

MINUTES OF THE REGULAR MEETING
FOR THE BOARD OF REVIEW
OF THE VILLAGE OF THOMASTON
NOVEMBER 17, 2020

The Board of Review met on November 17, 2020, at the Village Hall, 100 East Shore Road, Great Neck, New York 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

The Mayor opened the meeting. The members of the Board reviewed each property for which a grievance had been filed. No taxpayer (or representative of any taxpayer) appeared in person.

Upon motion of Trustee Monoson, seconded by Trustee Weston, and unanimously approved, the Board of Review denied 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 10:00 p.m., there being no further business, the motion to adjourn was made by Trustee Weston, seconded by Mayor Weinberg, and unanimously approved.

Respectfully submitted,

Denise M. Knowland
Village Administrator

**VILLAGE OF THOMASTON
100 EAST SHORE ROAD
GREAT NECK, NY 11023
(516) 482-3110
FAX (516) 829-5011**

2021/22 TAX COMPLAINTS

Brandt, Steinberg, Lewis & Blond LLP

1. 173 East Shore Road
Ventura Flushing LLC 2/335/9&15A
2. 173 East Shore Road
Ventura Flushing LLC 2/335/15B

Certilman Balin Adler & Hyman, LLP

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

Cronin, Harris & Associates P.C.

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

Cronin & Cronin Law Firm, PLLC.

1. 111 East Shore Rd
Manshore Realty, LLC 2/189/466 A

Herman Katz Cangemi Wilkes & Clyne, LLP

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

Island Property Tax Reduction Service Inc.

- | | |
|--------------------------------------|-----------|
| 1. 10 Terrace Drive
Jenna Golban | 2/246/116 |
| 2. 115 Colonial Road
Steven Kahen | 2/375/2 |

Jaspan Schlesinger LLP

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

Koeppel Martone & Leistman, L.L.C.

- | | |
|--|--------------|
| 1. 171 S. Middleneck Road
Brittany Tenants Stockholders, Inc. | 2/139/443 |
| 2. 607 Northern Blvd
Seven Seas Restaurant | 2/143/477 |
| 3. 175 East Shore Road
William Zaccaria | 2/335/7 & 13 |
| 4. 655 Northern Boulevard
Spartan Petroleum Corp. | 2/140/795 |
| 5. 833 Northern Boulevard
833 Nobo Building Corp. | 2/166/3 |
| 6. 889 Northern Boulevard
Japa Ventures, Inc. | 2/166/109 |
| 7. 889 Northern Boulevard
Japa Ventures, Inc. | 2/166/111 |
| 8. 37 Brompton Road
Belgrave Owners Inc. | 2/250/8-9 |
| 9. 130 S. Middleneck Road
Board of Managers of Galleria at Great Neck Condominium | 2/355/45 |

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

- | | | |
|-----|--|-----------------------|
| 10. | 185 & 195 Middle Neck Road
Great Neck Horizon House, Inc. | 2/139/136-138,154 |
| 11. | 185 & 195 Middle Neck Road
Great Neck Horizon House, Inc. | 2/143/468,469,476,479 |
| 12. | 885 Northern Boulevard
885 Northern, LLC | 2/166/7 |
| 13. | 891 Northern Boulevard
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 Sigurdson | 2/164/101-102 |
| 3. | 19 Arbor Street
Shimon Mourtil | 2/140/794 |
| 4. | 114 Colonial Road
Mark & Manri Lessing | 2/207/33 |
| 5. | 239 Schenck Avenue
Uday Chebrolu and Jaunitha Kancherla | 2/172/240 |
| 6. | 155 Overlook Avenue
Morteza & Shahzaz Nabatian | 2/256/247 |

