

MINUTES OF THE REGULAR MEETING  
FOR THE BOARD OF REVIEW  
OF THE VILLAGE OF THOMASTON

NOVEMBER 16, 2021

The Board of Review met on November 16, 2021 via videoconference at 6:00 p.m.

Present: Mayor Steven Weinberg, Deputy Mayor James Sharkey, Trustee Jill Monoson, Trustee To-on Pang, Burton Weston, and Denise M. Knowland, Village Assessor.

Absent: None

Trustee Monoson and Trustee Pang were not present at the beginning of the meeting.

Mayor Weinberg opened the meeting at 6:11 p.m.

The Mayor read the following statement regarding procedures for the meeting:

“Due to public health and safety concerns related to COVID-19, and pursuant to New York State law, this meeting of the Board of Review is not being held in person. The Board is meeting by videoconferencing. The meeting will be recorded and a transcription will be provided at a later date. The public has the opportunity to observe this meeting live online and to submit comments, pursuant to instructions given on the Village website and in the meeting notice.

Interested members of the public may provide comments by calling in during the meeting at **(646) 558-8656, Meeting ID: 896 8968 4479, Password: 730522** or through the written chat section of the Zoom meeting. Comments may also be provided via email before and during the meeting to [clerk@villageofthomaston.org](mailto:clerk@villageofthomaston.org).

The Village Administrator will now call the roll for attendance at this meeting by members of the Board and relevant Village staff.”

The Village Administrator called the roll.

Trustee Monoson joined the meeting at 6:59 p.m.

Trustee Pang joined the meeting at 7:06 p.m.

Trustee Pang left the meeting at 7:07 p.m.

Trustee Pang rejoined the meeting at 7:18 p.m.

The Board recessed the Board of Review meeting at 7:30 pm, to convene the Board of Trustees meeting. The Board reconvened as the Board of Review at 8:48 pm.

Trustee Pang left the meeting at 8:50 p.m.

Trustee Pang rejoined the meeting at 9:06 p.m.

The members of the Board had previously reviewed each property for which a grievance had been filed.

Wendy Halpern, a taxpayer, asked the Village Administrator if a grievance for her property had been filed by Maidenbaum Property Tax Reduction Group, LLC. The Village Administrator and members of the Board reviewed the list of grievances filed and informed Ms. Halpern that no grievance had been filed.

Upon motion of Mayor Weinberg, seconded by Deputy Mayor Sharkey, the Board of Review denied the petitions for changes in assessed value with respect to each of the properties on the annexed list.

The vote on this resolution was:	Mayor Weinberg:	Aye	Deputy Mayor Sharkey:	Aye
	Trustee Monoson:	Aye	Trustee Pang:	Aye
	Trustee Weston:	Aye	Assessor Knowland:	Aye

At 10:15 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

DRAFT

**VILLAGE OF THOMASTON  
2022/23 TAX COMPLAINTS**

**Brandt, Steinberg, Lewis & Blond LLP**

- |  |             |
|--|-------------|
| 1. 173 East Shore Road<br>Ventura Flushing LLC | 2/335/9&15A |
| 2. 173 East Shore Road<br>Ventura Flushing LLC | 2/335/15B   |

**Certilman Balin Adler & Hyman, LLP**

- |   |                   |
|---|-------------------|
| 1. 777 Northern Blvd<br>Morton's of Chicago Great Neck LLC. | 2/140/482-483     |
| 2. 777 Northern Blvd<br>Morton's of Chicago Great Neck LLC. | 2/140/480,484-489 |

**Cronin, Harris & Associates P.C.**

- |   |               |
|---|---------------|
| 1. 611 Northern Blvd.<br>611 Northern LLC                 | 2/143/160     |
| 2. 37 Spruce Street<br>Eyssimont Properties               | 2/261/111*    |
| 3. 39 Spruce Street<br>Sonia Eyssimont                    | 2/261/112*    |
| 4. 28 Linden Street<br>Sonia Eyssimont                    | 2/261/114*    |
| 5. 26 Linden Street<br>Eyssimont Realty                   | 2/261/115*    |
| 6. 333 East Shore Road<br>333 East Shore Road Realty, LLC | 2/375/25A-25B |
| 7. 35 Prospect Street<br>Aries Realty LLC                 | 2/260/422     |
| 8. 33 Prospect Street<br>6500 Realty LLC                  | 2/260/423     |
| 9. 5 Lincoln Road<br>Jar Derzie                           | 2/163/147     |

