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INCORPORATED VILLAGE OF THOMASTON  
BOARD OF REVIEW - VIA VIDEOCONFERENCE  
NOVEMBER 16, 2021  
6:00 P.M.

P R E S E N T:

- STEVEN WEINBERG, MAYOR
- JAMES E. SHARKEY, DEPUTY MAYOR
- JILL MONOSON, TRUSTEE
- TO-ON PANG, TRUSTEE
- BURTON S. WESTON, TRUSTEE
- VILLAGE ATTORNEY, A. THOMAS LEVIN, ESQ.
- DENISE KNOWLAND, VILLAGE ASSESSOR

JENNIFER DEVLIN  
COURT REPORTER

1           MAYOR WEINBERG: All right. Good  
2 evening. The Board of Review is meeting on  
3 November 16, 2021 via videoconference. We're  
4 opening the meeting at 6:11 p.m. And I have  
5 to read the following statement, as required  
6 by law.

7           Due to the public health and safety  
8 concerns related to COVID-19, and pursuant to  
9 New York State law, this meeting of the Board  
10 of Review is not being held in person. The  
11 board is meeting by videoconferencing. The  
12 meeting will be recorded and a transcription  
13 will be provided at a later date.

14           The public has the opportunity to observe  
15 this meeting live online and submit comments  
16 pursuant to instructions given on the village  
17 website and in the meeting notice.

18           Interested members of the public may provide  
19 comments by calling in during the meeting at  
20 (646) 558-8656. Meeting ID: 896 8968 4479.  
21 Password: 730522, or through the written  
22 chat section of the Zoom meeting. Comments  
23 may also be provided via email before and  
24 during the meeting to

1 clerk@villageofthomaston.org.

2 The Village Administrator will now call  
3 the roll for attendance at this meeting by  
4 members of the board and any relevant village  
5 staff.

6 VILLAGE ASSESSOR KNOWLAND: Okay.

7 Deputy Mayor Sharkey.

8 DEPUTY MAYOR SHARKEY: Here.

9 VILLAGE ASSESSOR KNOWLAND: Trustee  
10 Weston.

11 TRUSTEE WESTON: Present.

12 VILLAGE ASSESSOR KNOWLAND: Mayor  
13 Weinberg.

14 MAYOR WEINBERG: Here.

15 VILLAGE ASSESSOR KNOWLAND: Okay.

16 Trustee Jill Monoson and Trustee To-on Pang  
17 are not present at the meeting at this time.

18 MAYOR WEINBERG: Okay. Please note with  
19 the time and date of the entry to the meeting  
20 when they come in.

21 VILLAGE ASSESSOR KNOWLAND: I will.

22 MAYOR WEINBERG: All right.

23 Now, the members of the board reviewed  
24 each property for which a grievance had been

1 filed. No taxpayer or representative of any  
2 taxpayer appeared in person at the meeting.  
3 At the moment is that still the case, Denise?

4 VILLAGE ASSESSOR KNOWLAND: That is still  
5 the case at the moment, so we will see if  
6 anyone appears.

7 MAYOR WEINBERG: So do the motion now or  
8 later?

9 VILLAGE ASSESSOR KNOWLAND: Later. At  
10 the end we'll make the motion and -- as you  
11 see the proposal.

12 MAYOR WEINBERG: Okay. In the interest  
13 of the village's taxpayers, we will look at  
14 each other without comment so that we don't  
15 run up the transcription cost.

16 VILLAGE ASSESSOR KNOWLAND: Okay. And I  
17 should note that when I called the roll, I  
18 failed to call myself. Denise M. Knowland,  
19 acting as village assessor for the purpose of  
20 this meeting. I am present.

21 MAYOR WEINBERG: And again I will enter  
22 -- Denise, in the possibility that someone  
23 does enter the meeting and they're here for  
24 the tax review board, please let us know.

1 VILLAGE ASSESSOR KNOWLAND: I will.

2 (Whereupon, there is a pause in the  
3 proceedings.)

