

MINUTES OF THE REGULAR MEETING  
FOR THE BOARD OF REVIEW  
OF THE VILLAGE OF THOMASTON  
NOVEMBER 19, 2024

The Board of Review met on November 19, 2024 at the Village Hall, 100 East Shore Road, Thomaston, New York at 6:00 p.m.

Present: Mayor Steven Weinberg, Deputy Mayor Burton Weston, Trustee Jay W. Chagrin, Trustee Aaron Halpern, Trustee Nancy Sherman, and Denise M. Knowland, Village Assessor.

Absent or Excused: None

Mayor Weinberg opened the meeting at 6:00 p.m.

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

Upon motion of Deputy Mayor Weston, seconded by Trustee Chagrin, 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	Trustee Chagrin:	Aye
	Trustee Halpern:	Aye	Trustee Siegel:	Aye
	Assessor Knowland:	Aye		

At 10:00 p.m., there being no further business, the motion to adjourn was made by Trustee Chagrin, seconded by, Trustee Halpern and unanimously approved.

Respectfully submitted,

Denise M. Knowland  
Village Administrator

**VILLAGE OF THOMASTON  
2025/2026 TAX COMPLAINTS  
DENIED BY BOARD 11/19/2024**

**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 & 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 |

**Farrell Fritz, P.C.**

- |   |           |
|---|-----------|
| 1. 607 Northern Boulevard<br>LB Gourmet LLC | 2/143/477 |
|---|-----------|

**Forchelli Deegan Terrana LLP**

**Koeppel Martone & Leistman LLC**

**Cronin, Harris & Associates, P.L.L.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. 35 Prospect Street<br>Aries Realty LLC                       | 2/260/422  |
| 7. 33 Prospect Street<br>6500 Realty LLC                        | 2/260/423  |
| 8. 661 Northern Blvd<br>BSI Northern Blvd LLC                   | 2/140/793  |
| 9. 333 East Shore Road<br>333 East Shore LLC                    | 2/375/25A  |
| 10. 171 S. Middleneck Rd<br>Brittany Tenants Stockholders, Inc. | 2/139/443  |

- |  |           |
|--|-----------|
| 11. 655 Northern Blvd<br>Spartan Petroleum Corp. | 2/140/795 |
| 12. 889 Northern Blvd<br>Japa Ventures, Inc.     | 2/166/109 |
| 13. 889 Northern Blvd<br>Japa Ventures, Inc.     | 2/166/111 |
| 14. 891 Northern Blvd<br>John Paterno            | 2/166/112 |
| 15. 833 Northern Blvd<br>833 Nobo Building Corp. | 2/166/3   |
| 16. 885 Northern Blvd<br>885 Northern, LLC       | 2/166/7   |
| 17. 37 Brompton Rd<br>Belgrave Owners Inc.       | 2/250/8-9 |

**Herman Katz, 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.**

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|----------------------------------|----------|
| 1. 93 Grace Ave<br>Roman Matatov | 2/333/13 |
|----------------------------------|----------|

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

- |   |               |
|---|---------------|
| 1. 5 Highland Avenue<br>Jianzhang Xu                          | 2/7/124       |
| 2. 25 Windsor Road<br>Magnus Sigurdsson                       | 2/164/101-102 |
| 3. 19 Arbor Street<br>Shimon Mourtil                          | 2/140/794     |
| 4. 37 Valley View Road<br>Ting Zong Chien and Xinzhi Zheng    | 2/189/462     |
| 5. 239 Schenck Avenue<br>Uday Chebrolu and Jaunitha Kancherla | 2/172/240     |
| 6. 155 Overlook Avenue<br>Morteza & Shahzaz Nabatian          | 2/256/247     |
| 7. 11 Highland Ave<br>David Yee & Katherine Cheng             | 2/7/139       |

**Maidenbaum Property Tax Reduction Group, LLC**

1. 110 Susquehanna Ave  
Jin Chen 2/140/816
2. 237 Schenck Ave  
Min Neng Li 2/172/40
3. 284 Schenck Ave  
Elena Pchjolkina & Idir Idi 2/166/123
4. 131 Shoreward Dr  
Laura DeRose 2/208/6
5. 141 Shoreward Dr  
Wiliam Chung 2/208/31
6. 225 Shoreward Dr  
Alan & Sonja Dreiblatt 2/209/23
7. 37 Windsor Rd  
Lillian Alpert 2/210/47
8. 100 S. Middleneck Rd U203  
Richard Libman 2/250/026
9. 16 Buckingham Pl  
Yingchen Zhao & Cheng Luo 2/251/9
10. 5 Shadow Ln  
Andrew Stevens 2/207/47
11. 6 Grosvenor Pl  
Carmela Meyer 2/252/104
12. 156 Schenck Ave  
Benjamin & Eun Hee Chang 2/255/187
13. 172 Schenck Ave  
Mihai & Beatrice Marcarian 2/255/181
14. 200 Overlook Ave  
Juan Velasquez 2/257/337
15. 28 Spruce Street  
Rong Ping Lin & Li Feng Zheng 2/260/215
16. 100 S.Middleneck Rd U105  
Xin Zou 2/250/026
17. 2 Singley Ct  
Qiankun Zhang & Ying Xiong 2/334/046
18. 113 Grace Ave  
Daryoush & Nina Galar 2/334/35
19. 115 Shoreward Dr.  
John Lundin 2/207/40

