

## Donna Conkling

---

**From:** gregory soldatenko <gregsold@gmail.com>  
**Sent:** Friday, November 25, 2016 10:43 AM  
**To:** Clerk's Department; Mayor  
**Subject:** Request to Add Statement to the Village Website

Dear Ms. Conkling,

Happy Thanksgiving! We respectfully request to add my statement that was presented to the BOT on Nov. 22nd to the Village website.

Thank you.

Greg Soldatenko on behalf of Mayra's team

Please see below:

It has been five months since the Ryan train wreck pulled into the station. Many concerned Scarsdale residents with professional backgrounds that qualified them to evaluate the reval process demonstrated that the Ryan reval was just plain wrong. The methodology was defective, the data inputs were not properly verified, the sales data excluded from the model were cherry picked to fit the model and Ryan himself refuses to provide the backup. Ryan clearly failed to fulfill the terms of his contract.

There was a complete failure to do the most rudimentary checks and balances with the new reval, yet you state that Ryan's reval must be accepted because there is no other choice but to follow a 44 year old legal opinion that is not even on point, as it addresses the grievances of individual homeowners and not the systemic failure of a Village wide reval. The 1972 opinions the Village Attorney provided to the Mayor and BOT are old and not applicable to our situation because those opinions only deal with actions under the Real Property Tax Law, which are limited to appeals of individual tax assessments. The situation we have been trying to cure involves a Village-wide flawed and unsubstantiated mass appraisal that produced such egregious and unreasonable outcomes that it should have been voided. There were similar cases involving flawed mass appraisals that occurred in New York State. There were several residents who suggested that the BOT seek the advice of outside counsel, a practice the Village routinely undertakes, yet for this extremely important decision the request was ignored. Even if the line of opinions that the Village Attorney provided the BOT were relevant, neither those opinions nor any other law states that a biased, flawed and unsubstantiated reval must be accepted. In addition, you also ignored another request to ask our representative Amy Paulin to explore passing a legislature to invalidate Ryan's Reval.

No serious Scarsdale resident questions the good intentions of the Mayor and the BOT and everyone believes that they want the best for our community. That, however, does not address the question at hand. Knowing that there is a bias in the model, that the reval resulted in an inequitable transfer of the taxation burden to smaller homes, without having proper documentation and without seeking the advice of outside counsel how could you have accepted Ryan's home values? This question remains unanswered.

The fact remains that while some of us may be successful in lowering our own individual assessments, under assessed home values do not change and those properties will continue to avoid paying their fair share of taxes. As it remains unknown if and when the next reval will take place, the consequences of the Ryan reval could affect all of us indefinitely.

Despite all of the evidence that residents have produced about the flaws in the whole revaluation process and the unfairness of the assessed values, you unequivocally stated that you will not invalidate the Ryan reval. At this juncture we exhausted all options except one.

First, we call on all Scarsdalians to join us in bringing an Article 78 legal action to right the wrong that was done. Bringing the Article 78 action is now almost a moral imperative to make clear to the actors in Scarsdale Village government that a mass appraisal based on a flawed model and proven to be unfair on a broad scale will have legal consequences if not overturned.

For Scarsdale residents who would like information about receiving the complete letter from our group and how to join the legal action please email Mayra Kirkendall-Rodriguez at [ScarsdaleMayra@yahoo.com](mailto:ScarsdaleMayra@yahoo.com) and [GregSold@gmail.com](mailto:GregSold@gmail.com)

Second, the front page articles published over the last two weeks in the Scarsdale Inquirer revealed that there is much more to the reval story that has been hidden from the public. We are calling for the mayor, BOT and village attorney to release All FOILED emails that members of the public requested over four months ago. Qualified, concerned residents sounded many alarm bells about the lack of transparency with Ryan's reval which became even more problematic in light of the Village's failure to exercise necessary due diligence, resulting in a kind of blind acceptance of the bogus results.

The public deserves to know how the unfair reval came about only two years after the Tyler reval. We also need to know who and on what basis changed traffic multipliers of many neighborhoods and construction grades and square footage of many houses to fit Ryan's model. Unless All FOILED emails are released and not just some, the suspicion that has been created will persist.

I believe that the largest problem here is one of lack of transparency. It's time for the Village of Scarsdale to get on board with the movement that is picking up speed all over our country, transparency of governance. There are no national security issues here. Release all the emails, every single one. The public whom you serve has the right to see them. Anyone who attempts to prevent the release of the emails has an agenda that is contrary to the best interests of our community and perhaps a personal agenda as well.

Release the emails, annul the reval, set right what has been made wrong!