4 TRUSTEE PANG: I'm back. Denise, can you  
5 hear me?

6 MAYOR WEINBERG: I don't know if Denise  
7 is having a problem with her audio. You want  
8 to text her and let her know the time you  
9 came back --

10 TRUSTEE PANG: Sure.

11 MAYOR WEINBERG: -- or you can just state  
12 it on the record since it's been recorded?

13 TRUSTEE PANG: I will put it on the chat  
14 room.

15 MS. HALPERN: Hello, Denise. This is  
16 Wendy Halpern. I have a question relating to  
17 the tax grievance.

18 TRUSTEE PANG: You can speak to us. We  
19 are the Board of Trustees. You can speak to  
20 us.

21 MS. HALPERN: Hello.

22 TRUSTEE PANG: Wendy, can you hear me?

23 MS. HALPERN: Barely. It's faint.

24 MAYOR WEINBERG: Wendy, I'm sorry.

1 Denise is on the line. You said that you had  
2 a question.

3 MS. HALPERN: I tried to send a chat, but  
4 it was disabled.

5 My question is what year is this the  
6 grievance for, 2022 and 2023?

7 MAYOR WEINBERG: Yes.

8 MS. HALPERN: Because I had authorized  
9 Maidenbaum Property Tax Reduction to file a  
10 grievance on our behalf, as we do every year.  
11 And I'm surprised to hear that nothing was  
12 submitted.

13 TRUSTEE PANG: I think you can talk to  
14 your property tax consulting firm. I think  
15 some consulting firms choose not to grieve  
16 the village tax.

17 MS. HALPERN: Well, I authorized --

18 MAYOR WEINBERG: Ben, it has to be --  
19 Ben, it has to be only if the property owner  
20 directed them to not grieve the village tax.

21 MS. HALPERN: No. I have an  
22 authorization here that says, this email is  
23 to acknowledge receipt of your signed  
24 authorization to process your 23/24 county

1 and 22/23 village tax assessment. And then  
2 it's our address. And I see now they're  
3 listing as zip code 11023. I don't know if  
4 that matters. But they're supposed to be  
5 doing every year for us. And we always just  
6 get told it's never been approved.

7 MAYOR WEINBERG: Denise.

8 MS. HALPERN: I have these going back in  
9 my emails from 18/19. Every year for the  
10 last however many years they've done it.  
11 They said they did it at least.

12 MAYOR WEINBERG: Denise, do you have  
13 any --

14 VILLAGE ASSESSOR KNOWLAND: They did not  
15 file. They did not file. I mean, I have the  
16 whole list of everyone who filed from  
17 Maidenbaum Property Tax Reduction Group. I  
18 have a list from Maidenbaum Sternberg. I  
19 checked that one as well. It hasn't been  
20 filed here.

21 MAYOR WEINBERG: Denise, do you have  
22 access to the list from last year?

23 VILLAGE ASSESSOR KNOWLAND: I will look  
24 and see if I can find last year's list and

1 see if it was on there.

2 Hold on a moment.

3 MAYOR WEINBERG: Wendy, was it on last  
4 year's list?

5 MS. HALPERN: Well, they're supposed to  
6 be. I'm going back in my emails. And I got  
7 the county reductions.

8 VILLAGE ASSESSOR KNOWLAND: Let me see.

9 MAYOR WEINBERG: Denise --

10 MS. HALPERN: I have 22/23. I have 21/22  
11 that she said I authorized them --

12 VILLAGE ASSESSOR KNOWLAND: I'm looking.  
13 Just give me a minute.

14 MS. HALPERN: I have 17/18, the year.  
15 16/17.

16 MAYOR WEINBERG: Denise, is tonight the  
17 deadline?

18 VILLAGE ASSESSOR KNOWLAND: Yeah.

19 MS. HALPERN: 15/16.

20 VILLAGE ASSESSOR KNOWLAND: Yes. This is  
21 the deadline today.

22 Okay. So Maidenbaum Property Tax  
23 Reduction -- I'm looking at last year's list.  
24 Hold on a second. Let me go through. Nope.



