



**Town of Woodbridge  
Board of Assessment Appeals  
October 1, 2024 Grand List  
Special Meeting Minutes  
Tuesday, March 11, 2025 at 4 pm  
Town Hall – Main Meeting Room**

**Board of Assessment Members Present:** Chair Jeffrey Ginzberg Esq., Andrew Schaffer, Esq., Lin Yang

- The scheduled Board of Assessment Appeals appointments listed below took place. Each Board member reviewed appeal applications with appellants.
- Following the completion of all Hearings, the Board deliberated. Decisions are noted below.
- At 8 pm, Chair Ginzberg opened the meeting of the Woodbridge Board of Assessment Appeals.

**Appeals Heard by Chair Jeffrey Ginzberg:**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **12 Jenick Lane** property appeal. Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: 12 Jenick Lane LLC (Vito Luciani)**

**Property Location: 12 Jenick Lane**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to deny the appeal on the basis that the information provided by the appellant was subjective, anecdotal, and unpersuasive opinion without sufficient facts.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote:** Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **50 Acorn Hill Road** property appeal.  
Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Joseph Li**

**Property Location: 50 Acorn Hill Road**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to deny the appeal on the basis that the claimant's comps lacked sufficient similarity to the subject property.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **8 Hallsey Lane** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Badlan Wu**

**Property Location: 8 Hallsey Lane**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to deny the appeal on the basis that the claimant's comps lacked sufficient similarity to the subject property.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **87 Bradley Road** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Jerome L Burleson**

**Property Location: 87 Bradley Road**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to grant the appeal and reduce the assessment of the building value by \$10,000 to \$139,520.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Change net assessment to \$220,370 (from \$230,370).**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **36 Old Barnabas Road** property appeal.  
Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Jianquan Chen**

**Property Location: 36 Old Barnabas Road**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to deny the appeal on the basis that the claimant's comps lacked sufficient similarity to the subject property.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **6 Tulip Tree Lane** property appeal.  
Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Ilene & Richard Bronen**

**Property Location: 6 Tulip Tree Lane**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to deny the appeal on the basis that the claimant's comps lacked sufficient similarity to the subject property.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **30 Country Club Drive** property appeal.  
Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Zhadi Gong**

**Property Location: 30 Country Club Drive**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to table discussion for an inspection of the subject property by the Assessor.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **1189 Johnson Road** property appeal.  
Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Ryan Mills**

**Property Location: 1189 Johnson Road**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to deny the appeal on the basis that the claimant's comps lacked sufficient similarity to the subject property.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **4 Park Lane** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Tetyana Maranets**

**Property Location: 4 Park Lane**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to table discussion for an inspection of the subject property by the Assessor.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **1890 Litchfield Tpk.** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: John & Lisa Vitale**

**Property Location: 1890 Litchfield Tpk.**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to deny the appeal on the basis that the claimant's comps, while similar, contain excessive adjustments.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No Change.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **45 Seymour Road** property appeal.  
Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: The Sharon J. Farahani 2019 Revocable Living Trust (Sharon J. Farahani, Trustee)**

**Property Location: 45 Seymour Road**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to deny the appeal on the basis that the information provided by the appellant was subjective, anecdotal, and unpersuasive opinion without sufficient facts.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **98 N. Racebrook Road** property appeal.  
Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Pheng K. Ky**

**Property Location: 98 N. Racebrook Road**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to table discussion for further review.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **24 Deepwood Road** property appeal.  
Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Mary Kohncke**

**Property Location: 24 Deepwood Road**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to deny the appeal on the basis that the claimant's comps lacked sufficient similarity to the subject property.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on **10 Lawrence Street** the property appeal.  
Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Blacke Luciani**

**Property Location: 10 Lawrence Street**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to deny the appeal on the basis that the subject property was given a reduction at the informal hearing and the claimant's comps lacked sufficient similarity to the subject property.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **84 Maple Vale Drive** property appeal.  
Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Guohui Wu**

**Property Location: 84 Maple Vale Drive**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to deny the appeal on the basis that the claimant's comps lacked sufficient similarity to the subject property.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **880 Baldwin Road** property appeal.  
Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Dorothy H. Borrelli**

**Property Location: 880 Baldwin Road**

**Motion:** Chair Jeffrey Ginzberg motioned to deny the appeal on the basis that the claimant's comps lacked sufficient similarity to the subject property.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Appeals Heard by Board Member Andrew Schaffer:**

**Motion:** Andrew Schaffer moved to open discussion on the **36 Newton Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Mario DiRienzo**

