

**VILLAGE OF TUXEDO PARK  
BOARD OF ASSESSMENT REVIEW MEETING  
GRIEVANCE DAY  
MINUTES**

Grievance Day was held by the Board of Assessment Review at Village Hall and via Zoom on Tuesday, February 20, 2024 from 4:00 p.m. - 8:00 p.m.

Present: Mayor Marc D. Citrin  
Deputy Mayor Michele Lindsay  
Trustee Paul Brooke

Absent: Trustee Joshua Scherer  
Trustee Anna (Tinka) Shaw

Village Clerk: Elizabeth Doherty

Mayor Citrin called the meeting to order just after 4 p.m. Mayor Citrin noted for the record that he was present along with Deputy Mayor Michele Lindsay and Trustee Brooke.

The following persons appeared before the Board of Assessment Review and presented their grievance applications (RP-524). Mayor Citrin administered a general oath of office for each application.

1. Bronwyn Roantree and Larry Bull  
456 West Lake Road; Tax Map No. 102-1-11  
Village Assessment: \$151,905 (Market Value \$1,224,053)  
Request: Market Value \$852,500
2. Alexa and Todd Yannuzzi  
77 West Lake Road; Tax Map No. 103-1-43  
Village Assessment: \$271,100 (Market Value \$2,184,529)  
Request: Market Value \$1,497,713
3. Ryan Lynch and Jonathan Pomeranz  
217 West Lake Road; Tax Map No. 103-1-17.1  
Village Assessment: \$261,180 (Market Value \$2,104,593)  
Request: Market Value \$875,000

The following persons presented their grievance applications (RP-524) to the Board of Assessment Review prior to the meeting date but did not appear in person to discuss their applications:

1. Elisa Gilbert  
34 Clubhouse Road; Tax Map No. 107-1-67  
Village Assessment: \$40,332 (Market Value \$324,996)  
Request: Market Value \$200,000
2. Stefanie Rinza  
174 East Lake Road; Tax Map No. 105-1-20.1  
Village Assessment: \$660,000 (Market Value \$5,318,292)  
Request: Market Value \$3,500,000
3. Barry Breeman (Represented by James Burns of Aventine Properties)  
55 Mountain Farm Road; Tax Map No. 101-1-18  
Village Assessment: \$144,203 (Market Value \$1,161,990)  
Request: Market Value \$844,871
4. Seth Denberg (Represented by James Burns of Aventine Properties)  
33 Turtle Mountain Road; Tax Map No. 103-1-18  
Village Assessment: \$95,640 (Market Value \$770,669)  
Request: Market Value \$526,944
5. Terrance Coughlin (Represented by James Burns of Aventine Properties)  
52 Turtle Point Road; Tax Map No. 103-1-21.1  
Village Assessment: \$422,400 (Market Value \$3,403,707)  
Request: Market Value \$2,409,079
6. Projector 80 LLC (Represented by James Burns of Aventine Properties)  
104 East Lake Road; Tax Map No. 106-1-2.1  
Village Assessment: \$513,375 (Market Value \$4,136,785)  
Request: Market Value \$2,749,010
7. Hui Zhang (Represented by James Burns of Aventine Properties)  
147 Tower Hill Road; Tax Map No. 106-1-28  
Village Assessment: \$127,858 (Market Value \$1,030,282)  
Request: Market Value \$758,075
8. Lois Granito (Represented by James Burns of Aventine Properties)  
172 Tuxedo Road; Tax Map No. 106-1-29.2  
Village Assessment: \$132,091 (Market Value \$1,064,392)  
Request: Market Value \$636,231

9. Bryan Reiss (Represented by James Burns of Aventine Properties)  
54 East Lake Stable Road; Tax Map No. 106-1-31  
Village Assessment: \$89,400 (Market Value \$720,387)  
Request: Market Value \$589,575
10. Peter Weiss (Represented by James Burns of Aventine Properties)  
48 East Lake Stable Road Tuxedo Road; Tax Map No. 106-1-33  
Village Assessment: \$88,740 (Market Value \$715,068)  
Request: Market Value \$566,151
11. Marlene Guinchard (Represented by James Burns of Aventine Properties)  
153 Tuxedo Road; Tax Map No. 106-1-42  
Village Assessment: \$74,088 (Market Value \$597,002)  
Request: Market Value \$501,495
12. Donald Hanson (Represented by James Burns of Aventine Properties)  
4 Tower Hill Road East; Tax Map No. 107-1-24  
Village Assessment: \$308,000 (Market Value \$2,481,869)  
Request: Market Value \$1,258,868
13. James Pearson (Represented by James Burns of Aventine Properties)  
79 Clubhouse Road; Tax Map No. 107-1-45.1  
Village Assessment: \$61,600 (Market Value \$496,374)  
Request: Market Value \$355,982
14. John Thompson (Represented by James Burns of Aventine Properties)  
57 Lookout Road; Tax Map No. 107-1-102  
Village Assessment: \$215,600 (Market Value \$1,737,309)  
Request: Market Value \$1,190,506
15. Arletta Subocz (Represented by James Burns of Aventine Properties)  
38 Pine Road; Tax Map No. 108-1-16  
Village Assessment: \$124,414 (Market Value \$1,002,530)  
Request: Market Value \$748,207

No other applications were received.

**Close the Public Portion of Meeting**

Having heard the presentations from all residents in attendance and reviewed the applications of those who did not attend, Mayor Citrin announced that the public portion of the meeting was closed at 8:00 p.m. and that the Board of Assessment Review would reconvene in Executive Session at a date to be decided.

Respectfully submitted,

*Elizabeth A. Doherty*

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Village Clerk-Treasurer