Maidenbaum Property Tax Reduction Group, LLC

- | | | |
|----|---|-----------|
| 1. | 37 Windsor Road
Lillian Alpert | 2/210/47 |
| 2. | 3 Linden Street
Solihin Tjihaja | 2/258/22 |
| 3. | 1 Shadow Lane
Timothy McCune & Uma Iyer | 2/207/48 |
| 4. | 14 Buckingham Pl
Martin Trust | 2/251/8* |
| 5. | 6 Grosvenor Pl
Carmela Meyer | 2/252/104 |
| 6. | 115 Hillpark Ave
Phyllis Siegel | 2/255/88 |
| 7. | 156 Schenck Ave
Benjamin & Eun Hee Chang | 2/255/187 |
| 8. | 170 Hillpark Ave
Jay & Judith Linden | 2/256/245 |

*Owner of record Robert & Linda Martin

Maidenbaum Property Tax Reduction Group, LLC. continued

- | | | |
|-----|---|-----------|
| 9. | 176 Overlook Ave
Matthew & Jane Tucker | 2/257/137 |
| 10. | 104 Lee Ave
Chaowei Wu | 2/262/14 |
| 11. | 145 Schenck Ave
Hongtao Wen | 2/269/4 |
| 12. | 113 Grace Ave
Daryoush & Nina Galar | 2/334/35 |
| 13. | 1 Weight CT
Lawrence & Nancy Greengrass | 2/334/39 |
| 14. | 13 N Grace CT
Gary & Toby Noren | 2/334/57 |
| 15. | 43 ½ Windsor Rd
Timour Shafran & Stephanie Shafran | 2/375/19 |

Maidenbaum & Sternberg, LLP

- | | | |
|-----|---|-----------|
| 1. | 9 Highland Avenue
Andrew & Olga Kagan | 2/7/140 |
| 2. | 40 Windsor Road
Daniel Ahn & Jennifer Chong | 2/206/14 |
| 3. | 6 Lincoln Rd
Lorin Prince | 2/172/42 |
| 4. | 7 Valley View Rd
Alban Miranda | 2/175/7 |
| 5. | 19 Shadow Ln
Yu Chen & Yawen Xu | 2/207/27 |
| 6. | 7 Shadow Ln
Peter H. & Maida B. Rand Revocable Trust | 2/207/35 |
| 7. | 129 Shoreward Dr
Robert & Leslie Hirschhorn | 2/208/007 |
| 8. | 134 Shoreward Dr
Lola Guarneri | 2/208/119 |
| 9. | 215 Shoreward Dr
Elizabeth Manes | 2/209/1 |
| 10. | 243 Shoreward Dr
Jane Gertler | 2/210/52 |
| 11. | 245 Shoreward Dr
Jing Lu | 2/210/53 |
| 12. | 14 Brompton Rd
Ronald & Lillian Krowne | 2/251/3 |

Maidenbaum & Sternberg, LLP, continued

- | | |
|--|-----------|
| 13. 176 Schenck Ave
Wei Wu | 2/255/042 |
| 14. 151 Schenck Ave
Steven Hertzberg | 2/269/105 |
| 15. 8 Grace Court West
Beverly & Eve Heimberg | 2/333/5 |
| 16. 119 Grace Ave
Jerry Wang & Wei Lu | 2/334/32 |
| 17. 6 Windsor Rd
Bill Zhang | 2/203/220 |
| 18. 1 Buckingham Pl
Si Wen & Ming Zhong | 2/252/1 |
| 19. 158 Schenck Ave
Mona Lee | 2/255/188 |

Meyer, Suozzi, English & Klein, P.C.

- | | |
|-----------------------------------|----------|
| 1. 87 Grace Ave
Eric Goldstein | 2/333/16 |
| 2. 87 Grace Ave
Eric Goldstein | 2/333/28 |

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

- | | | |
|---|------------|---------------------|
| 1. 825 Northern Blvd.
2021/22
825 Royal LLC | 2/166/1* | *Moratorium through |
| 2. 50 S. Middleneck Road
50 South Middleneck Road, LLC | 2/250/3&27 | |

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

- | | |
|---|-----------|
| 1. 260 Schenck Ave
William O'Brien | 2/166/24 |
| 2. 16 Valley View Road
Pauline Karen | 2/185/11 |
| 3. 267 Schenck Avenue
Shahram Delafraz | 2/203/10 |
| 4. 14 Windsor Road*
Kamran Neman | 2/203/17 |
| 5. 7 Lodge Road
Ivan Seidle | 2/203/221 |
| 6. 20 Windsor Road
Cheryl Sneag | 2/203/222 |

*Owner also filed for 2/260/429. May not reside at either property.