**Property Location: 36 Newton Road**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to deny the appeal on the basis that the information provided by the appellant was subjective, anecdotal, and unpersuasive opinion without sufficient facts.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote:** Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Andrew Schaffer moved to open discussion on the **7 Knollwood Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Michael Bullers**

**Property Location: 7 Knollwood Road**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to deny the appeal on the basis that the information provided by the appellant was subjective, anecdotal, and unpersuasive opinion without sufficient facts.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote:** Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Andrew Schaffer moved to open discussion on the **28 Sunbrook Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Pero & Jane Baljevic**

**Property Location: 28 Sunbrook Road**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to deny the appeal on the basis that the information provided by the appellant was subjective, anecdotal, and unpersuasive opinion without sufficient facts. Also, the claimant's comps lacked sufficient similarity to the subject property.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote:** Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Andrew Schaffer moved to open discussion on the **87 Center Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote:** Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant:** Margaret & Fred Anderson

**Property Location:** 87 Center Road

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to table discussion for an inspection of the subject property by the Assessor.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote:** Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision:** Pending.

**Motion:** Andrew Schaffer moved to open discussion on the **23 Spector Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote:** Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant:** Guan Fuian & Yong Jinyao

**Property Location:** 23 Spector Road

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to deny the appeal on the basis that the information provided by the appellant was subjective, anecdotal, and unpersuasive opinion without sufficient facts.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote:** Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision:** No change.

**Motion:** Andrew Schaffer moved to open discussion on the **199 Rimmon Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote:** Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant:** Burton Z. Alter

**Property Location:** 199 Rimmon Road

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to deny the appeal on the basis that the information provided by the appellant was subjective, anecdotal, and unpersuasive opinion without sufficient facts.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote:** Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision:** No change.



**Motion:** Andrew Schaffer moved to open discussion on the **934 Baldwin Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Thomas P. Relihan Jr.**

**Property Location: 934 Baldwin Road**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to deny the appeal on the basis that the information provided by the appellant was subjective, anecdotal, and unpersuasive opinion without sufficient facts.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Andrew Schaffer moved to open discussion on the **10 Warren Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Luciani Konolds Pond LLC**

**Property Location: 10 Warren Road**

**Motion:** Andrew Schaffer motioned to deny the appeal on the basis of failure to appear.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Andrew Schaffer moved to open discussion on the **1033 Racebrook Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Ylei Pang**

**Property Location: 1033 Racebrook Road**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to deny the appeal on the basis that claimant's comps lacked sufficient similarity to the subject property.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Andrew Schaffer moved to open discussion on the **884 Baldwin Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Edward Whitbread**

**Property Location: 884 Baldwin Road**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to table discussion for an inspection of the subject property by the Assessor.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending.**

**Motion:** Andrew Schaffer moved to open discussion on the **1 Bradley Road, Suite 800** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Dow Enterprises LLC** (represented by Attorney James Brownstein)

**Property Location: 1 Bradley Road, Suite 800**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to table discussion for further review.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending.**

**Motion:** Andrew Schaffer moved to open discussion on the **172 Newton Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Kevin Marchetti**

**Property Location: 172 Newton Road**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to deny the appeal on the basis that the information provided by the appellant was subjective, anecdotal, and unpersuasive opinion without sufficient facts.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Andrew Schaffer moved to open discussion on the **2 Old Mill Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Atul Kulkarni**

**Property Location: 2 Old Mill Road**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to table discussion for an inspection of the subject property by the Assessor.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending.**

**Motion:** Andrew Schaffer moved to open discussion on the **5 Warren Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Maureen Plouffe**

**Property Location: 5 Warren Road**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to reduce the assessment based on the conditions of the land and building; no change since 2023.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Net assessment changed to \$61,670 (from \$225,260).**

**Motion:** Andrew Schaffer moved to open discussion on the **24 Grove Hill Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Ben Anderson**

**Property Location: 24 Grove Hill Road**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to deny the appeal on the basis that the claimant's comps lacked sufficient similarity to the subject property.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Andrew Schaffer moved to open discussion on the **5 Spring Valley Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Viswanathan Muthusamy**

**Property Location: 5 Spring Valley Road**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to deny the appeal on the basis that the information provided by the appellant was subjective, anecdotal, and unpersuasive opinion without sufficient facts.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change**

**Motion:** Andrew Schaffer moved to open discussion on the **15 Cassway Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Michael C. Jacobson**

