VILLAGE OF TUXEDO PARK
BOARD OF ASSESSORS MEETING
MARCH 22, 2023
10:30 A.M.

Present:	Mayor David McFadden Deputy Mayor Anna (Tinka) Shaw Trustee Paul Brooke Trustee Chris Kasker
Absent:	Trustee Joshua Scherer
Village Clerk:	Elizabeth Doherty
Attendees:	Building and Land Use Officer John Ledwith

Mayor McFadden called the meeting to order at 10:30 a.m. Roll call was taken. The meeting took place at Village Hall and was broadcast via Zoom. No members of the public were in attendance.

Mayor McFadden read from a schedule distributed to the Board of Assessors prior to the meeting (attached to these minutes).

On a motion made by Mayor McFadden, seconded by Deputy Mayor Shaw, it was resolved to approve the proposed market values as set forth below with respect to the following tax map numbers:

1. Assessment reduced to $746,000 per court settlement
2. No application was submitted
3. Decision: Market Value $325,000
4. Decision: No Change
5. Decision: No Change
6. Decision: No Change
7. Decision: No Change
8. Decision: Market Value $750,000
9. Decision: Market Value $1,400,000

On a motion made by Mayor McFadden, seconded by Deputy Mayor Shaw, it was resolved to post the 2023-2024 Final Assessment Role on the website:

Vote of the Board: 3 Ayes

Mayor McFadden did not vote

The motion was passed by a 3-0 vote.

The meeting was adjourned at 10:35 a.m.

Respectfully submitted,

Elizabeth A. Doherty

Elizabeth A. Doherty
Village Clerk-Treasurer

2023 Grievance Meeting Schedule

Number	Name	Representative	Address	SBL	Assessment	VillageMarket Value	Time	Date Rec'd
1	Karen and Said Haidar	Lou Lewis, Esq.	112 Turtle Point Road	103-1-5	$858,585	$5,950,000	5:00	2/15/2023
*	Need to coordinate response with Village Attorney							
2	Daniel Rifkin - Did not file application; asked questions		97 West Lake Road	103-1-42	$384,515	$2,650,000		(Walk-in)
*	No application received to make a decision.							
3	Rita and Kevin Settembrino	Alicia Loudin	Eagle Mountain Road	102-1-18	$55,000	$379,049	5:10	1/31/2023
	Purchased vacant land for $325,000 on May 6, 2022. Vacant land currently valued at $379,049							
	County hearing officer will view purchase price as being current market value.							
*	Suggest lowering property value to purchase price of $325,000.							
4	Nasser Farhadian	Aventine Properties, LLC	7 Brook Farm Rd	103-1-13.24	$156,341	$1,077,471	5:20	2/14/2023
		7 Brook Farm Rd.	3361 s.f, 2.6 ac					
	Comparable properties							
	104-1-60	31 Lorillard Rd.	sold on 5/22/2022 for $1,450,000	3467 s.f. lot size .55 ac				
	104-1-63	11 Lorillard Rd.	sold on 5/24/2022 fpr $1,500,000	3072 s.f. lot size .87 ac				
*	Suggest no change							
5	Andrew Keating	Aventine Properties, LLC	96 Cliff Road	106-1-75.2	$226,020	$1,557,684	5:30	2/14/2023
		96 Cliff Rd.	6,600 s.f.on 2 ac					
	Comparable properties							
	106-1-66.22	24 Ridge Rd.	sold on 12/21 for $1,600,000		5500 s.f. on 4.4 ac			
	107-1-39	54 Tower Hill Rd.	sold on 3/22 for $1,775,000		5384 s.f. on 1.8 ac			
	103-1-44 Lake Front Fmr. Yassky	67 West Lake Rd.	sold on 4/2020 for $1,850,000		5700 s.f on 1.3 ac			
*	Suggest no change							
6	Ann Hu	Aventine Properties, LLC	42 Circuit Road	107-1-82	$426,614	$2,940,138	5:40	2/14/2023
		42 Circuit Rd.	17,265 s.f on 4.8 ac					
	Comparable Properties							
	106-1-68.2	94 Pine Rd.	Sold for $3,450,000 on 3/2022		10,775 s.f. on 19.2 ac			
	105-1-20.1	174 East Lake Rd.	Sold for $7,000,000 on 6/2022		24,064 s.f on 8.2 ac			
*	Suggest no change							
7	Stephen Evans-Freke	Aventine Properties, LLC	91 Lookout Road	107-1-99.2	$492,800	$3,396,278	5:50	2/14/2023
	107-1-99.2	91 Lookout Rd.	12,164 s.f on 25 ac					
	Comparable Properties							
	106-1-68.2	94 Pine Rd.	Sold for $3,450,000 on 3/2022		10,775 s.f. on 19.2 ac			
	105-1-20.1	174 East Lake Rd.	Sold for $7,000,000 on 6/2022		24,064 s.f on 8.2 ac			
*	Suggest no change							

(Over)

Number	Name	Representative	Address	SBL	Assessment	VillageMarket Value	Time	Date Rec'd
8	Francesca Zanghi	O'Donnell & Cullen	2 Serpentine Road	107-1-92.2	$124,823	$860,225	6:00	2/16/2022
	Purchased property for $750,000 in 4/2022							
	County hearing officer will view purchase price as current market value.							
*	**Suggest lowering value from $860,225 to purchase price of $750,000.**							
9	Brett Klein and David Belsky		130 Continental Road	104-1-64	$261,180.00	$1,800,000.00		(Walk-in)
	104-1-64	5319 s.f on 1.25 ac						
	Comparable Properties							
	106-1-66.22	24 Ridge Rd.	sold on 12/21 for $1,600,000		5500 s.f. on 4.4 ac			
	107-1-39	54 Tower Hill Rd.	sold on 3/22 for $1,775,000		5384 s.f. on 1.8 ac			
	Increased market value from $1,189,189 to $1,800,000 based upon complete renovation.							
*	**As material delays have delayed completion of the project, the project is only 85% completed. Suggest lowering value to $1,400,000 and revisit in January 2024**							