P.T.R.C. (Sean Acosta), continued

7. 123 Colonial Road Marian Shaw	2/206/2
8. 131 Colonial Road Behrooz Farhadian	2/206/11
9. 3 Shadow Lane Terri Brownfield	2/207/44
10. 135 Shoreward Drive Sheng Gina	2/208/23
11. 29 Highland Ave Kitsy Cheng	2/209/8
12. 128 Colonial Road Mehran Basaleli	2/209/16
13. 126 Colonial Road Chongqi Chen	2/209/17
14. 235 Shoreward Drive Ino Rossi	2/210/48
15. 35 York Drive Michael Sardo	2/210/72A
16. 250 Shoreward Drive Batuhan Capin	2/231/25
17. 18 York Drive Craig Smith	2/231/36
18. 12 Terrace Drive Arthur Cohen	2/246/216
19. 19 Windsor Road Lynda Savyon	2/248/136
20. 100 S. Middleneck Road - Unit 201* Irina Churbakov	2/250/26
21. 116 Schenck Ave Esther Zeidman	2/255/1
22. 111 Hillpark Avenue Richard Birnbach	2/255/94
23. 111 Hillpark Ave Richard Birnbach	2/255/174
24. 240 Schenck Avenue Rachel Fefer	2/258/21
25. 19 Prospect Street* Kamran Neman	2/260/429
26. 254 Schenck Avenue Kambiz Gandjian	2/262/505
27. 25 Crescent Road Judith Weckman	2/263/15
28. 12 Grace Ct W Lisa Reisfield	2/334/111

*Owner also filed for 2/203/17. May not reside at either property.

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

29. 17 Marshall Court Varda Solomon	2/355/34	
30. 42 Highland Avenue Elizabeth Lesser	2/375/4	
31. 124 Colonial Rd Ingrid Vidas	2/209/5	
32. 118 Schenck Ave Ronald Rosen	2/255/173	
33. 28 Spruce St Rong Ping Lin	2/260/215	
34. 3 Spruce St Joseph Jiang	2/260/427	
35. 8 N Grace Ct N Zhulan Wang	2/333/9	
36. 3 Highland Ave Saruhan Capin	2/7/125	
37. 232 Shoreward Drive Juan Gonzalez	2/164/201	
38. 16 Shadow LN Xiao Lin He	2/208/29	
39. 28 Windsor Rd Steven Schusselberg	2/8/19	
40. 31 Highland Ave Group LLC	2/209/10*	*Owner of record Zhong Jian USA
Jing Ping You		
41. 21 Lodge Rd Andrew Cohen	2/231/24	
42. 2 York Dr Sangyong Lee	2/248/131	
43. 100 South Middle Neck Rd- Unit 106* Tung Lee Tse	2/250/26	
44. 112 Grace Ave Michelle Hsu	2/335/4	
45. 5 Grosvenor Pl Tom Gavaris	2/355/39	
46. 130 S. Middle Neck Rd- Unit 11* Xiaoming Sun	2/355/45	
47. 137 Colonial Rd Annahid Hopkins	2/375/21	
48. 140 Hillpark Ave Jack Schonhaut	2/256/18	

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 |

Law Offices of Scott Stone, PLLC

- | | | |
|----|------------------------------------|---------|
| 1. | 3 St. George Road
Steven Hirsch | 2/375/5 |
|----|------------------------------------|---------|

TOTAL COMPLAINTS: 138