

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF TRUSTEES  
OF THE VILLAGE OF THOMASTON  
December 9, 2019**

The Board of Trustees met on Monday, December 9, 2019 at the Village Hall, 100 East Shore Road, Great Neck, New York at 7:30 p.m.

**Present:** Mayor Steven Weinberg, Trustee Jill Monoson, Trustee To-on Pang, and Trustee Burton Weston

**Absent:** Deputy Mayor James Sharkey

The Mayor opened the meeting at 7:33 p.m.

**Adoption of Minutes**

**RESOLUTION 19-104**

Upon motion of Trustee Pang, seconded by Trustee Weston, and unanimously approved, the following resolution was adopted:

RESOLVED, that the minutes of the Board of Trustees and Board of Review meetings held on November 19, 2019 are hereby approved and accepted as presented.

The vote on this resolution was:	Mayor Weinberg:	Aye	Trustee Monoson	Aye
	Trustee Pang:	Aye	Trustee Weston:	Aye

**Public Hearing – 661 Northern Associates LLC**

The Mayor opened the public hearing on the application of 661 Northern Associates LLC for an amendment of the incentive use permit for the property located at 661 Northern Boulevard, Great Neck, NY 11021 and also known as section 2 Block 140 Lot 793.

Michael Sahn, Esq. of Sahn Ward & Coschignano, PLLC and Andrew Weinstock, principal member of 661 Northern Associates LLC appeared on behalf of the applicant.

As the Nassau County Planning Commission has not made a recommendation on this action, the public hearing was continued to January 13 at 7:30 p.m.

**RESOLUTION 19-105**

Upon motion of Mayor Weinberg, seconded by Deputy Mayor Sharkey, and unanimously approved, the following resolution was adopted:

RESOLVED, that the public hearing on the application of 661 Northern Associates LLC for an amendment of the incentive use permit for the property located at 661 Northern Boulevard, Great Neck, NY 1102, is hereby continued to January 13, 2020 at 7:30 p.m.

The vote on this resolution was:	Mayor Weinberg:	Aye	Trustee Monoson	Aye
	Trustee Pang:	Aye	Trustee Weston:	Aye

**RESOLUTION 19-106**

Upon motion of Mayor Weinberg, seconded by Trustee Monoson, and unanimously approved, the following resolution was adopted:

WHEREAS, the Village of Thomaston heretofore has enacted Local Law 1-2018, to authorize applications for incentive zoning in the Village's OB Zoning District; and

WHEREAS, pursuant to such local law, by Board of Trustees Resolution 18-55, the Board of Trustees heretofore granted, on stated conditions, an application to the Village Board of Trustees from 661 Northern Associates, LLC, for incentive zoning approval with respect to premises identified as Section 2, Block 140, Lot 793 on the Nassau County Land and Tax Map, also known as 661 Northern Boulevard, Thomaston, New York; and

WHEREAS, the said incentive zoning approval included conditional approval of an incentive use permit; and

WHEREAS, among the conditions of such approval and permit was a requirement that the applicant record in the Office of the Nassau County Clerk a certain Declaration of Covenants and Restrictions, to memorializes various conditions of the said approval and permit, including a limitation of the use of the subject property to retail sales and service of pre-owned automobiles; and

WHEREAS, 661 Northern Associates, LLC as lessee, and BSI Northern Blvd., LLC as owner, have applied to the Board of Trustees to amend the said incentive zoning approval and use permit previously granted pursuant to Village Code §203-70.3 and Board of Trustees Resolution 18-55, and to amend the Declaration of Covenants and Restrictions executed and recorded in relation to such incentive use permit, to allow use of the premises 661 Northern Blvd., Thomaston, New York for the retail sale and service of new and pre-owned automobiles; and

WHEREAS, the proposed action consists of an amendment to the existing incentive zoning permit approval, and site plan approval, and Declaration of Covenants and Restrictions, to permit use of the subject property for the retail sale and service of new and pre-owned automobiles; and

