

1 INCORPORATED VILLAGE OF THOMASTON  
2 BOARD OF TRUSTEES - VIA VIDEOCONFERENCE  
3 DECEMBER 20, 2021  
4 7:30 P.M.  
5  
6  
7

8 P R E S E N T:

9 STEVEN WEINBERG, MAYOR

10 JAMES E. SHARKEY, DEPUTY MAYOR

11 JILL MONOSON, TRUSTEE

12 TO-ON PANG, TRUSTEE

13 BURTON S. WESTON, TRUSTEE

14 VILLAGE ATTORNEY, A. THOMAS LEVIN, ESQ.

15 DENISE KNOWLAND, VILLAGE ADMINISTRATOR  
16  
17  
18  
19  
20  
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22 JENNIFER DEVLIN  
23 COURT REPORTER  
24

1           MAYOR WEINBERG: Opening the meeting at  
2           7:31 p.m. And I have to read the following  
3           statement for the procedures for this  
4           meeting.

5           Due to public health and safety concerns  
6           related to COVID-19, and pursuant to New York  
7           State law, this meeting of the Board of  
8           Trustees is not being held in person.

9           The Board is meeting by  
10          videoconferencing. The meeting will be  
11          recorded, and a transcription will be  
12          provided at a later date. The public has the  
13          opportunity to observe this meeting live  
14          online and to submit comments pursuant to  
15          instructions given on the village website and  
16          in the meeting notice.

17          The Village Administrator will now call  
18          the roll for attendance at this meeting by  
19          members of the Village Board of Trustees and  
20          relevant village staff.

21          Denise, please call the roll.

22          VILLAGE ADMINISTRATOR KNOWLAND: Deputy  
23          Mayor Sharkey.

24          DEPUTY MAYOR SHARKEY: Here.



1 VILLAGE ADMINISTRATOR KNOWLAND: Trustee  
2 Jill Monoson.

3 TRUSTEE MONOSON: Here.

4 VILLAGE ADMINISTRATOR KNOWLAND: Trustee  
5 To-on Pang.

6 TRUSTEE PANG: Here.

7 VILLAGE ADMINISTRATOR KNOWLAND: Trustee  
8 Burton Weston.

9 TRUSTEE WESTON: Here.

10 VILLAGE ADMINISTRATOR KNOWLAND: Village  
11 Attorney A. Thomas Levin.

12 VILLAGE ATTORNEY LEVIN: Here.

13 VILLAGE ADMINISTRATOR KNOWLAND: And  
14 Denise M. Knowland, Village Administrator.  
15 Here.

16 MAYOR WEINBERG: Denise, would you note  
17 my appearance.

18 VILLAGE ADMINISTRATOR KNOWLAND: Oh. I'm  
19 sorry. Mayor Steven Weinberg. I apologize.  
20 Yes.

21 MAYOR WEINBERG: Okay. A quorum of the  
22 Board is in attendance, and we can begin the  
23 business of the meeting.

24 I would like to make a motion to approve

1 the minutes of the Board of Trustees meeting  
2 that was held on December 13, 2021, to  
3 approve and accept them as presented at -- I  
4 would like to present the minutes with two  
5 minor changes. This has to do with  
6 Resolution 21-123, the second "Resolved"  
7 paragraph which states, Resolved that the  
8 Board of Trustees hereby accepts the offer of  
9 Bobby Gerhart via GovDeals.com on-line  
10 auction in the amount of \$60,000 for the sale  
11 of the 2013 Freightliner dump truck with  
12 Henderson plow. I would like we should add  
13 to that Resolved in "as is" condition.

14 And it is further -- and I'm proposing  
15 that we add the Resolved -- the following  
16 Resolved paragraph.

17 RESOLVED, that the Mayor has authorized  
18 on behalf of the Village to execute such  
19 documents as may reasonably be necessary to  
20 effectuate the foregoing sale and transfer of  
21 title. The village officials execute title  
22 on behalf of any vehicle transfer.

23 TRUSTEE WESTON: And I assume the terms  
24 of the auction were as is stated on the

1 auction site?

2 MAYOR WEINBERG: Yes. Yes.

3 Other than those two corrections to  
4 Resolution to 21-123, did anyone have any  
5 other changes to the minutes?

6 TRUSTEE MONOSON: No.

7 MAYOR WEINBERG: Any questions or  
8 comments on the minutes?

9 (There was no response.)

10 MAYOR WEINBERG: Okay. Hearing none, the  
11 motion is to approve the minutes with the  
12 changes to Resolution 21-123.

13 Is there a second?

14 DEPUTY MAYOR SHARKEY: I'll second.

15 TRUSTEE MONOSON: Second.

16 TRUSTEE WESTON: Jill, you can second.

17 MAYOR WEINBERG: Any questions or  
18 comments?

19 (There was no response.)

20 MAYOR WEINBERG: Hearing none, Denise,  
21 please call the roll.

22 VILLAGE ADMINISTRATOR KNOWLAND: Deputy  
23 Mayor Sharkey.

24 DEPUTY MAYOR SHARKEY: Aye.

1 VILLAGE ADMINISTRATOR KNOWLAND: Trustee  
2 Monoson.

3 TRUSTEE MONOSON: Aye.

4 VILLAGE ADMINISTRATOR KNOWLAND: Trustee  
5 Pang.

6 TRUSTEE PANG: Aye.

7 VILLAGE ADMINISTRATOR KNOWLAND: Trustee  
8 Weston.

9 TRUSTEE WESTON: Aye.

10 VILLAGE ADMINISTRATOR KNOWLAND: Mayor  
11 Weinberg.

12 MAYOR WEINBERG: Aye.

13 VILLAGE ADMINISTRATOR KNOWLAND: Okay.  
14 Five votes in favor, zero opposed. The  
15 motion is adopted.

16 \* \* \* \* \*

17 MAYOR WEINBERG: It is 7:35 p.m. I would  
18 open the public hearing on Bill T2021G, a  
19 local law to repeal Village of Thomaston  
20 Local Law 3-2021.

21 The Nassau County Planning Commission has  
22 not responded to this matter, and more than  
23 30 days has passed. We may discuss Bill  
24 T2021G. And we are going to open this up to

1           comments from the public.

2           VILLAGE ATTORNEY LEVIN: Mayor, before  
3           you do that, may I just note for the record  
4           there are 47 participants signed in at this  
5           point. This will change constantly as we go.

6           MAYOR WEINBERG: Sure.

7           VILLAGE ATTORNEY LEVIN: So just to let  
8           people know how this process works with the  
9           public hearing.

10          If anyone wishes to speak with respect to  
11          the proposed local law, they should use the  
12          "raised hand" feature on the bottom of the  
13          screen. On my screen it's on the bottom.

14          Several people have been asking about  
15          showing the video of all the people who are  
16          here. The webinar format does not permit  
17          that to be done. And the legal requirement  
18          is that everyone be able to see and observe  
19          the Board, which they can. So we're in  
20          compliance.

21          Apparently some people are having sound  
22          problems. I think it's their volume, because  
23          everyone else's seems to be working okay.  
24          And so if anyone wishes to speak, they should



1 raise their hand. We will get to everybody  
2 in turn. People who are on the phone can  
3 raise their hand by pressing \*9.

4 We have three people who have raised  
5 hands so far. Let me just see who they are.

6 VILLAGE ADMINISTRATOR KNOWLAND: We have  
7 Robert Martin, Wenjie Chen, Eric Freeman and  
8 Wendy Halpern.

9 VILLAGE ATTORNEY LEVIN: Yes.

10 VILLAGE ADMINISTRATOR KNOWLAND: I will  
11 allow Mr. Martin to speak first. I'm just  
12 going from the top down at this point.

13 DR. MARTIN: Thank you. I cannot hear  
14 anything that's being said. I heard you say  
15 that I could speak, but after that everything  
16 that's been said heretofore has been muffled  
17 and very quiet.

18 VILLAGE ATTORNEY LEVIN: Mr. Martin, I  
19 don't know what the reason is for that,  
20 because everyone else seems to be heard all  
21 right. And all board members can be heard  
22 clearly. And I assume they're hearing me.

23 MAYOR WEINBERG: Denise, is it possible  
24 that Mr. Martin can call in via the phone and

1 listen that way?

2 DR. MARTIN: Yes. May I have the phone  
3 number, please?

4 VILLAGE ADMINISTRATOR KNOWLAND: Yes.  
5 Okay. One moment. I will get it for you.

6 DR. MARTIN: Thank you.

7 VILLAGE ADMINISTRATOR KNOWLAND: 646.

8 MAYOR WEINBERG: Sorry.

9 DR. MARTIN: 646.

10 VILLAGE ADMINISTRATOR KNOWLAND: 558.

11 DR. MARTIN: 646.

12 VILLAGE ADMINISTRATOR KNOWLAND: 558.

13 DR. MARTIN: 8.

14 VILLAGE ADMINISTRATOR KNOWLAND: 8656.

15 DR. MARTIN: 8656?

16 VILLAGE ADMINISTRATOR KNOWLAND:

17 558-8656.

18 Mr. Martin, can you see the chat window?

19 I will type it in the chat window.

20 DR. MARTIN: I would be very grateful.

21 Thank you.

22 MAYOR WEINBERG: Mr. Martin, you may need  
23 to mute the computer. I guess your Zoom  
24 conference and -- so you don't have any



1 reverberation or background noise on the  
2 telephone call.

3 VILLAGE ADMINISTRATOR KNOWLAND: Mr.  
4 Martin, you will also need the webinar ID. I  
5 will type it into the chat section as well.

6 DR. MARTIN: Yeah. It's really not  
7 efficient. Sadly, sadly I can't hear you  
8 with great effort. I didn't hear a word that  
9 Thomas Levin said. And I did hear the Mayor  
10 in a whisper. So the sound for me is not  
11 very good. And I could not hear the phone  
12 number.

13 VILLAGE ADMINISTRATOR KNOWLAND: Okay.  
14 It's in the chat room. I put it in the chat  
15 room, the phone number and the webinar ID.

16 DR. MARTIN: I'm in the chat room. I do  
17 not see the number.

18 VILLAGE ADMINISTRATOR KNOWLAND: Okay. I  
19 will try again.

20 DR. MARTIN: I see Nancy Sherman.

21 VILLAGE ADMINISTRATOR KNOWLAND: I'm  
22 going to -- I'm going to fix it.

23 VILLAGE ATTORNEY LEVIN: You have to set  
24 the chat to go to everyone.

1 VILLAGE ADMINISTRATOR KNOWLAND: Yup.  
2 Got it. And I'm posting the webinar ID in  
3 with that.

4 DR. MARTIN: I don't see your number  
5 anywhere.

6 VILLAGE ADMINISTRATOR KNOWLAND: I'm  
7 coming. Give me a moment.

8 DR. MARTIN: Here it is.

9 VILLAGE ADMINISTRATOR KNOWLAND: I'm  
10 going to do the webinar ID.

11 DR. MARTIN: All right.

12 VILLAGE ADMINISTRATOR KNOWLAND: I'm  
13 sorry.

14 DR. MARTIN: Yes. Good.

15 MAYOR WEINBERG: Mr. Martin, you also  
16 need the webinar ID, which is coming next.

17 VILLAGE ADMINISTRATOR KNOWLAND: Okay.  
18 You should see that now.

19 VILLAGE ATTORNEY LEVIN: It's 8393 --

20 DR. MARTIN: 893.

21 VILLAGE ATTORNEY LEVIN: -- 4192 --

22 DR. MARTIN: 4192.

23 VILLAGE ATTORNEY LEVIN: -- 1062.

24 DR. MARTIN: 1062. So let's try again.

1 VILLAGE ADMINISTRATOR KNOWLAND: You  
2 added an extra 3, Mr. Martin.

3 DR. MARTIN: What is my participant ID?

4 VILLAGE ATTORNEY LEVIN: Just press  
5 pound.

6 VILLAGE ADMINISTRATOR KNOWLAND: You have  
7 to close your computer.

8 DR. MARTIN: Can you hear any of that?

9 VILLAGE ATTORNEY LEVIN: Mr. Martin, turn  
10 the sound on your computer off. If you give  
11 me your phone number --

12 DR. MARTIN: (516) 659-8229.

13 VILLAGE ATTORNEY LEVIN: That's not  
14 coming up as a phone number in the --

15 DR. MARTIN: (516) 659-8229.

16 VILLAGE ATTORNEY LEVIN: Okay. That one.  
17 Your sound should be on now.

18 DR. MARTIN: Should I hang up?

19 VILLAGE ATTORNEY LEVIN: No. Your phone  
20 should now be on sound.

21 VILLAGE ADMINISTRATOR KNOWLAND: Turn off  
22 your computer.

23 VILLAGE ATTORNEY LEVIN: Put your  
24 computer on mute --

1 DR. MARTIN: Computer on mute.

2 VILLAGE ATTORNEY LEVIN: -- and talk into  
3 the phone. So we can hear you. You can go  
4 ahead when you're ready.

5 MAYOR WEINBERG: I'm sorry. May I  
6 interrupt, Tom, before Mr. Martin begins? I  
7 apologize.

8 Just so everyone knows, a petition was  
9 received at village hall. And I believe -- I  
10 believe -- what time was that received,  
11 Denise? About four o'clock?

