

**VILLAGE OF TUXEDO PARK
BOARD OF ASSESSORS MEETING
MARCH 19, 2025
5:00 P.M.**

Present: Member Marc D. Citrin
 Member Michele Lindsay
 Member Paul Brooke
 Member Joshua Scherer (via Zoom)
 Member Jedediah Turner (via Zoom)

Village Clerk: Elizabeth Doherty

Attendees: Building and Land Use Officer John Ledwith

Member Citrin called the meeting to order at 5:00 p.m. The meeting took place at Village Hall and was broadcast via Zoom. No members of the public were in attendance.

**Enter Executive Session
Resolution 0319-01**

Be it resolved that the Board of Assessors move into Executive Session for the purpose of deliberations at 5:05 p.m.

Motion made by Member Citrin, seconded by Member Brooke.

Vote of the Board:

Member Citrin – Aye
Member Lindsay – Aye
Member Brooke – Aye
Member Scherer – Aye
Member Turner – Aye

The Board Assessors exited Executive Session and re-entered the Public Meeting at 6:00 p.m.

Haidar Application 103-1-5
Resolution 0319-02

Karen and Said Haidar
119 Turtle Road; Tax Map No. 103-1-5
Village Assessment: \$516,460 (Market Value \$4,900,000)
Request: Market Value \$3,750,000

On a motion by Member Citrin, seconded by Member Brooke, it was: Resolved to make no change to the current fair market value.

Vote of the Board:

Member Citrin – Aye
Member Lindsay – Aye
Member Brooke – Aye
Member Scherer – Aye
Member Turner – Aye

Diaz Ellinghaus Application 101-1-2.1
Resolution 0319-03

Stephan Diaz Ellinghaus
86 Potuckit Road; Tax Map No. 101-1-2.1
Village Assessment: \$271,100 (Market Value \$2,572,106)
Request: Market Value \$1,550,000 to \$1,750,000

On a motion by Member Citrin, seconded by Member Lindsay, it was: Resolved to reduce the market value from \$2,572,106 to \$2,000,000.

Vote of the Board:

Member Citrin – Aye
Member Lindsay – Aye
Member Brooke – Aye
Member Scherer – Aye
Member Turner – Aye

Harakal Application 107-1-87
Resolution 0319-04

Jeffrey Harakal
72 Lookout Road; Tax Map No. 107-1-87
Village Assessment: \$110,000 (Market Value \$1,043,643)
Request: Market Value \$479,900

On a motion by Member Citrin, seconded by Member Brooke, it was: Resolved to reduce the market value from \$1,043,643 to \$700,000 based upon the condition of the property.

Vote of the Board:

Member Citrin – Aye
Member Lindsay – Aye
Member Brooke – Aye
Member Scherer – Aye
Member Turner – Aye

Dow Application 105-1-15.22
Resolution 0319-05

Christina and Robert Dow
East Village Road; Tax Map No. 105-1-15.22
Village Assessment: \$50,000 (Market Value \$474,383)
Request: Market Value \$100,000

On a motion by Member Citrin, seconded by Member Lindsay, it was: Resolved to make no change to the current fair market value.

Vote of the Board:

Member Citrin – Aye
Member Lindsay – Aye
Member Brooke – Aye
Member Scherer – Aye
Member Turner – Aye

Dow Application 105-1-16
Resolution 0319-06

Christina and Robert Dow
Cliff Road; Tax Map No. 105-1-16
Village Assessment: \$10,000 (Market Value \$94,877)
Request: Market Value \$20,000

On a motion by Member Citrin, seconded by Member Lindsay, it was: Resolved to reduce the market value from \$94,877 to \$50,000.

Vote of the Board:

Member Citrin – Aye
Member Lindsay – Aye
Member Brooke – Aye
Member Scherer – Aye
Member Turner – Aye

Dow Application 105-1-17
Resolution 0319-07

Christina and Robert Dow
Cliff Road; Tax Map No. 105-1-17
Village Assessment: \$60,000 (Market Value \$569,260)
Request: Market Value \$100,000

On a motion by Member Citrin, seconded by Member Brooke, it was: Resolved to make no change to the current fair market value.