WHEREAS, the Board of Trustees has reviewed the said application, including the Environmental Assessment Form (EAF) filed as part of the said application, as required by the New York State Environmental Quality Review Act and its implementing regulations (collectively "SEQRA"); and

NOW, THEREFORE, BE IT

RESOLVED, that the Board of Trustees ("Board") of the Village of Thomaston ("Village") hereby finds and concludes that

- (a) the Board is the Lead agency with respect to review of the proposed action pursuant to SEQRA;
- (b) the proposed action is an Unlisted Action, as defined in SEQRA;
- (c) this Negative Declaration has been prepared in accordance with the requirements of Article 8 of the Environmental Conservation Law;
- (d) the Lead Agency name and address is: Board of Trustees of the Village of Thomaston, 100 E. Shore Road, Thomaston, Great Neck, New York 11020;
- (e) the name, address and telephone number of a person who can provide additional information are: A. Thomas Levin, Village Attorney, c/o Village of Thomaston, 100 E. Shore Road, Great Neck, New York 11020, 516-482-3110;
- (f) the Board has considered the following factors, and makes the following conclusions, in respect to its review of the environmental impacts of the proposed action:
  - (i) the proposed action would not result in any substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels, nor any substantial increase in solid waste production, nor create a substantial increase in the potential for erosion, flooding, leaching or drainage problems;
  - (ii) the proposed action would not result in the removal or destruction of large quantities of vegetation or fauna, substantial interference with the movement of any resident or migratory fish or wildlife species, impacts on a significant habitat area, substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species, or other significant adverse impacts to natural resources;
  - (iii) the proposed action would not impair the environmental characteristics of any Critical Environmental Area;
  - (iv) the proposed action would not conflict with the community's current plans or goals as official approved or adopted;
  - (v) the proposed action would not impair the character or quality of important historical, archeological, architectural or aesthetic resources or of existing community or neighborhood character;
  - (vi) the proposed action would not result in a major change in the use of either the quantity or type of energy;

- (vii) the proposed action would not create a hazard to human health;
- (viii) the proposed action would not create a substantial change in the use, or intensity of use, of land, including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (ix) the proposed action would not encourage or attract large numbers of persons to any place for more than a few days, compared to the number who would come to such place without such action;
- (x) the proposed action would not create changes in two or more elements of the environment, no one of which would have a significant impact on the environment, but when taken considered together would result in a substantial adverse impact on the environment;
- (xi) the proposed action would not create substantial adverse impacts when considered cumulatively with any other actions, proposed or in process;
- (xii) the proposed action would not result in substantial adverse impact with respect to any relevant environmental consideration, including noise, aesthetics, traffic, air quality, water quality or adequacy of water supply, drainage, soil conditions, or quality of life in the community in general and the immediate neighborhood in particular; and it is further

RESOLVED, that the proposed action would not have a significant adverse environmental impact; and it is further

RESOLVED, that no further environmental impact review pursuant to SEQRA is required with respect to the proposed action.

The vote on this resolution was: Mayor Weinberg: Aye Trustee Monoson Aye  
Trustee Pang: Aye Trustee Weston: Aye

**Electronic copies of applications**

The Board discussed requiring that all applications to the Board of Trustees for changes of zone, conditional use permits, subdivisions or other land use approval, and all applications to the Board of Appeals include three (3) sets of the application papers in an electronic format, in addition to paper copies.

RESOLUTION 19-107

Upon motion of Trustee Weston, seconded by Trustee Monoson, and unanimously approved, the following resolution was adopted:

RESOLVED, that the Code of the Village of Thomaston is hereby amended, by adding thereto a new Chapter, to be Chapter A209, entitled "General Policies", to read as follows:

"Chapter A 209. General Policies.

§A209-1. Electronic copies of applications.

A. Findings. The Board of Trustees of the Village of Thomaston hereby finds and concludes that the processing and review of various types of applications for permits or other approvals related to use or development of land would be facilitated and expedited by requiring applicants to submit electronic copies of application documents in addition to any paper copies required for such applications.

