



**Town of Woodbridge
Board of Assessment Appeals
October 1, 2024 Grand List
Special Meeting Minutes
Wednesday, March 26, 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 745pm, 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 **102 N. Racebrook Rd** property appeal. Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Carol P. Levarek Revocable Trust

Property Location: 102 N. Racebrook 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 **57 Park Ln** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Michael Melone, PLH Vineyard Sky, LLC

Property Location: 57 Park Ln

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, or 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: Chair Jeffrey Ginzberg moved to open discussion on the **260 Amity Rd** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Jaime Tucciarone, HWA Realty, LLC

Property Location: 260 Amity 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, or 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: Chair Jeffrey Ginzberg moved to open discussion on the **7 Ledge Rd** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Frances Granquist

Property Location: 7 Ledge 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 majority of the claimant's comps lacked sufficient similarity to the subject property. Other 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 **24 Forest Glen Dr** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: William Topf & Nathan Topf

Property Location: 24 Forest Glen 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 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 **26 Dillon Rd** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: David Weiss, Attorney

Property Location: 26 Dillon 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 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 **11 Clearview Dr** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Floria H. Polverari

Property Location: 11 Clearview 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 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 **36 Elderslie Ln** property appeal.
Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Stuart Margolis

Property Location: 36 Elderslie Ln

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, or 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 **81 Pease Rd** property appeal.
Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Connecticut Light & Power Company dba Eversource

Property Location: 81 Pease 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, or 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 **25 Punkin Patch Rd** property appeal.
Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Robert M. Adams, IV

Property Location: 25 Punkin Patch 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 land value by \$6,600 to \$118,000 based on comparable property.

Andrew Schaffer seconded. Motion unanimously passed.

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

Board Decision: Net Assessment changed to \$378,890.

Motion: Chair Jeffrey Ginzberg moved to open discussion on **7 Country Club Dr** the property appeal.
Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Anthony Gopal & Susan Fernandez

Property Location: 7 Country Club 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 appellant was subjective, anecdotal, an 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 **6 Lawrence St** property appeal.
Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: William May & Briana May

Property Location: 6 Lawrence St

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 **15 Bond Rd** property appeal.
Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Gerald T. Weiner

Property Location: 15 Bond Rd

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

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Motion: Chair Jeffrey Ginzberg moved to open discussion on the **13 Bond Rd** property appeal.
Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Gerald T. Weiner

Property Location: 13 Bond 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 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 **908 Baldwin Rd** property appeal.
Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Larry Dickovick

Property Location: 908 Baldwin 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 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 **21 Deepwood Rd** property appeal.
Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: David Cavallaro

Property Location: 21 Deepwood 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 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 **21 Deepwood Rd** property appeal.
Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: David Cavallaro

Property Location: 21 Deepwood 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 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 **43 Round Hill Rd** property appeal.
Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: James J. Nugent & Patrick Nugent

Property Location: 43 Round 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: Chair Jeffrey Ginzberg motioned to table the 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 Fraser Rd** property appeal.
Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Wei Wang

Property Location: 1 Fraser 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 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 **15 Old Mill Rd** property appeal.
Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Jingan Tang

Property Location: 15 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: Chair Jeffrey Ginzberg motioned to deny the appeal on the basis 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.

Appeals Heard by Board Member Andrew Schaffer:

Motion: Andrew Schaffer moved to open discussion on the **55 Penny Ln** property appeal.

Lin Yang seconded. Motion unanimously passed.

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

Appellant: Eaton Chen

Property Location: 55 Penny Ln

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 **461 Amity Rd** property appeal.

Lin Yang seconded. Motion unanimously passed.

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

Appellant: Leonard C. Reizfeld

Property Location: 461 Amity 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 table discussions 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 **8 Hillcrest Dr** property appeal.

Lin Yang seconded. Motion unanimously passed.

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

Appellant: Lilano Agron & Jeffrey Agron

Property Location: 8 Hillcrest Dr

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 most of the claimant's comps lacked sufficient similarity to subject property. Also, the evidence provided was subjective, anecdotal, or unpersuasive opinion without sufficient facts. The claimant did present comparable sales in the development but did not present persuasive differences to warrant reduction.