12 VILLAGE ADMINISTRATOR KNOWLAND: Just a  
13 few minutes before four o'clock.

14 MAYOR WEINBERG: And that petition, there  
15 was a request it be made part of the hearing  
16 record. And the petition will be made part  
17 of the hearing record, and was when it was  
18 received, distributed to the Board of  
19 Trustees. So I just want everyone to know  
20 that.

21 When everyone make their comments, if  
22 they would give their name, their address.  
23 And if they could please be brief, it would  
24 give everyone an opportunity to be heard who

1 wishes to be heard. Thank you.

2 Mr. Martin, please go ahead.

3 DR. MARTIN: Oh, Jesus. Can you start  
4 with somebody else?

5 VILLAGE ATTORNEY LEVIN: Mr. Martin, if  
6 you speak we can hear you. Mr. Martin, your  
7 phone seems to be disconnected from the tone.

8 MAYOR WEINBERG: Mr. Martin, if you can  
9 hear us, would you please call back in. And  
10 we will proceed with somebody else who wishes  
11 to speak and we will come back to you. We  
12 will come back to you as soon as you come  
13 back in.

14 Okay. Denise or Tom, please call the  
15 next person.

16 VILLAGE ADMINISTRATOR KNOWLAND: I see  
17 Wenjie Chen has a hand up.

18 MS. CHEN: Yeah. This is Wenjie Chen.  
19 This is Wenjie Chen. I living 130 S. Middle  
20 Neck Road, which is right next door to the  
21 Tower Ford site.

22 So first I want to talk about the notice  
23 of the rezoning law. When it was passed I  
24 didn't receive the notice. But in the last 6



1 months I received a notice about a solar  
2 panel installations for a neighbor's house  
3 which I couldn't see from where I live. But  
4 this like -- this rezoning law applies to the  
5 site which right next door. And I didn't  
6 receive any notice about this site rezoning  
7 law.

8 Apparently that meeting we pass a law,  
9 there was only one public attendance. That  
10 one public attendance had no questions. Four  
11 board member have no questions. And so that  
12 was passed, right? So very few questions  
13 were passed over there.

14 And also that rezoning law was solely  
15 drafted by the developer, right? And I don't  
16 see any, you know, edits from the village or  
17 something or discussions about the -- whether  
18 there's any edits about this. So I will be  
19 very brief. And this is, like, my point  
20 right now.

21 VILLAGE ATTORNEY LEVIN: Ms. Chen, this  
22 is a hearing on a proposed law to repeal  
23 Local Law 3. Do you have any comments on the  
24 repeal of Local Law 3?

1 MS. CHEN: Could you say it?

2 MAYOR WEINBERG: This is a hearing to  
3 repeal Local Law 3-2021.

4 TRUSTEE WESTON: Incentive use.

5 MAYOR WEINBERG: That's the local law  
6 that was drafted by the Village Attorney.  
7 This again is a hearing to repeal that local  
8 law.

9 MS. CHEN: Right. And this -- I was  
10 giving you the reasons to repeal, right.

11 TRUSTEE WESTON: Okay.

12 MAYOR WEINBERG: Please. Please proceed.

13 MS. CHEN: I worded on that.

14 MAYOR WEINBERG: Oh, okay. Thank you.

15 Do we have -- okay. The next -- the next  
16 person who wishes to speak.

17 VILLAGE ADMINISTRATOR KNOWLAND: We can  
18 try Mr. Martin again. Mr. Martin, are you  
19 there?

20 VILLAGE ATTORNEY LEVIN: Mr. Martin, if  
21 you're only on the computer you need to  
22 unmute.

23 VILLAGE ADMINISTRATOR KNOWLAND: Okay.  
24 We'll move on then --



1 MAYOR WEINBERG: Yup.

2 VILLAGE ADMINISTRATOR KNOWLAND: -- to  
3 Linda Zhang.

4 Ms. Zhang, you can speak if you wish.

5 DR. MARTIN: I don't know if you can hear  
6 or no.

7 VILLAGE ATTORNEY LEVIN: Mr. Martin, we  
8 can hear you, but we're getting an echo  
9 again. You can't have your computer sound  
10 and your phone sound on at the same time.

11 DR. MARTIN: I will turn --

12 VILLAGE ATTORNEY LEVIN: You're doing  
13 well on the computer. Okay. You want to  
14 proceed, Mr. Martin?

15 DR. MARTIN: I don't --

16 MAYOR WEINBERG: Okay. If you can mute,  
17 Mr. Martin. If and when you want to proceed,  
18 stay on mute and please call in again.

19 Denise, please -- was Linda -- was it  
20 Linda Zhang?

21 VILLAGE ADMINISTRATOR KNOWLAND: Linda  
22 Zhang. I don't see her hand up anymore.

23 MAYOR WEINBERG: Okay. If you can go to  
24 the next person.

1 VILLAGE ADMINISTRATOR KNOWLAND: Okay.

2 Next person is Eric Freeman.

3 MR. FREEMAN: Hello. Can you hear me?

4 MAYOR WEINBERG: Yes.

5 VILLAGE ADMINISTRATOR KNOWLAND: Yes.

6 MR. FREEMAN: How are you doing? My name  
7 is Eric Freeman. I'm a resident of Russell  
8 Gardens for the past 7 years. I live very  
9 close to Middle Neck Road.

10 I'm in opposition to this project that  
11 you're planning on Middle Neck Road, 75  
12 apartment buildings. I don't see any benefit  
13 to it except adding more congestion to Middle  
14 Neck Road, increasing taxes and flooding the  
15 school system.

16 MAYOR WEINBERG: Thank you, Mr. Freeman.

17 The application has been withdrawn. This  
18 is a hearing set to repeal the local law that  
19 permitted the application. But that -- okay.  
20 Thank you. Would you -- Mr. Freeman, would  
21 you add your address, please?

22 MR. FREEMAN: Sure. 3 Darley Road.

23 MAYOR WEINBERG: Thank you very much.

24 MR. FREEMAN: No problem.

1 MAYOR WEINBERG: Who's next?

2 VILLAGE ADMINISTRATOR KNOWLAND: Okay.

3 Next is Wendy Halpern.

4 MS. HALPERN: Hello. Thanks for calling  
5 on me. I obviously have a lot to say. Let  
6 me be brief. I do have some preliminary  
7 comments that I want to put on the record.

8 First I will say my name and address. My  
9 name is Wendy Halpern. I live in the Village  
10 of Thomaston. 10 Brompton Road. Great Neck,  
11 New York 11021. I've been living in the  
12 village for nearly 20 years. Before we had  
13 this house, which we bought around 2007, I  
14 actually lived at 37 Brompton Road right when  
15 I graduated law school in 2002.

16 So I've been a member of this community  
17 for nearly 20 years. And to be honest, until  
18 August I really had no idea who any of you  
19 were. Now I know. Before I get started in  
20 my comments I just wanted to make some  
21 initial thoughts about just the whole format.

22 So first I want to question why this is a  
23 "webinar format." It would be nice to see,  
24 especially in COVID, who else is on the call.

1 I know the village had other hearings and  
2 meetings where we were all able to see each  
3 other. So I'm not sure why this is  
4 different. You know, we -- if it wasn't for  
5 COVID we would all be in village hall seeing  
6 each other. And so I don't understand why  
7 you changed the format for this.

8 Second, I know that along the last 5 or  
9 so months the village has received many  
10 comments in opposition to these proceedings  
11 in letter format, e-mail format. And this is  
12 separate than the landmark proceeding  
13 request. So I request that those also be  
14 part of the record.

15 Since August when this hearing was first  
16 -- when the initial hearing was noticed you  
17 invited everybody to either attend the  
18 meeting and/or comments. And I know many,  
19 many people have submitted comments. And  
20 those should be printed up and made part of  
21 this record as well so all of the trustees  
22 can see what has been submitted. I'm not  
23 sure if that has been done.

24 I'm also surprised that before the

1           hearing -- before you opened up comments to  
2           the public, I'm surprised that no one from  
3           the village, including Mayor Weinberg, made  
4           any introductory comments about why we're  
5           even here. Why did he -- why did the village  
6           put us through 5 months of aggravation when  
7           we could have had a hearing just like this on  
8           August 16th when we all showed up in village  
9           hall? If you recall, that's when we all  
10          found out what's happening in the village  
11          because there was no proper notice.

12                 Now, I know you're going to say we did  
13          give notice, but, you know, that wasn't  
14          practical. And I also want to mention that  
15          the notice that's given in The Great Neck  
16          News separate from the substantive comments,  
17          in this day and age The Great Neck News is  
18          not the proper form to give notice, okay. It  
19          has a readership of several hundred. And  
20          even if those people even live in the  
21          village, it's a microscopic font in the back.  
22          And in this day and age the village should  
23          reconsider how it gives its format notice.

24                 We all, as you know, in August on



1           literally 5 or 6 days notice of some people  
2           in the neighborhood receiving the mailed out  
3           notices from the applicant we rallied the  
4           village. Now I know because I did listen to  
5           all the recordings that Mr. Pang luckily did.  
6           Because if it wasn't for those recordings, we  
7           wouldn't have known.

8           I know that some people were claiming  
9           that we were upset because we didn't get  
10          personal notice of it. That's not the issue.  
11          We didn't get any notice of it. For one of  
12          the largest projects that the Village of  
13          Thomaston or even in Great Neck in the  
14          history of this village was putting through  
15          to secretly pass that law when no one knew  
16          about it is totally unacceptable.

17          And I can maybe understand that -- your  
18          claim that you gave letter -- notice as  
19          required by law, because that's your  
20          position. Everything is in "compliance with  
21          law." But on August 16th probably 60 or 70  
22          of your constituents showed up in village  
23          hall very upset, wanting to be heard,  
24          expressly stating to you that we had no

1 knowledge that any of this was happening,  
2 okay. Rather than hear us, you adjourned the  
3 meeting to the Village of North Hills and  
4 told us to please leave the room.