Vote of the Board:

Member Citrin – Aye
Member Lindsay – Aye
Member Brooke – Aye
Member Scherer – Aye
Member Turner – Aye

Dow Application 105-1-28
Resolution 0319-08

Christina and Robert Dow
East Lake Road; Tax Map No. 105-1-28
Village Assessment: \$40,000 (Market Value \$379,507)
Request: Market Value \$100,000

On a motion by Member Citrin, seconded by Member Lindsay, it was: Resolved to make no change to the current fair market value.

Vote of the Board:

Member Citrin – Aye
Member Lindsay – Aye
Member Brooke – Aye
Member Scherer – Aye
Member Turner – Aye

Dow Application 105-1-39.1
Resolution 0319-09

Christina and Robert Dow
Ridge Road; Tax Map No. 105-1-39.1
Village Assessment: \$34,785 (Market Value \$330,028)
Request: Market Value \$75,000

On a motion by Member Citrin, seconded by Member Lindsay, it was: Resolved to make no change to the current fair market value.

Vote of the Board:

Member Citrin – Aye
Member Lindsay – Aye
Member Brooke – Aye
Member Scherer – Aye
Member Turner – Aye

Dow Application 105-1-40.2
Resolution 0319-10

Christina and Robert Dow
120 Ridge Road; Tax Map No. 105-1-40.2
Village Assessment: \$695,020 (Market Value \$6,594,118)
Request: Market Value \$1,500,000

On a motion by Member Citrin, seconded by Member Lindsay, it was: Resolved to make no change to the current fair market value.

Vote of the Board:

Member Citrin – Aye
Member Lindsay – Aye
Member Brooke – Aye
Member Scherer – Aye
Member Turner – Aye

Dow Application 105-1-41
Resolution 0319-11

Christina and Robert Dow
102 Ridge Road; Tax Map No. 105-1-41
Village Assessment: \$294,639 (Market Value \$2,795,436)
Request: Market Value \$900,000

On a motion by Member Citrin, seconded by Member Brooke, it was: Resolved to reduce the market value from \$2,795,436 to \$2,500,000.

Vote of the Board:

Member Citrin – Aye
Member Lindsay – Aye
Member Brooke – Aye
Member Scherer – Aye
Member Turner – Aye

Dow Application 105-1-42

Christina and Robert Dow
Ridge Road; Tax Map No. 105-1-42
Village Assessment: \$185,000 (Market Value \$1,755,218)
Request: Market Value \$600,000

A decision about this property was tabled until Monday, April 7, 2025.

Dow Application 105-1-51
Resolution 0319-12

Christina and Robert Dow
Cliff Road; Tax Map No. 105-1-51
Village Assessment: \$146,870 (Market Value \$1,393,454)
Request: Market Value \$300,000

On a motion by Member Citrin, seconded by Member Brooke, it was: Resolved to make no change to the current fair market value.

Vote of the Board:

Member Citrin – Aye
Member Lindsay – Aye
Member Brooke – Aye
Member Scherer – Aye
Member Turner – Aye

Dow Application 105-1-52
Resolution 0319-13

Christina and Robert Dow
Ridge Road; Tax Map No. 105-1-52
Village Assessment: \$54,110 (Market Value \$513,378)
Request: Market Value \$150,000

On a motion by Member Citrin, seconded by Member Brooke, it was: Resolved to make no change to the current fair market value.

Vote of the Board:

Member Citrin – Aye
Member Lindsay – Aye
Member Brooke – Aye
Member Scherer – Aye
Member Turner – Aye

Dow Application 106-1-70.22
Resolution 0319-14

Robert Mooney as Trustees for Robert Dow
Pine Hill Road; Tax Map No. 106-1-70.22
Village Assessment: \$126,261 (Market Value \$1,197,922)
Request: Market Value \$400,000

On a motion by Member Citrin, seconded by Member Lindsay, it was: Resolved to make no change to the current fair market value.

