submitted) – 15 Summit Road, Tax Map No. 104-1-15
Assessment: \$320,000

A motion was made by Mayor Stebbins, seconded by Trustee Hansen that the assessment of \$320,000 not be changed. The vote was 5-0 in favor.

19. John Primiano (Form RP-524 submitted) – 97 Laurel Road, Tax Map No. 107-1-77.1
Assessment: \$340,000

This application was tabled to the February 18, 2010 Board of Trustees Special Meeting.

20. (Rolf) Gruterich Trust (Form RP-524 submitted) – 225 E. Lake Road, Tax Map No. 105-1-11
Assessment: \$480,000

A motion was made by Mayor Stebbins, seconded by Trustee Pompan that the assessment of \$480,000 be lowered to \$462,000. The vote was 4-0 in favor with Trustee Hansen abstaining.

21. Anthony Skutnik (Form RP-524 submitted) – 54 Tower Hill Road E., Tax Map No. 107-1-39
Assessment; \$280,000

A motion was made by Deputy Mayor Hays, seconded by Trustee Worthy that the assessment of \$280,000 be lowered to \$230,000. The vote was 5-0 in favor.

22. Joseph Alderisio (Form RP-524 submitted) – 172 W. Lake Road, Tax Map No. 103-1-29
Assessment \$560,000

A motion was made by Mayor Stebbins, seconded by Deputy Mayor Hays that the assessment of \$560,000 not be changed. The vote was 5-0 in favor.

23. Michael Collins (Form RP-524 submitted) – 80 Potucket Road, Tax Map No. 101-1-2.1
Assessment: \$308,000

A motion was made by Mayor Stebbins, seconded by Deputy Mayor Hays that the assessment of \$308,000 not be changed. The vote was 5-0 in favor.

24. David Dangoor (Form RP-524 submitted) – 29 Serpentine Road, Tax Map No. 107-1-96
Assessment: \$336,000

A motion was made by Mayor Stebbins, seconded by Deputy Mayor Has that the assessment of \$336,000 not be changed. The vote was 5-0 in favor.

25. Conrad Voldstad (Form RP-524 submitted) – 52 Turtle Mt. Road, Tax Map No. 103-1-20
Assessment: \$400,000

A motion was made by Mayor Stebbins, seconded by Trustee Pompan that the assessment of \$400,000 be lowered to \$310,000. The vote was 5-0 in favor.

26. WJB Villa Corp (Form RP-524 submitted) – 61 Crows Nest Road, Tax Map No. 105-1-4
Assessment: \$400,000

This application was tabled to the February 18, 2010 Board of Trustees Special Meeting.

27. Camp Comfort Realty (Sugden) (Form RP-524 submitted) – 91 Camp Comfort Road (vacant lot), Tax Map No. 103-1-49.2
Assessment: \$84,000

A motion was made by Mayor Stebbins, seconded by Deputy Mayor Hays that the assessment of \$84,000 not be changed. The vote was 5-0 in favor.

28. Camp Comfort Realty LLC (Sugden) (Form RP-524 submitted) – 91 Camp Comfort Road (vacant lot), Tax Map No. 101-1-11.2
Assessment: \$112,000

A motion was made by Mayor Stebbins, seconded by Deputy Mayor Hays that the assessment of \$112,000 not be changed. The vote was 5-0 in favor.

29. Dena Steele/Houston Stebbins – 66 W. Summit Road, Tax Map No. 104-1-11.1
Assessment: \$182,000

A motion was made by Deputy Mayor Hays, seconded by Trustee Pompan that the assessment of \$182,000 be lowered to \$155,000. The vote was 4-0 in favor. Mayor Stebbins excused himself from the discussion and was not present for the voting.

30. TP Partners (Christopher Hansen) – 57 W. Lake Road, Tax Map No. 103-1-45
Assessment: \$375,000

A motion was made by Mayor Stebbins, seconded by Trustee Pompan that the assessment of \$375,000 be lowered to \$367,500. The vote was 4-0 in favor. Trustee Hansen excused himself from the meeting and was not present for the voting.

ADJOURN GRIEVANCE DAY TO FEBRUARY 18TH

At 3:30 a.m. a motion was made by Mayor Stebbins, seconded by Deputy Mayor Hays that the Board of Assessment Review meeting (Grievance Day meeting) be adjourned to a special Board of Trustees meeting on February 18, 2010 at 7:30 p.m.

Vote of the Board: Trustee Worthy – aye
Trustee Pompan – aye
Deputy Mayor Hays – aye
Mayor Stebbins – aye

The motion was passed by a 4-0 vote.

Respectfully submitted,

Deborah A. Matthews
Village Clerk-Treasurer