B. Electronic copies of applications required. In addition to any other requirements for application content as contained in the Village Code or other law, rule or regulation, all applications for building permits or similar permits, subdivision or site plan approval, variances, incentive zoning permits, special use permits, and/or amendments to any such permits or approvals shall include three (3) electronic copies, of all documents submitted as part of, or in support of, each such application.

C. Extent of requirement. The requirement of this section for submission of electronic copies shall apply to documents submitted in support of each such application at any time at or after the initial application submission, or as part of any hearing with respect to such applications.

D. Exceptions. Except as may otherwise be provided in this section, submission of electronic copies of such documents shall not be required for any application for a permit or approval for construction, alterations, demolition, or zoning approvals relating to a property used or to be used for one single family residence.

E. Waiver. The Mayor, the Village Administrator, the Village Building Official, or any Board before which an application is pending, may waive the requirements of this section for submission of electronic copies in appropriate cases.

F. Format of electronic copies. For the purposes of this section, electronic copies are to be provided in any file format and on any media that is acceptable to the Village.”

and it is further

RESOLVED, that this resolution, and the requirements herein contained, shall be effective immediately, and shall apply to all application submissions or amendments made on or after the effective date.

The vote on this resolution was: Mayor Weinberg: Aye Trustee Monoson Aye  
Trustee Pang: Aye Trustee Weston: Aye

**2019/20 Budget Modifications**

RESOLUTION 19-108

Upon motion of Trustee Monoson, seconded by Trustee Pang, and unanimously approved, the following resolution was adopted:

RESOLVED, that the 2019/2020 Budget Modifications as of 12/9/19 (Attachment A), are hereby accepted as presented.

The vote on this resolution was: Mayor Weinberg: Aye Trustee Monoson Aye  
Trustee Pang: Aye Trustee Weston: Aye

**Tentative Budget FY 2020/21**

The tentative budget (Attachment B) was presented to the Board by Mayor Weinberg (copies of the tentative budget and a memo discussing the tentative budget had been distributed to Board members prior to the meeting). The tentative budget was discussed by the Board of Trustees. At the conclusion of the discussion, the following action was taken:

RESOLUTION 19-109

Upon motion of Trustee Monoson, seconded by Trustee Weston, and unanimously approved the following resolution was adopted:

RESOLVED, that the tentative budget for the 2020/21 fiscal year is hereby approved in the form presented to the Board at this meeting, and it is further

RESOLVED, that a public hearing on the proposed budget for the 2020/21 fiscal year is hereby scheduled for Monday, January 13, 2020 at 7:30 pm at the Village Hall, and that the Village Administrator shall provide the notice of such public hearing as required by law.

The vote on this resolution was: Mayor Weinberg: Aye Trustee Monoson Aye  
Trustee Pang: Aye Trustee Weston: Aye

**New Business**

The Mayor read the public works report.

**Vouchers**

RESOLUTION 19-110

Upon motion of Trustee Monoson, seconded by Trustee Weston, and unanimously approved, the following resolution was adopted:

RESOLVED, that the vouchers, in the aggregate amount of \$171,477.27 (as itemized on the Abstract of Vouchers dated Tuesday, November 19, 2019), are hereby approved for payment, all allocated to the General Fund.

The vote on this resolution was:	Mayor Weinberg:	Aye	Trustee Monoson	Aye
	Trustee Pang:	Aye	Trustee Weston:	Aye

A copy of the approved voucher list is attached to these minutes.

**Adjournment**

At 8:28 p.m., there being no further business, the motion to adjourn was made by Trustee Weston, seconded by Trustee Monoson, and unanimously approved.