5 I also want to clarify why we were so  
6 upset that the hearing was made to the  
7 Village of North Hills. Because I know there  
8 was discussion after we all left the room  
9 that the travel distance between Great Neck  
10 and the Village of North Hills is very  
11 similar to Great Neck and the other schools,  
12 okay. But the point is this is a Great Neck  
13 matter. And it should stay within our  
14 jurisdiction. And you don't just send people  
15 to another village to have a hearing. That's  
16 why we were so upset.

17 And I know that you we were all chatting  
18 that no matter what the village does people  
19 will be unhappy. I heard the entire  
20 conversation that happened when we left the  
21 room, that we were all -- I see Mr. Weinberg  
22 looks confused. But why don't you listen to  
23 the August 16th hearing recording when we all  
24 left and how you talked about the village



1 constituents behind our backs.

2 Totally acceptable. My blood was boiling  
3 when I heard how you were all laughing at us  
4 when we left. We were standing outside that  
5 room thinking that the meeting was over. And  
6 I know Denise had even asked you, is it okay  
7 to continue? And you all said, sure, why  
8 not? And Denise even said, you know they're  
9 going to claim we had this meeting in secret.  
10 And you all said it doesn't matter. No  
11 matter what we do no one will be -- they will  
12 always be upset. You proceeded to go on with  
13 that meeting when we were standing outside  
14 wondering what was happening.

15 And at that meeting you elected -- you  
16 appointed two of your old friends to be on  
17 the village -- on the Landmark Commission.  
18 That's totally unacceptable. For 4 or 5  
19 months we've demanded to be heard, okay. If  
20 you really cared about what this village  
21 says, you would have said, you know what, let  
22 me hear what they have to say. Let me bring  
23 in the applicant and let me ask them some  
24 questions in a public forum so they can

1           answer them.

2           You never did that. Rather you just  
3           postponed, postponed, postponed, requiring  
4           us, the residents, to do FOIL request after  
5           FOIL request, spending tens of thousands of  
6           dollars on your village attorney to review  
7           those requests, requiring other village  
8           residents to spend tens and tens of thousands  
9           of dollars to hire their own lawyer to sue  
10          this village to stand up for their rights.

11          And you know what those FOIL requests  
12          showed? It showed that Mr. Weinberg had  
13          communications with the applicant since April  
14          2020, okay. Secret communications. Nobody  
15          knew about it, okay. Your own board members  
16          in June asked you, is this a generic law that  
17          applies to all of Thomaston, or is this a  
18          specific law that applies to one property?  
19          And what did you say? You said, this is a  
20          generic law that applies to any given  
21          property in all of Thomaston. Any applicant  
22          who wants to convert a commercial property to  
23          a residential property can apply here.

24          Not at one point did you ever tell

1 anybody that there were applications that you  
2 already agreed to. On June 9th there is an  
3 e-mail showing that you agreed to a building  
4 to destroy the Tower Ford, okay. You let  
5 your own board be misled. And then in July  
6 you passed a law and said the same thing  
7 again to them. You wouldn't even answer  
8 questions about what's the incentive? What's  
9 being applied here? What's going on? You  
10 said, that's new business. I will get to  
11 that in new business, okay.

12 As soon as the law was passed you said,  
13 well, we actually do have an application. It  
14 actually came earlier this day. Oh, what is  
15 that? That's for the Tower Ford property.  
16 Oh, let's date it tomorrow so that it looks  
17 like it came in after the law was passed.  
18 Little did you know that your own village  
19 clerk had stamped it earlier that day because  
20 it was physically dropped off.

21 So what did you all decide to do? You  
22 decided to say, let's mark it at 7:52 p.m. so  
23 it looks like it was filed after the law was  
24 passed, okay. Those are allegations. And

1           that's supported by documents and recordings.  
2           Not one statement I am saying is not  
3           supported by a single -- by an e-mail or  
4           document that the village produced.

5           All this time we were requesting hearings  
6           after hearing asking us to be heard, okay.  
7           And nothing happened until you finally  
8           decided to hire the consultant. And then we  
9           had the public hearing. And we all said to  
10          you, Mr. Mayor, why are you hiring a  
11          consultant now when we haven't even had a  
12          single hearing on the application? Why would  
13          you have a consultant review a building that  
14          hasn't even been vetted by you or anyone on  
15          paper, even though we knew that you already  
16          approved it? Why would you waste that money?

17          No. No. No. We have to have our  
18          consultant. Let's hire a consultant. And  
19          your own applicant didn't even want to pay  
20          for that consultant, okay. They withdrew  
21          their application because they said they're  
22          not ready because there's so much uncertainty  
23          with landmarking, this and that. And they  
24          finally withdrew the application.



1           And then what do you do? You finally  
2           hire -- then you finally plan the landmarking  
3           proceedings after they specifically said  
4           we'll wait to see the landmarking  
5           proceedings. So then you appoint -- you have  
6           the committee finally have their meeting on  
7           November 30th. And in 35 days you're going  
8           to set the -- decide the fate of that  
9           building, okay.

10           These are all substantiated allegations.  
11           And you have never addressed a single one of  
12           them. And it's totally unacceptable. And  
13           you can see how upset we're getting. And you  
14           know what? You have hundreds and hundreds of  
15           constituents who feel the same way as me.  
16           And not one time have you ever addressed  
17           anything.

18           And I know you will say, oh, this law,  
19           all it did is give somebody the ability to  
20           apply, it gives us flexibility, blah, blah,  
21           blah. But you know what? We don't want  
22           flexibility. We want process. And the  
23           process that the village has is the Zoning  
24           Board of Appeals, which incidentally opposes

1           this application, okay. You didn't want to  
2           go to your own village Board of Appeals  
3           because they don't want this, okay.

4           I know because we did our own renovation.  
5           And we went for 2 years arguing with the  
6           Zoning Board of Appeals over 7 inches of a  
7           property when our neighbor didn't even oppose  
8           it. That is why you didn't want this  
9           applicant to have to go to the Zoning Board  
10          of Appeals, okay. We don't want you to have  
11          sole unfettered discretion over this law.  
12          And all of these conversations should have  
13          been happening in August. And it could have  
14          all -- all of this could have been avoided.  
15          Tens and tens of thousands of dollars,  
16          hundreds and hundreds of hours of work and  
17          aggravation could have been avoided if you  
18          just listened to your people.

19          So I don't understand how we got to this  
20          point when you could -- you claim you didn't  
21          know we were upset, or we were upset and you  
22          didn't care. So either way the argument  
23          fails. And I don't understand why you can't  
24          even address your constituents on this point.

1           That's all I have to say right now. And  
2           don't say thank you for your comment, next  
3           please.

4           MAYOR WEINBERG: Ms. Halpern, this is not  
5           a debate. Do not say things that are not  
6           true. Do not say things that you presume to  
7           know how I feel, how this board acted or what  
8           any other board would do. I have acted and  
9           cared solely for what is in the best interest  
10          of this village at all times. And every  
11          single member of the Board has acted this  
12          way.

13          I've addressed your comments in my  
14          statements. I am going to adopt them here.  
15          I am not going to repeat them and belabor  
16          this. You know very well that in August and  
17          especially before incentive, no such time has  
18          anyone ever said who cares what they think or  
19          it doesn't matter what they think. This  
20          entire application was subject to public  
21          comment and would always be subject to the  
22          public hearing process. And this board and  
23          myself personally will always act on behalf  
24          of the public.



1           We have listened to these false  
2           allegations of bribes, agreements, attorneys  
3           drafting laws that are false. The village  
4           attorney drafted this law. Our notices are  
5           on the village website. We have always cared  
6           about what the village residents feel and  
7           think. But there is a process that has to be  
8           followed. And if at a public hearing the  
9           overwhelming community outpouring of  
10          objection would be against a development, as  
11          I said in my statement, I cannot imagine a  
12          situation where I or this board would vote  
13          for such a development.

14          Clearly we are really not adversaries and  
15          enemies. Clearly we are working together.  
16          Because any development that is ever proposed  
17          on this site will only be with the community  
18          input and will only be approved with the  
19          community input. That August meeting was  
20          adjourned because of COVID-19 and an  
21          overcrowded village hall in excess -- in  
22          excess of the Certificate of Occupancy.

23          The Village of North Hills is 2 miles  
24          from Great Neck South. We heard you and

1           listened to you and respect what every  
2           resident said, that even though the Village  
3           of North Hills can accommodate over 200  
4           people, that we would not have the meeting at  
5           the Village of North Hills because the  
6           residents didn't want it at the Village of  
7           North Hills.

8           Then we were scheduling it by webinar.  
9           And then we were putting the process in place  
10          by which if the application was going  
11          forward, it would have to be with the full  
12          backing and commitment of the applicant to  
13          pay all expenses going forward. That did not  
14          occur. It was withdrawn.

15          We heard every single letter and listened  
16          and cared about every letter. And that's why  
17          we proposed to repeal the local law which is  
18          causing you to be upset.

19                MS. HALPERN: No. Excuse me, Mr.  
20          Mayor --

21                MAYOR WEINBERG: We're not having a  
22          debate. This is -- you've had your say.  
23          This is not the forum for a debate.

24                MS. HALPERN: Actions speak louder than

1 words.

2 MAYOR WEINBERG: And here is the repeal.

3 MS. HALPERN: The law is fired  
4 (phonetic).

5 MAYOR WEINBERG: We're not hearing --  
6 we're not hearing a debate on this. We're  
7 going to proceed with other comments unless,  
8 Mr. Levin, there's anything else you wish to  
9 add.

10 VILLAGE ATTORNEY LEVIN: No. The only  
11 thing I wish to add is the purpose of this  
12 hearing is to get comments on the repeal of  
13 Local Law 3. Everything else is irrelevant  
14 to this hearing. So if -- I assume Ms.  
15 Halpern is in favor of the repeal.

16 MS. HALPERN: Well, first of all, the law  
17 expired anyway. And, yes. I am in favor of  
18 the repeal. And I just want to implore that  
19 actions speak louder than words. So if this  
20 is how you care about us, that's pretty bad.  
21 And I don't even know what to say. All I  
22 know is everything I said it true in terms of  
23 the facts, the e-mail and everything. And I  
24 implore people to go to [safewaynet.org](http://safewaynet.org)

1 (phonetic) and look at the exhibits yourself.  
2 Because this is not how caring is honestly.  
3 If this is how you say you care about us,  
4 it's laughable.

5 MAYOR WEINBERG: The application has been  
6 withdrawn. And we have an action -- a  
7 proposed law to repeal the local law. We  
8 really want to work together. And we  
9 certainly don't want people to be angry.

10 Thank you.

11 VILLAGE ATTORNEY LEVIN: Would you like  
12 to try Mr. Martin again? We still have -- we  
13 have a lot of raised hands now. Mr. Martin  
14 has been waiting.

15 Mr. Martin, we're asking you to unmute.  
16 Mr. Martin, you're still muted. All right.  
17 I guess we should go on to someone else.

18 VILLAGE ADMINISTRATOR KNOWLAND: Sara  
19 Blumenstein has raised her hand.

20 MS. BLUMENSTEIN: Hi. Can you hear me?

21 VILLAGE ATTORNEY LEVIN: Yes.

22 MS. BLUMENSTEIN: Okay. Good. So I have  
23 a question sort of direct to the issue of the  
24 repeal of the law. And that is, if the

1 procedure that lead to the passing of the law  
2 was not strictly followed, is that a basis  
3 for repealing the law? And the reason I ask  
4 that is because it is regarding the notice.

5 I am -- my name is Sara Blumenstein. I  
6 live at 37 Brompton. And I'm on the Board.  
7 And I do not recall ever seeing any  
8 notification for the meeting where the law  
9 was passed.