**Property Location: 15 Cassway Road**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to table discussion for an inspection of the subject property by the Assessor.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending.**

#### **Appeals Heard by Board Member Lin Yang:**

**Motion:** Lin Yang moved to open discussion on the **75 Peck Hill Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Ruxih Zhang**

**Property Location: 75 Peck Hill Road**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to deny the appeal on the basis that the information provided by the appellant was subjective, anecdotal, and unpersuasive opinion without sufficient facts. Also, the claimant's comps lacked sufficient similarity to the subject property.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Lin Yang moved to open discussion on the **11 Stone Wall Lane** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Suna Woods**

**Property Location: 11 Stone Wall Lane**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to deny the appeal on the basis that the claimant's comps lacked sufficient similarity to the subject property.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Lin Yang moved to open discussion on the **4 Warren Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Martin Platt**

**Property Location: 4 Warren Road**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** On the basis of condition, Lin Yang motioned to grant the appeal by reducing the land assessment to \$40,544 and the building assessment to \$189,758 to yield a net assessment of \$230,300.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Net assessment changed to \$230,300 (from \$244,930).**

**Motion:** Lin Yang moved to open discussion on the **19 Park Lane** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Susan Massaro-Torgerson**

**Property Location: 19 Park Lane**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to table discussion for an inspection of the subject property by the Assessor.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending.**

**Motion:** Lin Yang moved to open discussion on the **16 Tallwood Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Mina Pesyko 2023 Irrevocable Trust (Illya Mowerman)**

**Property Location: 16 Tallwood Road**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to deny the appeal on the basis that the information provided by the appellant was subjective, anecdotal, and unpersuasive opinion without sufficient facts. Also, the claimant's comps lacked sufficient similarity to the subject property.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Lin Yang moved to open discussion on the **20 Chestnut Lane** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Sara Ann Auerbach**

**Property Location: 20 Chestnut Lane**

**Motion:** Lin Yang motioned to deny the appeal on the basis the claimant's comps lacked sufficient similarity to the subject property.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Lin Yang moved to open discussion on the **7 Field Drive** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Darlene Barone** (represented by Attorney Philip C. Pires, Esq.)

**Property Location: 7 Field Drive**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to table discussion for further review.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending.**

**Motion:** Lin Yang moved to open discussion on the **25 Lorraine Drive** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Abbas Saadat**

**Property Location: 25 Lorraine Drive**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to table discussion for further review.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending.**

**Motion:** Lin Yang moved to open discussion on the **3 Warren Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Shengtao Yang**

**Property Location: 3 Warren Road**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to table discussion for further review.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending.**

**Motion:** Lin Yang moved to open discussion on the **1161 Racebrook Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: South Central Connecticut Regional Water Authority** (John Triana from RWA)

**Property Location: 1161 Racebrook Road**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to table discussion for further review.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending.**

**Motion:** Lin Yang moved to open discussion on the **51 Elderslie Lane** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant:** Larry Samuelson

**Property Location:** 51 Elderslie Lane

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to deny the appeal on the basis that the information provided by the appellant was subjective, anecdotal, and unpersuasive opinion without sufficient facts. Also, the claimant's comps lacked sufficient similarity to the subject property.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Lin Yang moved to open discussion on the **6 Birch Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant:** Haoxian Zhang

**Property Location:** 6 Birch Road

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to table discussion for further review.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending.**

**Motion:** Lin Yang moved to open discussion on the **18 Lorraine Drive** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant:** Robert Perelman

**Property Location:** 18 Lorraine Drive

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to deny the appeal on the basis that the information provided by the appellant was subjective, anecdotal, and unpersuasive opinion without sufficient facts. Also, the claimant's comps lacked sufficient similarity to the subject property.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**



**Motion:** Lin Yang moved to open discussion on the **36 Overhill Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Margaret & Harjit Singh**

**Property Location: 36 Overhill Road**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to deny the appeal on the basis that the information provided by the appellant was subjective, anecdotal, and unpersuasive opinion without sufficient facts.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Lin Yang moved to open discussion on the **60 Old Quarry Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Sina Raissi**

**Property Location: 60 Old Quarry Road**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to deny the appeal on the basis that the information provided by the appellant was subjective, anecdotal, and unpersuasive opinion without sufficient facts.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Lin Yang moved to open discussion on the **923 Baldwin Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Joan A. Dzikas & Miachel R. Dzikas**

**Property Location: 923 Baldwin Road**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to table discussion for further review.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending.**

Respectfully submitted: *Toni Belenski*