**Cronin & Cronin Law Firm, PLLC.**

- |  |             |
|--|-------------|
| 1. 111 East Shore Rd<br>Manshore Realty, LLC | 2/189/466 A |
| 2. 805 Northern Blvd<br>805 N. Blvd LLC      | 2/262/10-13 |

**Herman Katz Cangemi Wilkes & Clyne, LLP**

- |   |           |
|---|-----------|
| 1. 2 Spruce Street<br>Spruce Tower Owners Corp. | 2/261/126 |
| 2. 2 Spruce Street<br>Spruce Tower Owners Corp  | 2/261/136 |
| 3. 2 Spruce Street<br>Spruce Tower Owners Corp  | 2/261/137 |
| 4. 2 Spruce Street<br>Spruce Tower Owners Corp  | 2/261/140 |

**Island Property Tax Reduction Service Inc.**

- |   |          |
|---|----------|
| 1. 15 Saint George Road<br>Franklin Siu | 2/375/11 |
| 2. 115 Colonial Road<br>Tavos Kahen     | 2/375/2  |

**Jaspan Schlesinger LLP**

- |   |          |
|---|----------|
| 1. 227 Shoreward Drive<br>Stephen & Karen Epstein | 2/209/4  |
| 2. 227 Shoreward Drive<br>Stephen & Karen Epstein | 2/209/28 |

**Koeppel Martone & Leistman, L.L.C.**

- |  |              |
|--|--------------|
| 1. 607 Northern Blvd<br>Seven Seas Restaurant  | 2/143/477    |
| 2. 175 East Shore Road<br>William Zaccaria   | 2/335/7 & 13 |
| 3. 655 Northern Boulevard<br>Spartan Petroleum Corp.                                 | 2/140/795    |
| 4. 833 Northern Boulevard<br>833 Nobo Building Corp.                                 | 2/166/3      |
| 5. 889 Northern Boulevard<br>Japa Ventures, Inc.                                     | 2/166/109    |
| 6. 889 Northern Boulevard<br>Japa Ventures, Inc.                                     | 2/166/111    |
| 7. 37 Brompton Road<br>Belgrave Owners Inc.  | 2/250/8-9    |
| 8. 130 S. Middleneck Road<br>Board of Managers of Galleria at Great Neck Condominium | 2/355/45     |
| 9. 885 Northern Boulevard<br>885 Northern, LLC                                       | 2/166/7      |
| 10. 891 Northern Boulevard<br>John Paterno   | 2/166/112    |

**Litt Law Group, L.L.C.**

1. 5 Highland Avenue  
Jianzhang Xu 2/7/124
2. 25 Windsor Road  
Magnus Sigurdsson 2/164/101-102
3. 19 Arbor Street  
Shimon Mourtil 2/140/794
4. 37 Valley View Road  
Ting Zong Chien and Xinzhi Zheng 2/189/462
5. 239 Schenck Avenue  
Uday Chebrolu and Jaunitha Kancherla 2/172/240
6. 155 Overlook Avenue  
Morteza & Shahzaz Nabatian 2/256/247
7. 114 Colonial Road  
Mark & Marni Lessing 2/207/33

**Maidenbaum Property Tax Reduction Group, LLC**

1. 37 Windsor Road  
Lillian Alpert 2/210/47
2. 1 Shadow Lane  
Timothy McCune & Uma Iyer 2/207/48
3. 156 Schenck Ave  
Benjamin & Eun Hee Chang 2/255/187
4. 170 Hillpark Ave  
Jay & Judith Linden 2/256/245
5. 104 Lee Ave  
Chaowei Wu 2/262/14
6. 113 Grace Ave  
Daryoush & Nina Galar 2/334/35
7. 1 Weight CT  
Lawrence & Nancy Greengrass 2/334/39
8. 13 N Grace CT  
Gary & Toby Noren 2/334/57, 118
9. 43 ½ Windsor Rd  
Timour Shafran & Stephanie Shafran 2/375/19
10. 110 Susquehanna Ave  
Jin Chen 2/140/816
11. 12 ST George Road  
Jason Liebowitz & Laura Zirinsky 2/206/4, 25
12. 8 ST George Road  
William & Gabrielle Froelich 2/206/5
13. 5 Shadow Lane  
Andrew Stevens 2/207/47
14. 139 Shoreward Drive  
Robert Klein 2/208/11 & 17
15. 225 Shoreward Drive  
Alan & Sonja Dreiblatt 2/209/23