**Maidenbaum & Sternberg, LLP**

- |   |             |
|---|-------------|
| 1. 9 Highland Avenue<br>Andrew & Olga Kagan             | 2/7/140     |
| 2. 6 Crescent Rd<br>Andrew Laufer & Evelyn Jaw-Laufer   | 2/163/160   |
| 3. 176 Schenck Ave<br>Wei Wu                            | 2/255/42    |
| 4. 158 Schenck Ave<br>Mona Lee                          | 2/255/188   |
| 5. 119 Grace Ave<br>Jerry Wang & Wei Lu                 | 2/334/32    |
| 6. Susan Einhorn Revocable Trust<br>13 Arbor St         | 2/140/590   |
| 7. 243 Shoreward Dr<br><br>Brian & Jane Gertler         | 2/210/52    |
| 8. 7 Shadow Ln<br>Peter H. & Maida Rand Revocable Trust | 2/207/35    |
| 9. 245 Shoreward Dr<br>Yanbiao Lian                     | 2/210/53    |
| 10. 2A Terrace Dr<br>Alberto & Ivy Wong                 | 2/246/226   |
| 11. 30 Spruce St<br>Qingchen Guo                        | 2/260/315   |
| 12. 150 Hillpark Ave<br>Arthur & Jody Finkel            | 2/256/24-28 |
| 13. 7 Grace Ct West<br>Jun Yan                          | 2/334/108   |
| 14. 26 Spruce St<br>Alice Kimble                        | 2/260/115   |
| 15. 31 Spruce St<br>Zhang Family Trust                  | 2/261/43    |
| 16. 130 S. Middleneck Rd U-1<br><br>Yu Chen             | 2/355/45    |
| 17. 106 Lee Ave<br>Bo Yu Zheng & Zhanming Chen          | 2/262/17    |
| 18. 6 Windsor Rd<br>Bill Zhang & Xi Yang                | 2/203/220   |

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

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|---|------------|
| 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  
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
7. 123 Colonial Road  
Marian Shaw 2/206/2
8. 130 S. Middleneck Rd U3  
Lu Song 2/355/45
9. 14 Arbor St  
Minghua Cao 2/143/474
10. 235 Shoreward Drive  
Ino Rossi 2/210/48
11. 35 York Drive  
Michael Sardo 2/210/72
12. 170 Susquehanna Ave  
Hong Mui 2/262/524
13. 14 Valley View Rd  
Aleksandra Bak 2/185/12
14. 12 Terrace Drive  
Arthur Cohen 2/246/216
15. 116 Schenck Ave  
Esther Zeidman 2/255/1
16. 111 Hillpark Avenue  
Richard Birnbach 2/255/94
17. 240 Schenck Avenue  
Rachel Fefer 2/258/21
18. 19 Prospect Street  
Kamran Neman 2/260/429
19. 3 Spruce St  
Joseph Jiang 2/260/427
20. 12 Grace Ct W  
Lisa Reisfield 2/334/111
21. 17 Marshall Court  
Varda Solomon 2/355/34

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

22. 42 Highland Avenue Elizabeth Lesser	2/375/4
23. 100 S. Middleneck Rd U201 Irina Churbakov	2/250/26
24. 118 Schenck Ave Ronald Rosen	2/255/173
25. 19 Lincoln Rd Yimin Zhang	2/8/26
26. 3 Highland Ave Saruhan Capin	2/7/125
27. 232 Shoreward Drive Andrew Fung	2/164/201
28. 7 Windsor Rd Xiaotong Wu	2/248/130
29. 18 York Dr Andrew Patrick	2/231/36
30. 16 Shadow Ln Xiao Lin He	2/208/29
31. 140 Hillpark Ave Jack Schonhaut	2/256/18
32. 40 Valley View Rd Jing Ngo	2/248/15
33. 10 ST. George Road Gail Gordon	2/206/24
34. 61 Susquehanna Ave Martin Ingber	2/257/372
35. 112 Grace Ave Michelle Hsu	2/335/4

**Schroder & Strom, LLP**

1.	16 Lodge Road 16 Lodge Rd LLC	2/164/8
2.	3 Sheffield Road Gang Li & Hongyan Lu	2/172/242
3.	241 Shoreward Drive Daniel & Heida Sakol	2/210/59
4.	241 Shoreward Drive Daniel & Heida Sakol	2/210/51
5.	315 East Shore Road DLK Holdings, LLC	2/210/63
6.	55 Valley View Road Robyn & Allan Schneider	2/246/102
7.	252 Shoreward Dr David Torreblanca	2/231/27
8.	110 Grace Avenue Edna Ebrahimi	2/335/3
9.	4 Sheffield Road Timothy W. Lewis & Lisa Wong	2/7/132
10.	110 Colonial Road Shahram Italian & Shervin Italian	2/207/39
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.	605 Northern Blvd 605 Northern Realty LLC	2/143/484
15.	605 Northern Blvd 605 Northern Realty LLC	2/143/485
16.	25 Spruce Street Manijeh Rastegar	2/261/46
17.	254 Schenck Avenue Kambiz Gandjian	2/262/505
18.	265 East Shore Rd Villadom On The Bay, LLC	2/210/69A, 69B

**TOTAL COMPLAINTS: 126**