1 It's not on there. I'm looking at Maidenbaum  
2 Sternberg because -- in case there's any  
3 confusion as to which company is supposed to  
4 do it. It's not on there either. I do not  
5 see it for 21/22. Let me see if I can  
6 check --

7 MS. HALPERN: So like, for example, --  
8 just looking at the most recent email.

9 MAYOR WEINBERG: Do you have -- obviously  
10 I'm assuming Maidenbaum is certainly closed  
11 now.

12 MS. HALPERN: Well, I didn't try them  
13 yet.

14 MAYOR WEINBERG: Why don't you try them  
15 and see if they can email it now?

16 MS. HALPERN: Okay. So I will do that.  
17 I will call them. Because I'm looking at  
18 other correspondence they have from prior  
19 years. It says -- it said -- this is from  
20 18/19. It says if we receive your  
21 authorization at least 3 weeks prior to the  
22 November 15, 2016, village filing deadline  
23 they would do it. I guess is that the  
24 deadline? Like, you generally set a

1 different day?

2 VILLAGE ASSESSOR KNOWLAND: No. It's  
3 November -- it's always the third Tuesday in  
4 November. November whatever the day.

5 MS. HALPERN: Okay. I'm going to put  
6 this on mute and I'm going to call them. I  
7 highly doubt they will pick up the phone, but  
8 I will try.

9 VILLAGE ASSESSOR KNOWLAND: Okay. I  
10 don't see for 21/22 either. That's what I  
11 can see.

12 MS. HALPERN: Hi. There's no answer with  
13 them, so I will send them an email. But  
14 obviously they won't get it until at least  
15 tomorrow.

16 Are you there?

17 MAYOR WEINBERG: We're here, Wendy.

18 MS. HALPERN: So I'm just going to email  
19 them. I guess they missed the deadline. So  
20 I guess that I have to deal with them on  
21 that. Apparently they've been telling me  
22 they've been doing it every year. And we've  
23 never gotten a reduction. I just assumed the  
24 village denied all of their applications, so

1 I never inquired further.

2 We thought the -- we've gotten reductions  
3 from Nassau County. And I was always curious  
4 why the village never changed anything. But  
5 I just figured that's just how it is. But  
6 now I'm hearing that it doesn't seem that  
7 they ever filed anything for us. Do they  
8 file for other people? You've gotten other  
9 things for them?

10 MAYOR WEINBERG: Yes.

11 MS. HALPERN: And do they do it by a  
12 stipulation kind of document or individual?

13 MAYOR WEINBERG: No. It's a form.  
14 Individual.

15 MS. HALPERN: Okay. Okay. So I'm just  
16 going to deal with I guess -- is today the  
17 deadline? There's extensions?

18 MAYOR WEINBERG: I don't believe there  
19 are extensions. I think it's a hard  
20 deadline.

21 MS. HALPERN: So were those other -- like  
22 is it public record if you grant the other  
23 grievances? I don't know what the criteria  
24 is. That's why we have them do it.

1 TRUSTEE PANG: I think, Wendy, in general  
2 only very few cases are granted reductions  
3 for village tax every year. From my  
4 experience there is a handful. Less than  
5 five.

6 MS. HALPERN: It's five actual  
7 applications or 5 percent?

8 TRUSTEE PANG: No. Out of maybe 200  
9 cases I think maybe grant two or three every  
10 year.

11 MS. HALPERN: All right. Well, I'm going  
12 to deal with -- I will just ask them.  
13 Because if we're hiring them for a service  
14 and they're not providing it, then, you know,  
15 that's not right either.

16 All right. Well, I guess that answers  
17 our questions.

18 MAYOR WEINBERG: Okay. Thank you.

19 MS. HALPERN: Thanks. Thank you. Bye.

20 MAYOR WEINBERG: You're welcome.

21 (Whereupon, there is a pause in the  
22 proceedings.)

23 MAYOR WEINBERG: Denise, are you  
24 available?

1 VILLAGE ASSESSOR KNOWLAND: I'm here.

2 Can you hear me?

3 MAYOR WEINBERG: We can hear you.

4 VILLAGE ASSESSOR KNOWLAND: Okay.

5 MAYOR WEINBERG: Okay. Would the members  
6 of the Board of Review please unmute  
7 yourself.

8 TRUSTEE MONOSON: Okay. I'm here.

9 TRUSTEE PANG: I'm here.

10 MAYOR WEINBERG: Okay.

11 TRUSTEE WESTON: I'm here.

12 DEPUTY MAYOR SHARKEY: I'm here.

13 MAYOR WEINBERG: Okay.

14 On motion of basically the members of the  
15 Board of Review, the members of the board  
16 reviewed each property for which a grievance  
17 has been filed. No taxpayer or  
18 representative of any person appeared in  
19 person. I'm going to amend that. Wendy  
20 Halpern appeared and had a question about her  
21 -- whether an application was filed for a tax  
22 grievance with the village for the 2022/2023  
23 tax year. And we confirmed that we have not  
24 -- that the village had not received an

1 application from either Maidenbaum Property  
2 Tax Reduction Group LLC or Maidenbaum &  
3 Sternberg LLP.