**Maidenbaum Property Tax Reduction Group, LLC, cont.**

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|-----|---|--------------------------|
| 16. | 57 Valley View Road<br>Decker & Janet Decker          | 2/246/005, 104, 222, 223 |
| 17. | 10 Grosvenor Place<br>Daniel Levy & Karen Mones       | 2/252/009                |
| 18. | 170 Schenck Avenue<br>Gary & Jane Stone               | 2/255/182                |
| 19. | 120 Hillpark Avenue<br>Robin & Daniel Fleishman       | 2/256/006-10             |
| 20. | 135 Overlook Avenue<br>Shelley Lin                    | 2/256/081, 82-85         |
| 21. | 200 Overlook Avenue<br>Juan & Luisa Velasquez         | 2/257/432                |
| 22. | 3 N. Avalon Road<br>Konstantina Lampione              | 2/262/499                |
| 23. | 1 N. Avalon Road<br>Justin Kornvein & Jessica Lascala | 2/262/500                |
| 24. | 107 Grace Avenue<br>Pingpei Ho                        | 2/334/40                 |

**Maidenbaum & Sternberg, LLP**

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|-----|---|-----------------|
| 1.  | 9 Highland Avenue<br>Andrew & Olga Kagan                | 2/7/140         |
| 2.  | 40 Windsor Road<br>Daniel Ahn & Jennifer Chong          | 2/206/14        |
| 3.  | 19 Shadow Ln<br>Yu Chen & Yawen                         | 2/207/27        |
| 4.  | 7 Shadow Ln<br>Peter H. & Maida B. Rand Revocable Trust | 2/207/35        |
| 5.  | 134 Shoreward Dr<br>Lola Guarneri                       | 2/208/119       |
| 6.  | 245 Shoreward Dr<br>YanBiao Lian                        | 2/210/53        |
| 7.  | 14 Brompton Rd<br>Ronald & Lillian Krowne               | 2/251/3         |
| 8.  | 176 Schenck Ave<br>Wei Wu                               | 2/255/42, 43-45 |
| 9.  | 151 Schenck Ave<br>Steven Hertzberg                     | 2/269/105       |
| 10. | 8 Grace Court West<br>Beverly & Eve Heimberg            | 2/333/5         |
| 11. | 119 Grace Ave<br>Jerry Wang & Wei Lu                    | 2/334/32        |
| 12. | 6 Windsor Rd<br>Bill Zhang & Xi Yang                    | 2/203/220       |
| 13. | 6 Cescent Road<br>Andrew Laufer & Evelyn Laufer         | 2/163/160       |

**Maidenbaum & Sternberg, LLP, cont.**

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|---|----------|
| 14. 17 Pont Street<br>Lida Chen                   | 2/251/6  |
| 15. 106 Lee Avenue<br>Bo Yu Zheng & Zhamming Chen | 2/262/17 |
| 16. 135 Schenck Avenue<br>Shari Balaban           | 2/269/3  |

**Podell, Schwartz, Schechter & Banfield, L.L.P.**

- |   |            |
|---|------------|
| 1. 825 Northern Blvd.<br>825 Royal LLC                    | 2/166/1    |
| 2. 50 S. Middleneck Road<br>50 South Middleneck Road, LLC | 2/250/3&27 |

