

Minutes

Real Estate Appeals Meeting

Town of Ridgefield Board of Assessment Appeals
Ridgefield Town Hall – Small Conference Room (lower level)
400 Main Street, Ridgefield, CT
March 19, 23 and 24, 2026

Attendees: Andrew Sternlieb; Michael Schmer; Stan Galanski (Chairperson)

The Board of Assessment Appeals met to consider real estate assessment appeals.

March 19, 2026

The meeting was called to order at 6:00pm. Mr. Galanski attended by videoconference. Mr. Schmer was unable to attend the meeting. One real estate appeal was heard from Sara Franceschini regarding 30 Old Washington Road. The decision was deferred until March 23 for inclusion of all Board members.

There being no further business, the meeting was adjourned at 6:25pm.

March 23, 2026

The meeting was called to order at 5:30pm. The following appeals were heard:

Christos Lambrakis, 75 Canterbury Lane
Assessment reduced from \$1,874,180 to \$1,750,280 (unanimous decision)

Nicole Ramos and Michael Morano, 3 Tackora Trail
Assessment reduced from \$1,028,370 to \$984,690 (unanimous decision)

Katherine Didriksen Barone, 120 Bennets Farm Road
Assessment affirmed at \$581,910 (correcting error in a letter)

Appeals were denied for:

Gregory and Teri Wyatt, 21 Great Rocks Place

Sara Franceschini, 30 Old Washington Road

Laibin Lao and Jun Xiao, 105 Pine Mountain Road

Ralph and Marion Lucarelli, 18 New Street

All were unanimous decisions.

There being no further business, the meeting adjourned at 8:45 pm.

March 24, 2026

The meeting was called to order at 6pm. The following appeals were heard:

Appeals were denied for:

MingMing Wang, 7 Taylor Court

Alex Vogal, 83 Bridle Trail

Margaret and Gary Roman, 54 Branchville Road

Heidi Shafranek and Otto Naumann, 88 Main Street.

All were unanimous decisions.

The Board heard an appeal from attorney Laura Cardillo, representing the Sendak Foundation, on a tax-exempt status dispute for a property at 200 Chestnut Hill Road. As tax status determination is beyond the scope of the Board, the matter was referred to the Assessors Office.

The Board then held a brief discussion of possible ways to improve the Appeals process for 2027.

There being no further business, the meeting was adjourned at 9:15pm.

Respectfully submitted,

Stan Galanski

Chair

Board of Assessment Appeals

March 26, 2026