10 Now, where can we -- from what I  
11 understand, and please correct me if I'm  
12 wrong, besides the notice in the paper,  
13 you're expected to physically send some kind  
14 of a notice to the people that live in a  
15 certain area right around that will be  
16 affected? Is that true?

17 VILLAGE ATTORNEY LEVIN: No, ma'am. It's  
18 not.

19 MS. BLUMENSTEIN: So what are you  
20 required to do exactly then?

21 VILLAGE ATTORNEY LEVIN: For a local law  
22 the requirement is that the village publish  
23 the notice in the newspaper, post the notice  
24 at the village hall and put it on the village



1 website.

2 MS. BLUMENSTEIN: And you don't have to  
3 note -- because when I had some zoning  
4 done --

5 VILLAGE ATTORNEY LEVIN: That is not a  
6 local law.

7 MS. BLUMENSTEIN: I had to have a  
8 variance done. I had to be notified.

9 VILLAGE ATTORNEY LEVIN: Ms. Blumenstein,  
10 that's a variance. It's a different process.  
11 It's not a local law.

12 MS. BLUMENSTEIN: Okay. Very good.  
13 Thank you for clearing that up for me.

14 I'm sorry. Go ahead, Mayor.

15 MAYOR WEINBERG: I'm sorry.

16 I just want to reiterate. As Tom said,  
17 all notices are on the website along with all  
18 meeting materials along with we certainly  
19 added that now in addition 311 notices go out  
20 to everyone informing them of a board  
21 meeting.

22 MS. BLUMENSTEIN: Okay. And I know this  
23 may sound a little bit -- well, it's  
24 definitely off the topic. But I -- since Mr.

1           Levin is getting paid for this -- and thank  
2           you very much for your service because I know  
3           you've been a lawyer for the town for a long  
4           time. But I kind of find it -- I don't know.  
5           I don't want to get emotional about it, but I  
6           just don't think that if we're paying you you  
7           should get to advertise for free on our time  
8           for your law firm. It kind of -- is that  
9           okay with everybody? Because nobody else is  
10          advertising. So I would appreciate if you  
11          wouldn't, just as a citizen since I'm paying  
12          you for this time anyway. That's it. And I  
13          really appreciate you having this meeting so  
14          we can all express what we're thinking about.

15                 That's it. I'm done.

16                 VILLAGE ATTORNEY LEVIN: Are you in favor  
17                 or opposed to the repeal of the law?

18                 MS. BLUMENSTEIN: Well, I'm very opposed  
19                 to -- I am very for the repeal of this law  
20                 because I --

21                 VILLAGE ATTORNEY LEVIN: That's fine.

22                 MS. BLUMENSTEIN: I'm all backwards here.  
23                 Because I read through the entire thing. I  
24                 read through all the documents. And at the

1 very end it says, well, the Board can  
2 basically do what they want. And that -- so  
3 I am totally against that. Totally -- I want  
4 the law repealed.

5 Thank you.

6 VILLAGE ATTORNEY LEVIN: That's what the  
7 hearing is about tonight.

8 Thank you.

9 VILLAGE ADMINISTRATOR KNOWLAND: Okay.  
10 Move on to the next hand is Ronnie Krowne.

11 MR. KROWNE: Can I be heard?

12 VILLAGE ATTORNEY LEVIN: Yes, you can.

13 MR. KROWNE: My name is Ronald Krowne. I  
14 live at 14 Brompton Road in Great Neck, the  
15 Village of Thomaston, 11020. My wife and I  
16 have resided here with our children since  
17 1992.

18 First and foremost to me personally, you  
19 keep referring to Mr. Martin. He's lived in  
20 this village about 50 years. He's Dr. Robert  
21 Martin. He's not Mister. He's Dr. Robert  
22 Martin. And while he's muted right now, I'm  
23 sure he's quite upset by the lack of respect  
24 being given to him.

1 I wish to personally -- yes. Certainly I  
2 am in favor of the repeal of the law. While  
3 I cannot speak as eloquently as Wendy Halpern  
4 who is my next-door neighbor, I echo all of  
5 the sentiments that she has expressed with  
6 the passion that she has expressed them. She  
7 has been on top of this. And I would just  
8 say that I am in standing behind her in  
9 everything she has said and the passion.

10 There is a great amount of distrust that  
11 your constituents have experienced. And I  
12 don't -- won't get into it because it's just  
13 -- it's fruitless. But I express the same  
14 sentiment concerning the distress that we as  
15 residents have towards the workings of the  
16 village. I also -- I am in agreement with  
17 the last respondee concerning the  
18 advertisement of the village attorney over  
19 his shoulder.

20 Thank you. I've said what I needed to  
21 say. Thank you very much.

22 VILLAGE ADMINISTRATOR KNOWLAND: Okay.  
23 Nancy Sherman.

24 MS. SHERMAN: Good evening. Hi. My name

1 is Nancy Sherman. I also live in Thomaston.  
2 I live at 92 Knightsbridge Road. And I've  
3 been a resident of this village for many  
4 years. I have to say that first of all, this  
5 law has already expired by virtue of its  
6 terms. And so yes, of course I am in favor  
7 of the repeal of the law.

8 I am very disturbed as to how this law  
9 went into effect. No. 1, I support Wendy  
10 Fiel (phonetic) in all of the statements she  
11 made on the record. And, Mr. Weinberg, I  
12 will say that everything that Wendy said is  
13 supported by the evidence. It is supported  
14 by the recordings that you made, okay, the  
15 statements that you made on the recordings  
16 that are now in the possession of the village  
17 and which of course we understand the village  
18 did not want Mr. Pang to turn over to you  
19 because then you would have to turn it over  
20 to the public. But once these were made part  
21 of the lawsuit then of course the village was  
22 aware of it. And it was also sent to the  
23 village. And then the village had to provide  
24 it in a FOIL response.



1           So I also want to say, Mr. Weinberg, that  
2           there are no accusations or allegations  
3           against anything the Board has done. These  
4           allegations are against what you have done.  
5           We have not said that the Board was  
6           negotiating with the developer for a year and  
7           a half before. It was you, Mr. Stein --  
8           whatever your name is -- Weinberg. It was  
9           you that was negotiating with the developer  
10          for a year and a half.

11          And don't deny it. Because the documents  
12          that the village provided by its FOIL  
13          response show it. It does not show that any  
14          of the Board members knew anything that was  
15          going on. It was you, Mr. Weinberg, who was  
16          involved in this. And I am not accusing the  
17          Board members of anything, okay. It was you.

18          And what's really concerning to me, Mr.  
19          Weinberg, is the fact that on tape on July  
20          12th of this year when you decided to approve  
21          -- to have your board vote on this law, this  
22          incentive use law, when you decided to have  
23          them vote on it you said, I'm going to tell  
24          you who the applicant is after you voted on

1 the law, okay, and as soon as they vote,  
2 because you said it wasn't with respect to  
3 any particular applicant. That's what you  
4 had specifically stated, which is the  
5 transcript that -- of the village  
6 specifically states that this was not with  
7 respect to any particular applicant. This  
8 was only -- this law applied to any  
9 commercial property anywhere in the Village  
10 of Thomaston. Quote, end quote. Okay.

11 Now, what's very disturbing is that on  
12 July 12th after the -- your board voted to  
13 pass this law because nobody from the public  
14 was present because nobody knew about it, you  
15 said, oh -- I think you said this to Denise.  
16 Did we receive an application? You said  
17 well, "we will stamp it tomorrow." And then  
18 Denise responded, Cathy already stamped it.  
19 And then you, the mayor, you authorized this.

20 You -- you authorized Denise to write the  
21 time that this application was received at  
22 7:52 p.m. That was a lie. You intentionally  
23 instructed Denise to say that the application  
24 was received at 7:52 p.m. when it was not

1 filed at 7:52 p.m. That lie then became an  
2 official record of the Village of Thomaston,  
3 which is false. So now you have a false  
4 record of the Village of Thomaston which you  
5 asked your board to vote on those minutes,  
6 okay. So now we have false information in  
7 the Village of Thomaston.

8 And I question what else has gone on at  
9 your request in this village before Mr. Pang  
10 started to record these meetings. There had  
11 to be a reason for him to start recording  
12 these meetings. He started to record them,  
13 and now we know what goes on behind closed  
14 doors, which is extraordinarily concerning  
15 not only to me but to members of the public  
16 who have also heard these recordings. So you  
17 can respond to me and you can say I deny it,  
18 that's false, blah, blah, blah, blah. It's  
19 not false. It's your voice making these  
20 false statements. I'm shocked that as an  
21 attorney you would do such a thing.

22 Now, I also want to address something  
23 else, okay. I want this village to know and  
24 I want everybody on this Zoom to know and to

1 be part of the record that the petition was  
2 signed by over 740 people. Yes, that  
3 petition was received by the village and it  
4 made it sound like it was no big deal. Over  
5 740 people signed that petition against Tower  
6 Ford. And guess what? They also signed it  
7 in favor of landmarking the Tower Ford  
8 building, okay.

9 What is also disturbing is what we heard  
10 on that other tape recording of August 16th  
11 of this year where you appointed people who  
12 have already sat on the Board, Mr. Don Levin  
13 (sic) and also a Gary Noren. You appointed  
14 them to sit on that Landmark Commission.

15 Well, we understand that you have the  
16 right to appoint them, but they have  
17 absolutely no background in history, in  
18 architecture or anything that has any  
19 relevance. It also now makes the public  
20 very, very suspect as to the reasons why you  
21 would appoint these people who have  
22 absolutely no background in history or in  
23 architecture or in preservation.

24 Yes, we know you can appoint anyone you



1 want. And you can also appoint your friends,  
2 which obviously you did, okay. But what is  
3 more concerning is that you told the public  
4 to leave the room. "Leave the room." We  
5 were not told that you were going to continue  
6 to have a meeting at this point, and that at  
7 that meeting you were then going to appoint  
8 two additional people to the Landmark  
9 Commission. Because that was not on the  
10 agenda, okay.

11 So not only was that not on the agenda,  
12 but you told the public, all 60 to 70 of us,  
13 to leave the room so that you could then go  
14 have more secret meetings. And yes, there  
15 was a comment by Denise at that time that the  
16 public was going to be upset that they were  
17 not in the meeting.

18 And, Mr. Levin, as the village attorney,  
19 you knew that we were standing outside. And  
20 it was your job as the village attorney to  
21 tell the Mayor and to tell the Board that  
22 they should go outside and somebody should go  
23 outside and let us know that you were going  
24 to be conducting a Board of Trustees meeting



1           that we were told to leave.

2           And I am telling you, Mr. Levin, it is  
3           very disturbing that you are on the village  
4           payroll. And I think that's another issue  
5           that should be brought up as to whether your  
6           contract should be renewed. Frankly it is  
7           very disturbing, all of these actions by the  
8           Mayor and by Mr. Levin, and frankly by Denise  
9           in going along with whatever the Mayor told  
10          her to do. I am not making any accusations  
11          against any other members of the Board here.

12          So that's all that I have to say. And,  
13          yes, I am in favor of the repeal. And,  
14          Mayor, I think you should step down from your  
15          position. Thank you.

16          MAYOR WEINBERG: I want to be very, very  
17          clear again.

18          As was stated in the statement, there was  
19          no agreement with the developer for any part  
20          of this project that would occur or could  
21          occur. The Mayor has no authority to enter  
22          into such an agreement. It can be a local  
23          law to be considered for incentive use  
24          zoning, the benefits of which were laid out

1 in a statement. It would always be subject  
2 to public hearing if the applicant wanted to  
3 proceed with the application.