Respectfully Submitted,

Denise M. Knowland  
Village Administrator

**INC. VILLAGE OF THOMASTON****AUDITED VOUCHERS****November 20 through December 9, 2019**

Type	Date	Num	Name	Amount
Check	11/22/2019	2248	PSEGLI	-53.17
Paycheck	11/27/2019	DD	CATHERINE M PULTOIAN	
Paycheck	11/27/2019	DD	STEVEN G PULSCH	
Paycheck	11/27/2019	DD	DENISE M KNOWLAND	
Paycheck	11/27/2019	DD	LINDA M EARLEY	
Check	11/27/2019	2249	MICHAEL F. MCNERNEY ARCHITECT PLLC	-765.00
Paycheck	11/27/2019	2250	ALLAN J GRDOVICH	
Paycheck	11/27/2019	2251	ANTHONY J CIAPPA	
Paycheck	11/27/2019	2252	CHRISTOPHER T SCHICKLER	
Paycheck	11/27/2019	2253	DAVID B DISTILLI	
Paycheck	11/27/2019	2254	FRANCIS M MORRISEY	
Paycheck	11/27/2019	2255	GERALD P. UMLAUF	
Paycheck	11/27/2019	2256	NEIL G. HICKS	
Paycheck	11/27/2019	2257	WILLIAM MAZURKIEWICZ	
Check	12/04/2019	2258	NYS & LOCAL RETIREMENT SYSTEM	-65,965.00
Check	12/04/2019	2259	PSEGLI	-10.36
Check	12/04/2019	2260	PSEGLI	-358.88
Check	12/04/2019	2261	OPTIMUM	-22.00
Check	12/04/2019	2262	VERIZON	-433.22
Check	12/04/2019	2263	VERIZON WIRELESS	-89.68
Check	12/09/2019	2264	AUTO BARN	-123.28
Check	12/09/2019	2265	GREAT NECK PLUMBING SUPPLY	-4.59
Check	12/09/2019	2266	FELDMAN LUMBER	-187.81
Check	12/09/2019	2267	COSTELLO'S HARDWARE	-195.71
Check	12/09/2019	2268	TOWN OF NORTH HEMPSTEAD-SWMA	-3,474.73
Check	12/09/2019	2269	LOGISTICS PRINTING, INC	-1,434.95
Check	12/09/2019	2270	B & R PLUMBING & HEATING OF L.I. INC.	-499.00
Check	12/09/2019	2271	SHELTER POINT LIFE INSURANCE COMPANY	-325.80
Check	12/09/2019	2272	FINE DETAILING	-200.00
Check	12/09/2019	2273	GLENCO SUPPLY INC	-468.76
Check	12/09/2019	2274	BLANK SLATE MEDIA LLC	-339.40
Check	12/09/2019	2275	READYREFRESH BY NESTLE	-58.90
Check	12/09/2019	2276	BUSINESS CARD	-106.75
Check	12/09/2019	2277	BUSINESS CARD	-38.17
Check	12/09/2019	2278	HOME DEPOT CREDIT SERVICES	-178.48
Check	12/09/2019	2279	SALERNO BROKERAGE CORP.	-53,229.78
Check	12/09/2019	2280	MEADOW CARTING CORP	-29,519.20

Check	12/09/2019	2281	WEX BANK	-648.65
Check	12/09/2019	2282	GENERAL WELDING SUPPLY CORP	-7.50
Check	12/09/2019	2283	WATER AUTHORITY OF GREAT NECK NORTH	-42.66
Check	12/09/2019	2284	NATIONAL FIRE & SAFETY SOLUTIONS, INC	-63.00
Check	12/09/2019	2285	WINTERS BROS. HAULING OF LI, LLC	-1,225.00
Check	12/09/2019	2286	MEYER, SUOZZI, ENGLISH & KLEIN, P.C.	-4,823.67
Check	12/09/2019	2287	NYS EMPLOYEES' HEALTH INSURANCE	-6,584.17
				-
				171,477.27
<b>TOTAL</b>				<b>171,477.27</b>

REVENUES

	ADOPTED	Proposed Modification 12-09-19	Difference
	2019-20		
MISCELLANEOUS			
A2750 AIM-Related Payments	N/A	\$20,000	\$20,000
STATE AID			
A3001 State Aid, Revenue Sharing	\$20,000	\$0	(\$20,000)
NET CHANGE IN REVENUE			\$0