**P.T.R.C. (Sean Acosta)**

- |   |           |
|---|-----------|
| 1. 260 Schenck Ave<br>William O'Brien                     | 2/166/24  |
| 2. 16 Valley View Road<br>Pauline Karen                   | 2/185/11  |
| 3. 267 Schenck Avenue<br>Shahram Delafraz                 | 2/203/10  |
| 4. 14 Windsor Road*<br>Kamran Neman                       | 2/203/17  |
| 5. 7 Lodge Road<br>Ivan Seidle                            | 2/203/221 |
| 6. 20 Windsor Road<br>Cheryl Sneag                        | 2/203/222 |
| 7. 123 Colonial Road<br>Marian Shaw                       | 2/206/2   |
| 8. 135 Shoreward Drive<br>Qinge Sheng                     | 2/208/23  |
| 9. 126 Colonial Road<br>Chongqi Chen                      | 2/209/17  |
| 10. 235 Shoreward Drive<br>Ino Rossi                      | 2/210/48  |
| 11. 35 York Drive<br>Michael Sardo                        | 2/210/72  |
| 12. 250 Shoreward Drive<br>Batuhan Capin                  | 2/231/25  |
| 13. 18 York Drive<br>Craig Smith                          | 2/231/36  |
| 14. 12 Terrace Drive<br>Arthur Cohen                      | 2/246/216 |
| 15. 100 S. Middleneck Road - Unit 201*<br>Irina Churbakov | 2/250/26  |

**P.T.R.C. (Sean Acosta), cont.**

16. 116 Schenck Ave Esther Zeidman	2/255/1
17. 111 Hillpark Avenue Richard Birnbach	2/255/94
18. 111 Hillpark Ave Richard Birnbach	2/255/174
19. 240 Schenck Avenue Rachel Fefer	2/258/21
20. 19 Prospect Street* Kamran Neman	2/260/429
21. 25 Crescent Road Judith Weckman	2/263/15
22. 12 Grace Ct W Lisa Reisfield	2/334/111
23. 17 Marshall Court Varda Solomon	2/355/34
24. 42 Highland Avenue Elizabeth Lesser	2/375/4
25. 124 Colonial Rd Ingrid Vidas	2/209/5
26. 118 Schenck Ave Ronald Rosen	2/255/173
27. 8 N Grace Ct N Zhulan Wang	2/333/9
28. 3 Highland Ave Saruhan Capin	2/7/125
29. 232 Shoreward Drive Andrew Fung	2/164/201
30. 16 Shadow LN Xiao Lin He	2/208/29
31. 28 Windsor Rd Steven Schusselberg	2/8/19
32. 130 S. Middle Neck Rd- Unit 11* Xiaoming Sun	2/355/45
33. 137 Colonial Rd Annahid Hopkins	2/375/21
34. 140 Hillpark Ave Jack Schonhaut	2/256/18
35. 34 Windsor Road Rose Packard	2/8/20
36. 14 Valley View Road Aleksandra Bak	2/185/12
37. 10 ST. George Road Gail Gordon	2/206/24
38. 217 Shoreward Drive David Waxman	2/209/13



**P.T.R.C. (Sean Acosta), cont.**

39. 100 S. Middle Neck Road Unit 206 Shu-MinYang	2/250/26
40. 118 Overlook Ave Feng Zhu	2/257/111
41. 14 Linden Street Jean Lucarelli	2/261/54
42. 170 Susquehanna Ave Hong Mui	2/262/524
43. 99 Grace Ave Qiang Zhou	2/334/48

**Schroder & Strom, LLP**

1. 16 Lodge Road Slava & Natalie Volman	2/164/8
2. 3 Sheffield Road Gang Li & Hongyan Lu	2/172/242
3. 241 Shoreward Drive Daniel & Heida Sakol	2/210/51
4. 241 Shoreward Drive Daniel & Heida Sakol	2/210/59
5. 315 East Shore Road DLK Holdings, LLC	2/210/63
6. 55 Valley View Road Robyn & Allan Schneider	2/246/102
7. 131 Schenck Avenue Justin & Jennifer Maze	2/269/2
8. 110 Grace Avenue Edna Ebrahimi	2/335/3
9. 4 Sheffield Road Timothy W. Lewis & Lisa Wong	2/7/132
10. 59A Valley View Rd Reuben & Anita Silver 2010 Irrevocable Trusts	2/246/225
11. 250 Schenck Avenue Mel H. & Merrill Schneiderman	2/262/22-23
12. 185 S. Middleneck Road Great Neck Horizon House, Inc.	2/139/136-138, 154
13. 195 S. Middleneck Road Great Neck Horizon House, Inc.	2/143/468, 469, 476, 479
14. 112 Grace Avenue Michelle Hsu	2/335/4
15. 25 Spruce Street Manijeh Rastegar	2/261/46

**TOTAL COMPLAINTS: 140**