4 MS. SHERMAN: Please don't lie to us,  
5 okay. We are a group of --

6 MAYOR WEINBERG: It is not a debate. You  
7 cast dispersions. You can cast dispersions  
8 and you can impute what you -- what your --  
9 you can impute falsehoods.

10 MS. SHERMAN: I'm saying what I heard.

11 MAYOR WEINBERG: But you were also told  
12 that the meeting would proceed but it would  
13 not deal with the application.

14 MS. SHERMAN: What are you talking about?

15 MAYOR WEINBERG: And the village attorney  
16 was present as well.

17 MS. SHERMAN: What are you talking about?  
18 What meeting was going to proceed?

19 MAYOR WEINBERG: The applicant would only  
20 -- if they went forward there would be a  
21 public hearing and the public would be heard  
22 on it. And that's the only way for the  
23 application to be reviewed.

24 MS. SHERMAN: No. No. No. You're

1                   wrong. We were --

2                   MAYOR WEINBERG: You want this repealed?  
3                   This is the law to repeal it.

4                   MS. SHERMAN: Don't tell -- you know, you  
5                   are dealing with a group of intelligent  
6                   people in this community. You are not  
7                   dealing with stupid uneducated people. Many  
8                   of the people in this village are  
9                   professionals and well educated. So to think  
10                  that you can pull the wool over our eyes, to  
11                  think that you can say that we knew that  
12                  meeting was going on is false. We were told  
13                  to leave the room.

14                 MAYOR WEINBERG: I don't --

15                 MS. SHERMAN: You have not read --

16                 MAYOR WEINBERG: We're not pulling the  
17                 wool over your eyes. And we certainly are  
18                 listening and want to proceed to repeal this  
19                 law.

20                 MS. SHERMAN: Again -- again you are  
21                 interrupting me.

22                 I am saying that we have read the  
23                 transcripts and we have listened to the  
24                 tapes. And they are abundantly clear as to

1 everything you were doing, okay. And you  
2 gave the Board full and unfettered discretion  
3 to approve the incentive use law. And had a  
4 lawsuit not been commenced and had people not  
5 protested this and had not requested landmark  
6 status for that building, we would not be  
7 having this hearing today.

8 I rest -- I have nothing further to say.

9 MAYOR WEINBERG: Okay. Thank you.

10 TRUSTEE PANG: I'm sorry. Can I make a  
11 comment too? I just want to share with you  
12 something I learned recently.

13 So for the incentive zoning law that we  
14 passed in July, the zoning law itself could  
15 not have addressed -- do not have a section,  
16 block number, section number. I am kind of  
17 not happy about it because it did not tell me  
18 which lot is, you know, this law decides to  
19 give the incentive to.

20 But recently I had a conversation with  
21 Mr. Levin, the village attorney. He  
22 clarified that to me. An incentive zoning  
23 law cannot be decide to a specific law,  
24 otherwise it would be kind of what they call

1 a "spot zoning." It's not allowed by law.

2 So I think the law itself is not allowed  
3 to be written in such a way to --  
4 specifically designed to benefit one specific  
5 lot. But that's -- the legal requirement  
6 aspect of it, meaning the village, certainly  
7 complied with the law in that sense because  
8 it -- the law does not allow that the  
9 incentive zoning law is for one specific lot.

10 So the law itself is following the letter  
11 of the law. It is not I would say  
12 intentionally hide the law -- hide the  
13 incentive zoning law. But I think in that  
14 case followed the law. That's good. But I  
15 think there's a legal component of that law.  
16 But I think that should be -- a complication  
17 component of it is try to tell, you know,  
18 everyone that, you know, what is the law --  
19 what is the law supposed to have impact on I  
20 think.

21 So in that case I think when the Mayor  
22 said, no, this law is not for a specific  
23 project, a specific law, I think he answered  
24 correctly. But I just wish, you know,



1           there's more component -- a communication  
2           component of that aspect so that this not  
3           causing so much anger from the resident.  
4           Because it's a lose/lose situation from what  
5           I can see right now. The village is losing  
6           it's reputation -- reputation and paying for  
7           the lawyers's fee. And the rest of it is  
8           very angry. I think it's a lose/lose  
9           situation.

10           But I think now today we are repealing  
11           this law. Let's move on, move forward with  
12           it. I think the village learned a lesson  
13           from this process. And we will keep the  
14           communication clear in the future. That's  
15           all that I have to say.

16           MAYOR WEINBERG: I agree with you 100  
17           percent. Thank you.

18           Next person, please.

19           VILLAGE ADMINISTRATOR KNOWLAND: Lynn  
20           Zysman has been waiting to talk.

21           Ms. Zysman, are you there?

22           VILLAGE ATTORNEY LEVIN: Ms. Zysman, you  
23           need to unmute.

24           MS. ZYSMAN: I'm sorry. Can you hear me?

1 VILLAGE ATTORNEY LEVIN: Yes.

2 MAYOR WEINBERG: Yes.

3 MS. ZYSMAN: Okay. I am in favor of  
4 repealing the law. And all that Wendy and  
5 Nancy have produced to you, we've all had  
6 proof of exactly what they're saying. And  
7 we're all very, very upset about this. And  
8 we need to repeal this law.

9 Thank you.

10 MAYOR WEINBERG: Next, please.

11 VILLAGE ADMINISTRATOR KNOWLAND: Okay.  
12 Ellen Mones has been waiting.

13 MS. MONES: I just want to say I'm all  
14 for repealing the law, and as fast as  
15 possible. And I hope we never have to go  
16 through this again. It was unbelievable.

17 Thank you.

18 VILLAGE ADMINISTRATOR KNOWLAND: Alka is  
19 asking to speak.

20 MS. JAIN: Hello. Can you hear me?

21 VILLAGE ATTORNEY LEVIN: Yes, we can.

22 MS. JAIN: Hello, good evening. This is  
23 Alka Jain. I'm a resident of 23 Brompton  
24 Road. I have a couple of points.

1           Firstly I would like to point out that I  
2           sent an e-mail this evening with a petition.  
3           And I would like to have the opportunity, as  
4           I promised everyone, to read out the comments  
5           from that petition so that those people's  
6           voices can be recorded as part of the record  
7           since no one has called to acknowledge that  
8           petition really.

9           Second point -- and that will take about  
10          5 minutes, but I feel that it's necessary  
11          since you guys did not have a proper public  
12          hearing for the law when it was still active.  
13          And when we walked the streets of this  
14          village and gathered almost 900 signatures,  
15          of which you received 746, and there is a  
16          still another 150 peoples' copies  
17          outstanding.

18          Given that there's only 800 households in  
19          Thomaston roughly and we've got 900  
20          signatures, that should give you an idea of  
21          the sheer anger and frustration. And as  
22          Trustee Pang has just pointed out that he  
23          feels that the law wasn't written for one  
24          property, I would like any of you right now

1 to tell me what other property did that law  
2 apply to in Thomaston?

3 Name me one other property that is  
4 located partially in Apartment B District  
5 partially within adjoining Residence R-10  
6 District, it's comprised of a total area of  
7 0.75 acres, not more than one acre, having a  
8 depth at its greatest point of at least 200  
9 feet and street frontage on Middle Neck Road  
10 of at least 230 feet. The maximum permitted  
11 residential density for a property to be  
12 developed by this permit pursuant to section  
13 shall be subject to the determination by the  
14 Board of Trustees to not to exceed 84 units  
15 per acre.

16 Now, Mr. Levin and Mr. Weinberg, what  
17 other property in Thomaston qualifies for  
18 that wording, since you claim that that law  
19 was not written, as Trustee Pang has said,  
20 for just one property? You should be able to  
21 tell us since it is written in such extremely  
22 beautiful detail what else qualifies.

23 And then I want you to tell me what does  
24 it take for me to get an incentive permit for

1 my property. What am I going to have to do?  
2 Am I going to have to wine and dine the Mayor  
3 for a year, send e-mails with Happy Hanukkah  
4 for the whole year? What is it that it takes  
5 for someone in this village to get an  
6 incentive permit in the future? I would just  
7 like to understand the process going forward.

8 But you need to clarify for the record,  
9 since you claim that that law wasn't written  
10 for one property alone, what other property?  
11 Can anyone answer that question? I'm asking.  
12 I'm waiting. Okay. So let the record state  
13 that there's no other property that that law  
14 applies to except for 124 S. Middle Neck  
15 Road. And it was written specifically for  
16 one property only, contrary to what was  
17 explained to Trustee Pang. Okay. All right.

18 MAYOR WEINBERG: That is not a -- that is  
19 not a fair statement.

20 MS. JAIN: No, it is. Okay then. So  
21 name a --

22 MAYOR WEINBERG: It's not a matter of  
23 naming one property. There are properties in  
24 both districts. And there are other



1 properties that can be combined to do that.

2 MS. JAIN: No. I'm sorry.

3 MAYOR WEINBERG: It's up to the owner or  
4 owners to do that.

5 MS. JAIN: Name me a property of multiple  
6 owners that you supposedly are now stating --

7 MAYOR WEINBERG: I've given the answer.

8 MS. JAIN: -- that can do that.

9 MAYOR WEINBERG: I've given the answer as  
10 I understand it.

11 MS. JAIN: Okay. So in other words the  
12 answer is false.

13 MAYOR WEINBERG: No.

14 MS. JAIN: The record states that you are  
15 now giving a false answer.

16 MAYOR WEINBERG: No. No.

17 MS. JAIN: Yes.

18 MAYOR WEINBERG: Also no one -- again  
19 we're not going to misstate what an incentive  
20 use is. An incentive use -- I go back to the  
21 statement -- allows the village to provide  
22 for certain benefits. No permit was given.  
23 No permit was granted. The Mayor has no  
24 authority to do that. It was whether or not

1 an application would be granted. It wasn't  
2 granted here. It was withdrawn. No one was  
3 wined and dined. No one received a dinner.  
4 No one received any benefit whatsoever.

5 MS. JAIN: But you knew -- but you wrote  
6 the law that you were expecting only one  
7 property to apply. Is that not correct?

8 MAYOR WEINBERG: This is not a debate.

9 MS. JAIN: Is that not correct?

10 MAYOR WEINBERG: This is not a  
11 domination.

12 MS. JAIN: Is that not correct

13 MAYOR WEINBERG: Do you have something  
14 else to question? It was an application that  
15 would be considered by the public if we -- if  
16 the applicant went forward with it.

17 MS. JAIN: No. Given a chance to  
18 consider the application. We never got a  
19 chance.

20 MAYOR WEINBERG: The applicant didn't  
21 want to go forward with it. I believe with  
22 Mr. Pang --

23 MS. JAIN: We were described as "the  
24 mob." The mob.

1 MAYOR WEINBERG: No, you're not. We --

2 MS. JAIN: That's in the recording.

3 MAYOR WEINBERG: We're repealing this  
4 because we don't want the anger to continue.

5 MS. JAIN: Oh. No. No. You're  
6 repealing this because the law expired, for  
7 the record. Don't pull the wool over our  
8 eyes, okay. You're repealing this because  
9 the law expired this week.

10 MAYOR WEINBERG: The applicant withdrew  
11 the application. There was nothing to go  
12 forward with it.

13 MS. JAIN: We have worked very, very hard  
14 to oppose you on this and to cast you out.  
15 And now I'm going to proceed to read out  
16 every single comment that was written in the  
17 petition to make sure that those voices are  
18 on the record.

19 MAYOR WEINBERG: We can acknowledge it  
20 would be annexed to the record. If this is  
21 going to take 5 minutes, you may do so.

22 MS. JAIN: Okay.

23 Choi Yeung. No more apartment buildings  
24 or houses. Instead bring back a supermarket

1 in the Great Neck Plaza or retail clothing  
2 stores or restaurants in that building. Look  
3 at Westfield town in New Jersey or Stanford.  
4 Everything is walking distance for those  
5 towns with a Target or supermarket nearby.

