



Town of Woodbridge
Board of Assessment Appeals
October 1, 2024 Grand List
Special Meeting Minutes
Wednesday, March 12, 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 730pm, 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 **15 Richard Sweet Dr** property appeal. Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Xiangchen Luo

Property Location: 15 Richard Sweet Dr

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 **72 Old Quarry Rd** property appeal. Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: John D. Boulton

Property Location: 72 Old Quarry Rd

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 Country Ct** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Gary Luciani

Property Location: 4 Country Ct

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 grant the appeal and reduce the assessment of the building value by \$37,000 to \$296,421

Andrew Schaffer seconded. Motion unanimously passed.

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

Board Decision: Net assessment changed to \$296,421.

Motion: Chair Jeffrey Ginzberg moved to open discussion on the **172 Amity Road** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Amity June, LLC (Matthew Harris)

Property Location: 172 Amity 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 \$41,000 to \$500,000.

Andrew Schaffer seconded. Motion unanimously passed.

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

Board Decision: Net assessment changed to \$500,000.

Motion: Chair Jeffrey Ginzberg moved to open discussion on the **11 Watrous Lane** property appeal. Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Gregory Mann

Property Location: 11 Watrous 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 grant the appeal and reduce the assessment of the building value by \$20,000 to \$496,370.

Andrew Schaffer seconded. Motion unanimously passed.

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

Board Decision: Net assessment changed to \$496,370.

Motion: Chair Jeffrey Ginzberg moved to open discussion on the **2 Old Farm Road** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Michael S. D'Andrea, III

Property Location: 2 Old Farm 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 of failure to appear, timely appear, or provide proof of ownership or representation

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 **144 Peck Hill Rd** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Asaf S. Carmeli

Property Location: 144 Peck Hill Rd

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 lack sufficient similarity to 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 **21 Ranch Rd** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Antonia Belenski

Property Location: 21 Ranch Rd

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 \$20,000 to \$362,090..

Andrew Schaffer seconded. Motion unanimously passed.

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

Board Decision: Net assessment changed to \$362,090.

Motion: Chair Jeffrey Ginzberg moved to open discussion on the **88 Northrop Rd** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Doug Tendler

Property Location: 88 Northrop Rd

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 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 **44 Country Club Drive** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Terry Landau & Erez Landau

Property Location: 44 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 grant the appeal and reduce the assessment of the building value by \$20,000 to \$382,320

Andrew Schaffer seconded. Motion unanimously passed.

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

Board Decision: Net assessment changed to \$382,320.

Motion: Chair Jeffrey Ginzberg moved to open discussion on the **253 Newton Road** property appeal. Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Karen Stannard

Property Location: 253 Newton 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 \$130,000 to \$752,000.

Andrew Schaffer seconded. Motion unanimously passed.

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

Board Decision: Net assessment changed to \$752,000.

Motion: Chair Jeffrey Ginzberg moved to open discussion on the **121 Northrop Road** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Joseph Neumann

Property Location: 121 Northrop 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, 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 **19 Merritt Avenue** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Christina Komninakas

Property Location: 19 Merritt Avenue

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 **21 Merritt Avenue** the property appeal. Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Christina Komninakas

Property Location: **21 Merritt Avenue**

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 appellant was subjective, anecdotal, and unpersuasive opinion without sufficient facts.

Andy 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 Mettler Street** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Christopher Dickerson

Property Location: **6 Mettler 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: Chair Jeffrey Ginzberg motioned to grant the appeal and reduce the assessment of the building value to \$334,070.

Andrew Schaffer seconded. Motion unanimously passed.

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

Board Decision: **Net assessment changed to \$334,070..**

Motion: Chair Jeffrey Ginzberg moved to open discussion on the **48 Mettler Street** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Christopher Dickerson

Property Location: **48 Mettler Street**

Motion: Chair Jeffrey Ginzberg motioned to grant the appeal and reduce the assessment of the building value to \$252,610.

Andrew Schaffer seconded. Motion unanimously passed.

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

Board Decision: **Net assessment changed to \$252,610**

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Motion: Chair Jeffrey Ginzberg moved to open discussion on the **17 Woodside Dr** property appeal.

Andrew Schaffer seconded. Motion unanimously passed. (**Lin Yang recused herself**)

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

Appellant: Nandou Lu

Property Location: 17 Woodside Drive

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: Chair Jeffrey Ginzberg motioned to table discussions 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 **1 N. Pease Rd** property appeal.

Andy Schaffer seconded. Motion unanimously passed.

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

Appellant: Xiaoyong Chen & Xiaojia Guo

Property Location: 1 N. Pease Rd

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: 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.

Andy 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 **33 Old Mill Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Mario Fan Zhang

Property Location: 33 Old Mill Rd

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 an 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 **8 Roseview Lane** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Nils F. Osterberg

Property Location: 8 Roseview Lane

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 **8 Hollow Oak Rd** property appeal.

Lin Yang seconded. Motion unanimously passed.

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

Appellant: Du Cheng

Property Location: 8 Hollow Oak Rd

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 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 **1 Fox Den Way** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Melissa B. Lawson & Andrew Lawson

Property Location: 1 Fox Den Way

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 **55 Tumblebrook Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Monika Karnuseviciute & Marius Janusaitis

Property Location: 55 Tumblebrook Rd

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 by \$30,000 based on the conditions of the building. Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Board Decision: Change net assessment to \$408,760.