4 There is a -- by motion of the Mayor,  
5 Steve Weinberg, that the board denied an  
6 assessed value -- I'm sorry. Denied changes  
7 in assessed values.

8 TRUSTEE WESTON: Changes --

9 MAYOR WEINBERG: I'm sorry.

10 TRUSTEE WESTON: Changes in assessed  
11 value.

12 MAYOR WEINBERG: Thank you. Let me start  
13 again.

14 Upon motion of Steven Weinberg, the Board  
15 of Review denied changed in the assessed  
16 value with respect to each of the properties  
17 in the list of grievances for the 2022/2023  
18 tax year.

19 Is there a second for the motion?

20 DEPUTY MAYOR SHARKEY: I'll make the  
21 second.

22 MAYOR WEINBERG: Thank you, Jim.

23 Any comments or discussions by the board?

24 (There was no response.)

1                   MAYOR WEINBERG: There being none,  
2                   Denise, please call the roll.

3                   VILLAGE ASSESSOR KNOWLAND: Deputy Mayor  
4                   Sharkey.

5                   DEPUTY MAYOR SHARKEY: Aye.

6                   VILLAGE ASSESSOR KNOWLAND: Trustee  
7                   Monoson.

8                   TRUSTEE MONOSON: Aye.

9                   VILLAGE ASSESSOR KNOWLAND: Trustee Pang.

10                  TRUSTEE PANG: Aye.

11                  VILLAGE ASSESSOR KNOWLAND: Trustee  
12                  Weston.

13                  TRUSTEE WESTON: Aye.

14                  VILLAGE ASSESSOR KNOWLAND: Mayor  
15                  Weinberg.

16                  MAYOR WEINBERG: Aye.

17                  VILLAGE ASSESSOR KNOWLAND: And Assessor  
18                  Knowland.

19                  Aye.

20                  Six votes in favor, zero opposed. The  
21                  motion is adopted.

22                  MAYOR WEINBERG: Okay. 10:15 p.m. Is  
23                  there a motion to adjourn?

24                  TRUSTEE WESTON: So moved.

1 TRUSTEE MONOSON: I'll second. I'll  
2 second.

3 MAYOR WEINBERG: Any comments or  
4 discussion?

5 (There was no response.)

6 MAYOR WEINBERG: Hearing none, Denise,  
7 please call the roll.

8 VILLAGE ASSESSOR KNOWLAND: Deputy Mayor  
9 Sharkey.

10 DEPUTY MAYOR SHARKEY: Aye.

11 VILLAGE ASSESSOR KNOWLAND: Trustee  
12 Monoson.

13 TRUSTEE MONOSON: Aye.

14 VILLAGE ASSESSOR KNOWLAND: Trustee Pang.

15 TRUSTEE PANG: Aye.

16 VILLAGE ASSESSOR KNOWLAND: Trustee  
17 Weston.

18 TRUSTEE WESTON: Aye.

19 VILLAGE ASSESSOR KNOWLAND: Mayor  
20 Weinberg.

21 MAYOR WEINBERG: Aye.

22 VILLAGE ASSESSOR KNOWLAND: Assessor  
23 Knowland.

24 Aye.



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Six votes in favor, zero opposed. The motion is adopted. The minutes are now closed -- the meeting is now closed.

MAYOR WEINBERG: Thank you all and good night.

(Time noted: 10:15 p.m.)

\* \* \*

CERTIFIED THAT THE FOREGOING IS A TRUE AND ACCURATE TRANSCRIPT OF THE MINUTES OF THIS HEARING AS TRANSCRIBED FROM AN AUDIO/VIDEO RECORDING, DONE TO THE BEST OF MY ABILITY.

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JENNIFER DEVLIN  
Court Reporter