6 Jeffrey Fleit. This proposed project  
7 must not be approved, as it is extremely  
8 difficult to navigate in this already  
9 congested town. Furthermore, Great Neck does  
10 not have a decent supermarket. We need  
11 petitions from every cooperative building in  
12 Great Neck Plaza as well as Thomaston and  
13 Russell Gardens. Nice buses will have to  
14 detour onto private streets if this project  
15 is approved. Thank you.

16 Rhoda Berke-Kasner. As a relatively new  
17 resident of Great Neck, one of the things  
18 that was most rewarding to see was its  
19 historical preservation of buildings.  
20 Knocking down the -- knocking down the old to  
21 replace it with new wipes out the character  
22 of a town.

23 Salvatore Vitale. I'm in agreement with  
24 this point. The proposed project will result

1 in substantial adverse change in traffic and  
2 noise levels, parking, public transportation,  
3 including Long Island Railroad overcrowding,  
4 public safety, population density and  
5 property values in the neighborhood.

6 Maurice Smon. Disgraceful behavior.

7 Yukki Yeung. How about more supermarkets  
8 or restaurants or retail clothing stores?

9 Rita Landau. There is no parking  
10 anywhere on Overlook Hillpark or Schenck.

11 Jennifer Liu. Schools will be  
12 overcrowded with this eyesore.

13 Flavius Cosarca. Schools in the area are  
14 already over capacity. School taxes have  
15 gone up. We don't need more congestion.  
16 What we need is a supermarket.

17 Ilana Benmayor. I like this landmark  
18 building. It has given a lot of character to  
19 our town. I would hate to see it go.

20 Joan Lazaunik. The overdevelopment of  
21 the Great Neck peninsula benefits nobody.

22 Sharon Dobbs. I live across the street  
23 from this proposed construction. Even though  
24 my address is Great Neck Plaza, this will



1 have a direct impact on the residents of my  
2 building.

3 Varda Solomon. Please do not allow any  
4 variances or waive any requirements. This  
5 defeats the purpose of our building code,  
6 which was developed to preserve the nature of  
7 the village and the ecosystem of our area. I  
8 am particularly concerned about the request  
9 for excessive building coverage. When we  
10 wanted to replace our driveway, we were  
11 required to maintain water runoff on our  
12 property. Construction at the top of the  
13 hill must be held to the same standard to  
14 assure that sufficient land is available to  
15 contain water and snow melt. Under no  
16 circumstances should a builder be allowed to  
17 build more of the lot than the current  
18 building code allows. Likewise, building a  
19 taller building will create a larger shadow,  
20 reducing the sunlight in the area.

21 Maurice Simon. Very destructive to say  
22 the least.

23 Michael Tamarin. I have no objection to  
24 building housing units, but the existing

1 structure should be preserved with more than  
2 two stories of apartments built.

3 Philip Zimring. I spent a great deal of  
4 my formative years in and around Great Neck.  
5 The charm of many of the older structures  
6 cannot be reduplicated, and they should be  
7 allowed to stand for the cultural benefit of  
8 all citizens.

9 Tom Gavaris. Retired attorney and create  
10 a fund.

11 Mindy Alpert. I live down the block from  
12 the old Tower Ford building. There is  
13 already too much traffic, noise. This  
14 proposed building will negatively impact our  
15 quality of life.

16 Debbie Kaufman. I take care of a house  
17 in Thomaston. I do not support more  
18 development.

19 Helen Andres. This building is a  
20 historical landmark. This area is already  
21 congested with traffic and will create havoc  
22 through the Plaza, continuing to the Village  
23 of Great Neck. This project of apartments is  
24 just a developer's dream.

1           Martin Ingber. Residents of Thomaston  
2           and Great Neck deserve a public opportunity  
3           to review and evaluate this proposed  
4           development before it is allowed to proceed.

5           Laura Stone. I have lived in Great Neck  
6           most of my life. Losing another historic  
7           building is sinful and we do not think we  
8           need more expensive housing at the expense of  
9           the history of Great Neck.

10          Lyda Zissimatos. I am furious. It is  
11          ridiculous to build such a large complex  
12          here. No one is even allowed to park on  
13          Brompton Road more than an hour. How will  
14          such a large complex work here?

15          Suzanne Mueller. I am a Great Neck Plaza  
16          resident and pass this site frequently. We  
17          don't need or want this proposed eyesore.

18          Schools are overcrowded. Roads are  
19          jammed. Don't turn us into Queens.

20          David Pinsley. This proposed  
21          constitution is an outrage and must be  
22          stopped.

23          Roberta Moldawsky. It takes forever even  
24          now to pull out of my 1 Overlook Avenue

1 building's driveway which is on S. Middle  
2 Neck Road because of all the traffic. Now if  
3 this horrendous building is constructed it  
4 will create a traffic nightmare.

5 Philip and Aniko Burz. We totally agree  
6 with this petition.

7 Arlene Balaban. I love the area and the  
8 shops, but I hardly go there anymore because  
9 of the traffic. More congestion could have  
10 more of a negative effect on local  
11 businesses. Waiving all the usual steps is a  
12 bit suspicious. I am also opposed to  
13 destroying historic buildings.

14 Elizabeth H. I am against the  
15 overdevelopment of Long Island and building  
16 of high density housing. There's enough  
17 traffic. And the architecture design is ugly  
18 on the eyes. Whoever designed this got paid  
19 way too much.

20 Alvina Siu. Please stop the overcrowding  
21 in our neighborhood and school classrooms.  
22 Bring in more retail spaces, supermarkets,  
23 restaurants, clothing stores, office  
24 buildings, hobby stores, etc.

1 Choi Y. Let's try and get a supermarket  
2 instead of more apartments. Why overcrowd  
3 our schools and space?

4 Jonathan Wagner. Great Neck already has  
5 more apartments than the town can already  
6 support. And even more apartments would  
7 increase that burden and as the petition  
8 suggests, adds to the traffic in the  
9 immediate and surrounding areas in ways that  
10 Great Neck cannot sustain.

11 Noel Angelo Toling. No to more traffic.

12 Dorit. Stop it with the apartment  
13 buildings already. There's enough. Please  
14 think about a supermarket. That's what we do  
15 need.

16 Leslie Weinberg. Disgraceful, but  
17 fitting, considering how the rest of Great  
18 Neck is disintegrating.

19 Mandy Ohringer. Landmark designation for  
20 this site is essential to the future economic  
21 development of our town. Great Neck is the  
22 natural site for a "Museum of the American  
23 Jewish Suburban Experience." Maybe this  
24 location could be the proper site?



1           Laura Huhn. Please do not build up any  
2           rental property, hence overcrowding our  
3           schools.

4           Sharon Kohler. Please do not make any  
5           more apartments. This town was so charming  
6           and now it's turning into a mess. Traffic is  
7           a disaster already.

8           Tzipporah Gruy. Choking the  
9           neighborhood.

10          Pamela Sorani. This beautiful building  
11          should most definitely become a landmark in  
12          Great Neck.

13          Tracy Berlinsky. We do not need another  
14          apartment building in Great Neck. The  
15          population is overcrowding our school  
16          district. Please spend the money to help the  
17          local retail community instead.

18          Elizabeth Pinsky. We live across the  
19          street from this property. The traffic on  
20          Middle Neck Road is already excessive. This  
21          building proposal exhibits variances that are  
22          in contradiction to existing laws as well as  
23          the suburban nature of our community.

24          Sherry --

1           MAYOR WEINBERG: Alka, I'm sorry. I  
2 apologize for interrupting. This has been  
3 more than 5 minutes. The petition was  
4 distributed to each board member and is going  
5 to be made a part of the record. And the  
6 comments do not pertain to the issue before  
7 us tonight, which is whether to repeal the  
8 law.

9           MS. JAIN: Actually it does. It pertains  
10 to the comments in the sense that all of  
11 these people raised their voices and put  
12 their signatures on repealing the law that  
13 you are repealing tonight because you made  
14 the law in the first place. And you made it  
15 with very deceptive means. I don't care  
16 about the lies and accusations, but you have  
17 to admit that you wrote that law in very  
18 deceptive language. And no one else in this  
19 village would have qualified under that law.

20           And so shame on you and shame on Mr.  
21 Levin for being part of it. And you should  
22 all resign. Mr. Levin and Mr. Mayor Weinberg  
23 should be the first to resign. And you  
24 should remove your appointees to the Landmark

1 Commission.

2 MAYOR WEINBERG: Okay. Next speaker,  
3 please.

4 VILLAGE ADMINISTRATOR KNOWLAND: There is  
5 a Nancy Solomon.

6 MS. SOLOMON: Thank you very much. I am  
7 not a resident of Thomaston. I have worked  
8 as the village consultant of historic  
9 preservation for the Village of Great Neck  
10 Plaza, for the Village of Sea Cliff, for the  
11 Village of Rockville Centre and other  
12 communities on Long Island.

13 Can everybody hear me?

14 MAYOR WEINBERG: Yes.

15 MS. SOLOMON: Okay. Okay. Good.

16 So I'm late to understanding everything  
17 that's been going on, you know, regarding the  
18 Tower Ford property. And there are two  
19 things that I think are very important for  
20 you as trustees to consider.

21 It's usually customary for villages that  
22 have landmark commissions to occasionally  
23 reach out to other villages that have  
24 landmark commissions. And you're very

1           fortunate that there are several landmark  
2           commissions in this general area, especially  
3           the Village of Great Neck Plaza.

4           And I would strongly encourage both the  
5           trustees as well as the village landmark  
6           commission to talk with these other boards  
7           and also to consult with the New York State  
8           Historic Preservation office, which I  
9           understand has issued a determination  
10          eligibility, you know, for this property.

11          So I hope you will take what little time  
12          remains or extend the review period beyond  
13          the January 4th hearing for the Landmark  
14          Commission so that you can educate yourselves  
15          about the importance of this particular  
16          property as well as of the general concern  
17          for historic preservation in the Great Neck  
18          peninsula in general.

19          I think it's an understatement at this  
20          point to say that there is tremendous passion  
21          for preserving this building. And by not  
22          giving a full and thorough review process,  
23          you're going to come back to this same  
24          acrimonious type of hearing.

1           And, you know, I really respect the fact  
2           that all of you are basically volunteers, you  
3           know, and working, you know, in the Village  
4           of Thomaston and trying to serve the  
5           community. But I think it's also essential  
6           that the process that other villages have  
7           adopted is much more open and much more  
8           democratic. I mean, even just this format of  
9           having it as a webinar rather than a Zoom  
10          meeting I think is problematic.

11          The other suggestion I have for you is to  
12          take a look at the designation of the Village  
13          of Great Neck Plaza as a Preserve America  
14          Community. You might have noticed -- I hope  
15          you've noticed that over the years there's  
16          been a sign almost directly opposite the  
17          Tower Ford property that says, you know,  
18          Village of Great Neck Plaza is a Preserve  
19          America Community. It's a very colorful  
20          sign.

21          And at the time, you know, I was part of  
22          the project team that worked with Mayor Jean  
23          Celender and the Board of Trustees to apply  
24          for that designation. And I would hate to



1           see, you know, whatever, you know, might come  
2           before you in terms of the Tower Ford  
3           property as jeopardizing that. You know, the  
4           Tower Ford property was not in the village's,  
5           you know, jurisdiction unfortunately, but is  
6           certainly one of the most essential parts of  
7           the narrative of the Great Neck peninsula,  
8           which, you know, at that time was one of the  
9           first centers to promote auto travel, and  
10          developed around servicing the people who  
11          were coming to the Great Neck peninsula back  
12          in the 1920s.