Motion: Andrew Schaffer moved to open discussion on the **77 Ford Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Burton Z. Alter

Property Location: 77 Ford Rd

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 by based on the conditions of the building. Jeffrey Ginzberg seconded. Motion unanimously passed.: Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Board Decision: Net assessment changed to \$300,000.

Motion: Andrew Schaffer moved to open discussion on the **18A Jeremy Garden Lane** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Paul Caines (Agent)

Property Location: 18A Jeremy Garden Lane

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 **3 Appletree Lane** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: David T. Choe & Jane Kim Choe

Property Location: 3 Appletree Lane

Motion: Andrew Schaffer motioned to reduce assessment based on the conditions of the building.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Board Decision: Change net assessment to \$345,000

Motion: Andrew Schaffer moved to open discussion on the **4 Jenick Lane** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Vijay Mehan & Mridula Mehan

Property Location: 4 Jenick Lane

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 of failure to appear, timely appear, or provide proof of ownership or representation

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 Peck Hill Lane** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Alexander Medovnikov

Property Location: 87 Peck Hill Lane

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 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 **84 Acorn Hill Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Charles Grzywacz

Property Location: 84 Acorn Hill Rd

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 lack sufficient similarity to subject property. Also, the information provided 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 **36 Grouse Lane** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Arvind Gupta & Suman Gupta

Property Location: 36 Grouse Lane

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 building.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Board Decision: Net assessment changed to \$685,000

Motion: Andrew Schaffer moved to open discussion on the **30 Prospect Ct** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Sandra K. Sauro & James Sauro

Property Location: 30 Prospect Ct

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 building.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Board Decision: Net assessment changed to \$350,000.

Motion: Andrew Schaffer moved to open discussion on the **1 Pine Hill Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: James Cody

Property Location: 1 Pine Hill Rd

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 an 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 **221 Newton Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Jeffrey Stanton & G Palma Stanto

Property Location: 221 Newton Rd

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 building.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Board Decision: Net assessment changed to \$409,000

Motion: Andrew Schaffer moved to open discussion on the **27 Rock Hill Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Mira Rho & Jason Hacking

Property Location: 27 Rock Hill Rd

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 Soundview Drive** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Gregory Karwowski & Kryoko Karwowski

Property Location: 10 Soundview Drive

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 by the Assessor on the subject property.

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 **15 Spector Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Joshua Lange

Property Location: 15 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 of failure to appear, timely appear, or provide proof of ownership or representation

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Board Decision: No change.

Appeals Heard by Board Member Lin Yang:

Motion: Lin Yang moved to open discussion on the **24 Dales Drive** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Guanbo Chen

Property Location: 24 Dales 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.

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 **6 Forest Trail** property appeal.

Andy Schaffer seconded. Motion unanimously passed.

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

Appellant: Arthur Zuckerman

Property Location: 6 Forest Trail

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 **162 Ansonia Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Farooqui Farah & Shaikh Saood

Property Location: **162 Ansonia Rd**

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 **54 Country Club Drive** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Jeffrey Luck

Property Location: **54 Country Club 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 the claimant's comps lacked sufficient similarity to the subject property.

Andy 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 **127 Beecher Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Keith Arnold

Property Location: **127 Beecher 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 **10 Old Quarry Road** property appeal.

Andy Schaffer seconded. Motion unanimously passed.

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

Appellant: Joanna Rodriguez

Property Location: 10 Old Quarry Road

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 **19 Woodland Drive** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Robert Serow (Robert & Eileen Serow Living Trust)

Property Location: 19 Woodland 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.

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 **20 Cow Path Lane** property appeal.

Andy Schaffer seconded. Motion unanimously passed.

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

Appellant: Rajkumar Verma

Property Location: 20 Cow Path 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 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 **1182 Racebrook Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Jason Morrill

Property Location: 1182 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 **12 Emerald Lane** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Jeremy Nadelmann

Property Location: 12 Emerald 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, while similar, contain excessive adjustments.

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 **16 Rock Hill Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Susan DiPietro

Property Location: 16 Rock 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 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 **49 Penny Lane** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Huihui Yu & Zeqi Wang

Property Location: 49 Penny 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, lack sufficient similarity to 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 **15 Soundview Drive** property appeal.

Andy Schaffer seconded. Motion unanimously passed.

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

Appellant: Ochsner Place, LLC (Mark Greengarten)

Property Location: 15 Soundview 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 grant the appeal and reduce the assessment of the building.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Board Decision: Net assessment changed to \$429,786.

Motion: Lin Yang moved to open discussion on the **17 Pine Ridge Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Deborah S. Frank & Aaron Frank

Property Location: 17 Pine Ridge 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 **42 Cedar Rock Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Gordon B. Sandford

Property Location: 42 Cedar Roadk 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 with the Assessor.

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 **30 N. Racebrook Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Erzsebet Pusztaí

Property Location: 30 N. Racebrook Rd

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, while similar, contain excessive adjustments.

Andrew Schaffer seconded. Motion unanimously passed.

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

Board Decision: No change.

Respectfully submitted: *Cathy Trzaski*