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 Dogwood Cir** property appeal.

Lin Yang seconded. Motion unanimously passed.

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

Appellant: Joseph Geremia

Property Location: 10 Dogwood Cir

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 discussions 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 **21 Richard Sweet Dr** property appeal.

Lin Yang seconded. Motion unanimously passed.

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

Appellant: Henry Kopel

Property Location: 21 Richard Sweet Dr

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 grant the appeal and reduce the assessment of the building value by \$25,000 to \$348,940 based upon the substandard condition of the building.

Jeffrey Ginzberg seconded

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

Board Decision: Change net assessment to \$469,340.

Motion: Andrew Schaffer moved to open discussion on the **392 Amity Rd** property appeal.

Lin Yang seconded. Motion unanimously passed.

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

Appellant: Richard D. Traumer & Valerie W. Traumer

Property Location: 392 Amity 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 grant the appeal and reduce the assessment of the building value by \$25,000 to \$146,200 based upon the substandard condition of the building.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Board Decision: Net assessment changed to \$224,900.

Motion: Andrew Schaffer moved to open discussion on the **170 Center Rd** property appeal.

Lin Yang seconded. Motion unanimously passed.

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

Appellant: Charles J. Riether, Jr.

Property Location: 170 Center 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 due to 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 **4 Bunker Hill Rd** property appeal.

Lin Yang seconded. Motion unanimously passed.

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

Appellant: Tyler Peruta (Agent)

Property Location: 4 Bunker Hill Rd

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

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 **1123 Racebrook Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Nicholas Totalo

Property Location: 1123 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 due to claimant's comps lack 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: Lin Yang moved to open discussion on the **1215 Johnson Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Rachel R. Guerra

Property Location: 1215 Johnson 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 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: Lin Yang moved to open discussion on the **12 Fieldstone Dr** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Paul Duhl

Property Location: 12 Fieldstone Dr

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 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: Lin Yang moved to open discussion on the **524 Amity Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Paul Duhl

Property Location: 524 Amity 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 of failure to appear, timely appear, or provide proof of ownership or presentation.

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 **31 Peck Hill Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Thomas Beland & Lauren Beland

Property Location: 31 Peck Hill 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 discussions 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 **15 Lunar Dr** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Woodbridge Properties, LLC - August Horening

Property Location: 15 Lunar Dr

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 **1768 Litchfield Tpk** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: 1768 Litchfield Property, LLC-August Horening

Property Location: 1768 Litchfield Tpk

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 Lunar Dr** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Charlmax, LLC – August Horening

Property Location: 12 Lunar Dr

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 discussions for further review.

Andy 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 **39 Round Hill Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Kathleen L. Latronica – August Horening

Property Location: 39 Round Hill 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 **11 Round Hill Rd** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Kathleen L. Latronica – August Horening

Property Location: 11 Round Hill Rd

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 **1045 Racebrook Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Kenneth J. Healy & Miranda J. Healy – August Horening

Property Location: 1045 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 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 **43 Park Ln** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: Kaitlin Nadeau & Michael Gulia

Property Location: 43 Park Ln

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 appellant was subjective, anecdotal, or 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 **21 Timber Ln** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Larry Greenberg, Attorney

Property Location: 21 Timber Ln

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 **18 Deer Run Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Douglas Harrigan & Paul Harrigan

Property Location: 18 Deer Run 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 discussions 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 **15 Old Still Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Friedlander Residence Trust

Property Location: 15 Old Still 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 motioned to deny the appeal due to claimant's 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: Lin Yang moved to open discussion on the **26 Punkin Patch Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Appellant: Karl Ronne, Maray Silverman & Brenton Elliott, Attorney

Property Location: 26 Punkin Patch 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 discussions 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 **93 Luciani Rd** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

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

Appellant: We Cheng Liu

Property Location: 93 Luciani 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 information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts.

Jeffrey Ginzberg seconded. Motion unanimously passed.

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

Board Decision: No change.

Meeting adjourned at 09:15pm

Respectfully submitted: *Cathy Trzaski*