Vote of the Board:

Member Citrin – Aye
Member Lindsay – Aye
Member Brooke – Aye
Member Scherer – Aye
Member Turner – Aye

Staal Application 102-1-17
Resolution 0319-15

Stephanie Staal
36 Eagle Mountain Road; Tax Map No. 102-1-17
Village Assessment: \$137,200 (Market Value \$1,301,708)
Request: Market Value \$698,695

On a motion by Member Citrin, seconded by Member Brooke, it was: Resolved to make no change to the current fair market value.

Vote of the Board:

Member Citrin – Aye
Member Lindsay – Aye
Member Brooke – Aye
Member Scherer – Aye
Member Turner – Aye

Farhadian Application 103-1-13.24
Resolution 0319-16

Nasser Farhadian
7 Brook Farm Road; Tax Map No. 103-1-13.24
Village Assessment: \$152,655 (Market Value \$1,448,340)
Request: Market Value \$867,345

On a motion by Member Citrin, seconded by Member Lindsay, it was: Resolved to make no change to the current fair market value.

Vote of the Board:

Member Citrin – Aye
Member Lindsay – Aye
Member Brooke – Aye
Member Scherer – Aye
Member Turner – Aye

Khurana Application 106-1-64
Resolution 0319-17

Jinder Khurana
77 East Lake Road; Tax Map No. 106-1-64
Village Assessment: \$96,800 (Market Value \$918,406)
Request: Market Value \$556,011

On a motion by Member Citrin, seconded by Member Brooke, it was: Resolved to make no change to the current fair market value.

Vote of the Board:

Member Citrin – Aye
Member Lindsay – Aye
Member Brooke – Aye
Member Scherer – Aye
Member Turner – Aye

Keating Application 106-1-75.2
Resolution 0319-18

Andrew Keating
96 Cliff Road; Tax Map No. 106-1-75.2
Village Assessment: \$226,020 (Market Value \$2,144,402)
Request: Market Value \$1,375,875

On a motion by Member Citrin, seconded by Member Lindsay, it was: Resolved to reduce the market value to \$2,000,000.

Vote of the Board:

Member Citrin – Aye
Member Lindsay – Aye
Member Brooke – Aye
Member Scherer – Aye
Member Turner – Aye

Hu Application 107-1-82
Resolution 0319-19

Ann Hu
42 Circuit Road; Tax Map No. 107-1-82
Village Assessment: \$90,720 (Market Value \$4,047,571)
Request: Market Value \$86,072

On a motion by Member Citrin, seconded by Member Brooke, it was: Resolved to make no change to the current fair market value.

Vote of the Board:

Member Citrin – Aye
Member Lindsay – Aye
Member Brooke – Aye
Member Scherer – Aye
Member Turner – Aye

Malmberg Application 107-1-100
Resolution 0319-20

Thomas Malmberg
61 Lookout Road; Tax Map No. 107-1-100
Village Assessment: \$276,643 (Market Value \$2,624,696)
Request: Market Value \$1,624,944

On a motion by Member Citrin, seconded by Member Lindsay, it was: Resolved to make no change to the current fair market value.

Vote of the Board:

Member Citrin – Aye
Member Lindsay – Aye
Member Brooke – Aye
Member Scherer – Aye
Member Turner – Aye

Wittels Application 107-1-103.4
Resolution 0319-21

Judith Wittels
62 Lookout Road; Tax Map No. 107-1-103.4
Village Assessment: \$316,400 (Market Value \$3,001,898)
Request: Market Value \$1,627,885

On a motion by Member Citrin, seconded by Member Lindsay, it was: Resolved to make no change to the current fair market value.

Vote of the Board:

Member Citrin – Aye
Member Lindsay – Aye
Member Brooke – Aye
Member Scherer – Aye
Member Turner – Aye

Adjournment
Resolution 0319-22

Be it resolved that the Board of Assessors adjourn the Public Meeting at 6:11 p.m.
Motion made by Member Citrin and seconded by Member Brooke.

Vote of the Board:

Member Citrin – Aye
Member Lindsay – Aye
Member Brooke – Aye
Member Scherer – Aye
Member Turner – Aye

Respectfully submitted,



Elizabeth A. Doherty
Village Clerk-Treasurer