13                So I hope you will consider this  
14                seriously. And I also hope that you will  
15                reach out to myself, Preservation Long  
16                Island, the State Historic Preservation  
17                office, you know, for, you know, guidance as  
18                well as, you know, reflections on the  
19                importance of this property.

20                Thank you.

21                MAYOR WEINBERG: Ms. Solomon, thank you.  
22                The January 4th -- there's nothing ending on  
23                January 4th. January 4th is just the  
24                beginning. There is no deadline. And I'm

1           sure Denise will forward the comments to the  
2           preservation commission. If you wish to  
3           reach out to them, you're more than welcome  
4           to do so as well.

5           Thank you.

6           VILLAGE ADMINISTRATOR KNOWLAND: We'll  
7           try Dr. Martin again.

8           Dr. Martin, are you there? You need to  
9           unmute. We can see your computer version.

10          DR. MARTIN: What?

11          VILLAGE ADMINISTRATOR KNOWLAND: Dr.  
12          Martin, we're trying to allow you to speak.

13          DR. MARTIN: My concern is that the --  
14          hello.

15          MAYOR WEINBERG: Dr. Martin, can you hear  
16          us?

17          DR. MARTIN: I hear you well.

18          MAYOR WEINBERG: We can hear you. Can  
19          you just disconnect your phone? Maybe we can  
20          just do it through the computer.

21          DR. MARTIN: How's that?

22          MAYOR WEINBERG: Much better.

23          DR. MARTIN: My concern is only the  
24          building and the inappropriateness of it and

1 the fact that the community was not  
2 considered in the plans for this edifice.  
3 The inappropriateness of it surprised me  
4 because I never really understood how all of  
5 you very smart people should allow a building  
6 of this type even to be suggested.

7 Aside from demolishing the Tower Ford  
8 landmark, why would you build such an  
9 inappropriate building? And why would you  
10 allow a planner to offer you such an  
11 inappropriate building? Because that is a  
12 large part of the incentive or the hostility  
13 that you're experiencing.

14 I don't really know who said what when,  
15 what laws were put in or not put in or  
16 manipulated or whatever. But the garishness  
17 and the inappropriateness of this building is  
18 so ostentatiously obviously that I'm  
19 extremely puzzled as to how it got this far.

20 But I would like to have some kind of a  
21 communication with all of you to allow for a  
22 resolution of this where everyone comes out  
23 satisfied and comfortable. And that's my  
24 main motivation. And I urge you to think in

1 terms of allowing everyone to some extent be  
2 satisfied by your conclusions and your  
3 determinations. That's really my position.

4 Thank you.

5 MAYOR WEINBERG: I think your comments  
6 are on point and will be followed. Thank you  
7 very much, Dr. Martin.

8 DR. MARTIN: Thank you.

9 MAYOR WEINBERG: Do we have someone else?

10 VILLAGE ADMINISTRATOR KNOWLAND: Aaron  
11 Halpern.

12 MR. HALPERN: Good evening everybody.  
13 Can you hear me?

14 MAYOR WEINBERG: Yes, we can hear you.

15 MR. HALPERN: Okay. Great. So just  
16 first I -- obviously like everyone else  
17 you've heard today, I am in favor of  
18 repealing the law. My concern, and it  
19 certainly echoes what you've heard, is why it  
20 took us to this point to get here to repeal  
21 the law that should never have been put  
22 forward in the first place.

23 And I guess I go back to how it got here  
24 and how this incentive law -- let's use the

1 term "incentive law," because this was a law.  
2 There is no incentive to the village,  
3 certainly not a reasonable incentive. But  
4 notwithstanding that, this incentive law --  
5 and this is a feeling shared by everyone who  
6 has spoken and those who haven't spoken yet,  
7 but -- of the more than 700 people who signed  
8 the petition, that this was an incentive law  
9 that was passed under false pretenses.

10 And why do I say that? And why it is  
11 supported in the record that we have seen so  
12 far is that firstly going in -- and now we  
13 have the benefit frankly of recordings that  
14 took place during these various meetings  
15 going back to June. I believe there were  
16 three meetings. There was a June meeting on  
17 SEQRA and a July meeting when this  
18 unfortunate law was passed under false  
19 pretenses, and then the August meeting when  
20 we were all shipped out of village hall.

21 But what was never disclosed during any  
22 of the votes that were had with the Board of  
23 Trustees is that this -- what got you there  
24 even in June of 2021 was a longstanding



1 dialogue that no one except for the Mayor and  
2 Mr. Limmer who represented the developer --  
3 we don't even know whether they own or don't  
4 own the property. We suspect they don't.

5 But there was no disclosure at least that  
6 after a long series of communications,  
7 whatever, we are considering moving forward  
8 on incentive law to do whatever we intend to  
9 do. That was never discussed. These were  
10 discussions. And the record reflects. And  
11 I'm not speaking -- I'm not coming up with  
12 facts in thin air.

13 There were many, many FOIL responses to  
14 many, many FOIL requests. And the e-mails  
15 that we have seen show that beginning around  
16 April of 2020 Mayor Weinberg was presented at  
17 least or initiated a conversation by the  
18 developer for this plan. But this was never  
19 discussed, disclosed to the trustees. Forget  
20 about the public, you know.

21 Mr. Mayor, you mentioned public comment  
22 and public process. That was never part of  
23 this all the way through and until after the  
24 law was enacted, okay. It was only until

1 after the law was enacted that the public  
2 comment and public process occurred. And  
3 unfortunately it never occurred by way of a  
4 meeting like we're having now or an in-person  
5 meeting or any type of Zoom meeting.

6 It unfortunately occurred by way of --  
7 really the catalyst to bring this all about  
8 and all of this repeal, the petitioner  
9 withdrawing its application, was  
10 unfortunately a lawsuit that was brought to  
11 get done what couldn't be done through the  
12 public comment and public process. It's  
13 unfortunate that it had to go to that.

14 But nowhere during that June or July  
15 meeting, but especially the July meeting, was  
16 any of the discussions -- and there were more  
17 than just discussions, by the way. I'm using  
18 the term loosely. There were more than just  
19 discussions. There were plans and  
20 presentations. There were PowerPoints of  
21 what the plans and the evolution of these  
22 plans looked like. Not shared with any  
23 member of the public. Not shared by any  
24 member of the Board of Trustees, okay.

1 I'm not -- again, this is not inventing  
2 facts. These are the facts based upon what  
3 has been disclosed by the FOIL responses  
4 provided by the village, okay. That was  
5 never even mentioned during any of the  
6 deliberations, any of the presentations to  
7 the Board of Trustees. They essentially  
8 voted in a vacuum, okay.

9 And, in fact -- and again we have benefit  
10 of the recordings. But the recordings  
11 reflect that on at least two occasions prior  
12 to the vote of July the Mayor was asked about  
13 whether this proposed incentive law was for a  
14 specific property. And this issue had been  
15 brought up a number of times because an issue  
16 of spot zoning and whether this "incentive  
17 law" was specifically enacted, specifically  
18 drafted for the benefit of one property, the  
19 Tower Ford property. Whether it's part of  
20 two parcels or whatever, it's one property.  
21 We all know that, okay.

22 The -- and, Mr. Mayor, you're heard on  
23 the recording saying that the incentive law  
24 was applicable to "any commercial property to

1 change to residential zoning." And then you  
2 were asked again for a little more clarity.  
3 Because to some of the members it was a  
4 little -- it was nebulous, your response.  
5 And then said the specific -- you responded,  
6 I will tell you. I will come to that in new  
7 business. That was when you were going to  
8 fully respond.

9 And you say -- there was a question as  
10 far as what benefit this will bring, i.e.,  
11 the incentive. Mr. Pang rightfully raised  
12 that question. And Mr. Mayor responded,  
13 absolutely. I am not trying to be cryptic.  
14 I will gladly tell you what the benefits -- I  
15 can tell you what the benefits are once we  
16 enact the law, okay.

17 The problem is none of that was -- none  
18 of the information as far as the specifics,  
19 the right questions were asked. And there  
20 was no answer to them. Well, the truth is  
21 that this zoning law was enacted for one  
22 specific property. And we know this because  
23 in relation to a filing, my understanding --  
24 and I don't practice this facet of the law --

1 but the village has to make filings with the  
2 county. And Mr. Levin was part of that.

3 And there was communication between the  
4 county and Mr. Levin. The -- I believe the  
5 division of planning of the development of  
6 public works. And on June 16, 2021 -- again  
7 this is before the July meeting -- the  
8 individual from the Nassau County -- the  
9 Department of Public Works asked. The  
10 incentive zoning provision appears to apply  
11 to a specific property within the village.  
12 If so, what is the location of the property?  
13 Okay.

14 There was a response by Mr. Levin the  
15 next day. The property likely to file for  
16 this is 124 Middle Neck Road. And then the  
17 county official wrote back, also what is  
18 currently on the site? Thanks. And Mr.  
19 Levin responded, The street address is  
20 actually 124 South Middle Neck Road.  
21 Currently on the site is Tower Ford.

22 So there's been a lot of communications,  
23 spot zoning or not, whether this applies to  
24 this specific property. The proof is in the



1 exchange to the county by our own village  
2 attorney. Clearly this applied to one  
3 property. Clearly the representations made  
4 to the trustees that this was any property,  
5 any generic property was not correct.

6 It was not -- so not only did they not  
7 know of the long standing discussions and  
8 dialogues -- and I would say even further  
9 negotiations, okay, because there were  
10 various renditions and plans exchanged and  
11 presented to you, Mr. Mayor. That was never  
12 disclosed. But not only was that not  
13 disclosed, but it was materially relevant to  
14 identify -- why not just identify to the  
15 trustees before they vote that this applied  
16 to one property. What's the harm? What's  
17 the harm?

18 We're all -- listen. We respect you all.  
19 You all volunteer your time. You're all --  
20 this is all public service, okay. But on the  
21 other hand there's a village involved here  
22 and there are residents involved. And  
23 clearly, clearly this has gotten the  
24 attention of many village residents who are

1 very concerned. Many people who have never  
2 been involved in local politics -- believe me  
3 -- are now involved in local politics.

4 Now, Mr. Mayor, I do appreciate you  
5 saying that you do not have the authority to  
6 enter into an agreement or issue a permit.  
7 But why would you under these pretenses  
8 bypass what protections in the laws that we  
9 have in our village? We have laws and  
10 protections that would have allowed this  
11 developer, should they have chosen to go  
12 forward with this, they would have filed a  
13 formal application.

14 It would have been rejected and denied.  
15 And then there is a Zoning Board of Appeals.  
16 And it would have gone to that layer under  
17 notice. And then it would have gone through  
18 design review. All of these things were  
19 bypassed. These were all protections all  
20 subject to hearing, all subject to notice at  
21 least so that people can attend and voice  
22 their opinions.

23 Instead basically a road map to getting  
24 this thing passed. And I do believe this

1 building would have -- the application would  
2 have been passed, would not have been  
3 withdrawn but for that lawsuit. And  
4 unfortunately it had to come to that.

5 The incentive law -- and this is all --  
6 this law was, my understanding, enacted under  
7 a New York State incentive law was designed  
8 as I understand it to improve communities, to  
9 basically gentrify those parts of a village  
10 or town that needed development to improve,  
11 and offer incentive to the village. That is  
12 certainly not what occurred here, as  
13 evidenced by all of the commentary by the  
14 residents.

15 Thank you.

16 MAYOR WEINBERG: Thank you, Mr. Halpern.

17 VILLAGE ADMINISTRATOR KNOWLAND: Okay.

18 We have Julie G. Please unmute Julie G.

19 Okay. Doesn't appear that Julie G. is on.

20 I will take Ronald Brinn is waiting.

21 MR. BRINN: I'm here. I don't know if  
22 you can hear me.

23 MAYOR WEINBERG: Yes, we can.

24 MR. BRINN: Okay. It's Ronald Brinn.

1           So I can't make any vote or judgment on  
2           the repeal or the non-repeal of the item that  
3           you haven't described. I was hoping you  
4           would give us a synopsis of what this repeal  
5           was in the first place, but you haven't done  
6           that. So it's another example of a very  
7           nontransparent approach to governance.

8           Is the repeal -- is the repeal a way to  
9           forestall an inevitable big mega development  
10          project that Tower Ford will become that  
11          glass edifice? Because it seems like you've  
12          got 1,000 people who can see right through  
13          that glass building. You know, whether you  
14          repeal or you don't repeal, it just sounds  
15          like you're playing for time.

16          I've been observing this. And, you know,  
17          I'm not -- I don't live in -- I don't live  
18          there. I'm in -- I'm in the unincorporated  
19          village, Lakeville Village. Lakeville part  
20          of -- I call it "Good Neck," you know. It's  
21          Good Neck. But it still has that Dickens  
22          flavor. And I guess what I'm telling you is  
23          that it if you really look around with  
24          Chrysler and Gatsby Lane and you really look

1           around at the harlequin (phonetic), on top of  
2           that conical building in town and you really  
3           open your eyes, you'll see that you're a  
4           steward, part of stewardship of the most  
5           incredible historic architectural beauty that  
6           you will find anywhere, let alone the first  
7           major suburban town outside of Manhattan.

8           And here is a pop quiz. Do you know who  
9           the architect was who designed the Empire  
10          State Building? Times up. It's the guy who  
11          did the architectural design for the Tower  
12          Ford building. And it's not a Ford building.  
13          It's a tower, a castle, an edifice in history  
14          that spans heads and shoulders above anything  
15          you will find anywhere, anywhere, anywhere  
16          in the world.

17          Steppingstone Park and the lighthouse  
18          just off Shore. I mean, we have gems. And  
19          you've got 1,000 people, 1,000 people telling  
20          you that what you're trying to do is wrong.  
21          And you haven't responded in any way, shape,  
22          manner or form that gives them the slightest  
23          hope that you will do the right thing.

24          I've been observing this meeting. And



1           your governance is abysmal. Your  
2           transparency is zero. Your credibility now  
3           is like bupkis. You know what I'm saying,  
4           bupkis? Nothing. There's no credibility  
5           left because you haven't really empathized.  
6           And I don't think you really know where  
7           you're sitting and what you truly represent  
8           and what your job really is. You know,  
9           government serves the community. Communities  
10          don't serve a small handful of people who  
11          know people in government to churn millions  
12          of dollars. That's not really what this is  
13          all about.

14                I have to commend every single person who  
15          spoke. And I am feeling 100 percent what  
16          they're feeling: that they are about to be  
17          railroaded. When they say that you're  
18          pulling the wool over their eyes, you're  
19          blinding them. They can't see. They can't  
20          hear. They can't speak because you're doing  
21          an arrogant -- you know, arrogant style of  
22          governing.

23                And you got a big law firm sitting up  
24          there. And they still haven't moved the

1 banner off the wall: Meyer Suozzi. I mean,  
2 that's a force to be reckoned with. I mean,  
3 what does that mean, that whatever it is you  
4 guys want to do you can just do it because  
5 you're the all mighty powerful Kabal? All of  
6 your trustees are on mute right now. They  
7 can't even speak.

8 I mean, Pang said something, but it was  
9 almost -- I couldn't even make it out. He  
10 was desperately trying to say that your  
11 communications are piss poor. And he's  
12 absolutely right. But you didn't want to  
13 communicate. You never wanted to share  
14 information with the community. You wanted  
15 to just run right over them.

16 And when they caught you in the act and  
17 said what you're doing is wrong, instead of  
18 opening up the process, you threw them out of  
19 the building. And that's when you really  
20 lost it. And you'll keep denying it. And  
21 you'll keep coming up with a story about how  
22 this is not what happened and it's not what I  
23 did and how I didn't enlist my secretary to  
24 time stamp this document and I didn't have a

1 private meeting with this one or that one or  
2 the other one.

3 But in the meantime we're seeing a  
4 picture of a major glass piece of junk where  
5 a historical icon stands. I don't even think  
6 Ford should be in there. I don't think Lexus  
7 should go in there. I don't think a car  
8 company should have anything to do with that  
9 because that's the past. The history:  
10 immutable, irreparable, priceless.

11 Cars, they come and go. Governments,  
12 they come and go. Trustees, they're going to  
13 up and quit. I could hear it now. I don't  
14 need this aggravation. Who needs this  
15 aggravation? How are you going to -- how are  
16 you going to proceed from here in? Because  
17 this is not about repealing anything. This  
18 ain't prohibition. This is real life.

19 And I don't think, you know -- whenever  
20 this happens I tune in and I say you can't  
21 buy for love or money the wonder that's Great  
22 Neck. But it's being hacked away left and  
23 right by people who don't really care and are  
24 looking to take a piece of the action and

1 don't really care. And I care. Otherwise I  
2 wouldn't be shooting my mouth off and making  
3 my comments.

4 I care. And I think the 900, the 1,000  
5 people, the people that are speaking to you,  
6 they're trying to get your attention.  
7 They're trying to get your attention. And  
8 you haven't shown any interest. You've just  
9 been denying, disputing. And then you get to  
10 the point where you say, I'm sorry. Your  
11 time is up.

12 And all those old government tricks, you  
13 know, how to run a public meeting, a public  
14 hearing, it's like pro forma junk. It  
15 doesn't get you to the solution. And the  
16 solution in this case is you tell those  
17 people that if they want to create housing,  
18 they want to develop a project, go find a  
19 place where we feel it would be beneficial to  
20 the entire community where it would be a  
21 tribute.

22 You want to cut the ribbon in front of  
23 the tower castle building one day, fine. But  
24 leave it alone. Don't mess with it. Don't

1 say you're going to keep a facade and we'll  
2 have a nice lobby. Because I made a joke. I  
3 said, yeah. You'll come to terms with this  
4 and everyone will say, okay, here's the deal.  
5 We'll take pictures of the front of the  
6 building. We'll frame them. And we'll hang  
7 them in the mens room and the ladies room in  
8 the basement. And everyone will see the  
9 Tower Ford building. And when you go use the  
10 facilities you will be able to see the  
11 building. Because that's what developers  
12 really want to do. And mayors should stand  
13 up against that. Mayor's attorneys should  
14 say no, no, no, no. I got other ways to make  
15 a buck.

16 This is not the way. This is not because  
17 -- you got to live with yourself. So if  
18 you're allowing the repeal of this, giving  
19 permission to call in and say yeah, I'll  
20 repeal, I'll repeal, I'll repeal, just to  
21 alleviate pressure so that you can come  
22 around again with this stupid mega project,  
23 get that out of your head. Because the  
24 community is not going for it. What they



1 want is they want justice. They want a just  
2 deal in Thomaston. They want integrity.  
3 They want transparency. They want good  
4 governance. They want honesty.

5 And you kind of -- at this point you blew  
6 it. You just blew it on so many different  
7 levels. I don't know how you guys are going  
8 to fix this. Maybe you're going to double  
9 down and just, you know, push right through.  
10 That seems to be where you're at, just  
11 telling everyone you're wrong, you're wrong,  
12 you're wrong, take a hike. And that's not  
13 going to get it. It's almost 2022. It's not  
14 going to get it.

15 And so for every person who spoke, it's a  
16 mitzvah. For you it's a major challenge.  
17 And I think what they're looking for is a  
18 profile in courage. And they're not seeing  
19 one. They're not seeing one. The trustees  
20 are still on mute.

21 MAYOR WEINBERG: Mr. Brinn --

22 MR. BRINN: I'm going to stop just before  
23 you say time is up.

24 MAYOR WEINBERG: -- this is not about

1           buying time. This is not to push it through.  
2           This is not to railroad this through. I am  
3           not the applicant. This is not proceeding.  
4           It was withdrawn. The law is being repealed.  
5           And we are listening and understand what the  
6           community wants in terms of communication.  
7           And that's what -- if there's anything to  
8           address, that's how it will be addressed in  
9           the future.

10           Thank you.

11           MR. BRINN: Thank you.

12           VILLAGE ADMINISTRATOR KNOWLAND: Okay.  
13           We have a Karl waiting.

14           MR. SCHUTTE: Yes. I pretty much just  
15           presented my question to the Mayor and  
16           specifically -- because he is an elected  
17           official. And there's so many people --

18           MAYOR WEINBERG: I'm sorry, Karl. Would  
19           you -- give us your last name and address,  
20           please.

21           MR. SCHUTTE: Sure. It's Karl Schutte.  
22           It's at 133 Shorewood Drive, Great Neck, New  
23           York. Thomaston.

24           MAYOR WEINBERG: Thank you.

1 MR. SCHUTTE: You're welcome.

2 And I just have a simple question. I'm  
3 not involved in all the legalities. But the  
4 people of Thomaston and Russell Gardens are  
5 very against this project, and for a number  
6 of reasons. And mainly it's going to devalue  
7 the properties of the residences within  
8 Thomaston and Russell Gardens. And I don't  
9 see any strong reason to go forward with a  
10 project like this. You're an elected  
11 official. Whether you're paid or not paid, I  
12 have no idea.

13 MAYOR WEINBERG: Not paid. Volunteer,  
14 like everyone on the Board.

15 MR. SCHUTTE: Right. But basically the  
16 people -- the residents are against this.  
17 And I would think that you would follow the  
18 wishes of the people who vote you into office  
19 plain and simple. Not for the developer.

20 And that's pretty much it, Mayor.

21 MAYOR WEINBERG: Thank you.

22 That was in my statement. I am not for  
23 the developer. We gave the opinion that we  
24 would not be vote -- the Board would not vote

1           against the community wishes. And again, the  
2           project has been withdrawn. This is a  
3           measure to repeal the law. I -- do I assume  
4           correctly you're in favor of repealing the  
5           law?

6           VILLAGE ADMINISTRATOR KNOWLAND: Wait.  
7           I'm sorry. I thought that you were done.

8           TRUSTEE WESTON: We lost Karl.

9           VILLAGE ADMINISTRATOR KNOWLAND: We don't  
10          have Karl. Let me see if I can find Karl  
11          again.

12          MAYOR WEINBERG: That's all right.

13          VILLAGE ADMINISTRATOR KNOWLAND: Karl, if  
14          you want to speak again, you can raise your  
15          hand again. I can't see you. Here we are.  
16          All right, Karl. I have you back.

17          MR. SCHUTTE: Yeah.

18          VILLAGE ADMINISTRATOR KNOWLAND: If you  
19          wish to -- sorry about that.

20          MAYOR WEINBERG: I'm sorry. I'm assuming  
21          you're in favor of repealing the law?

22          MR. SCHUTTE: Whatever it takes for this  
23          project not to go forward is what should be  
24          done.

1                   MAYOR WEINBERG: It's been withdrawn.  
2                   This project is not going forward.

3                   MR. SCHUTTE: Great.

4                   MAYOR WEINBERG: We will repeal it as  
5                   well.

6                   MR. SCHUTTE: All right. Sounds good.  
7                   Thank you.

8                   MAYOR WEINBERG: Next please.

9                   VILLAGE ADMINISTRATOR KNOWLAND: Okay.  
10                  Let me see. All right. We have Julie G. I  
11                  will try again. Julie G, are you there?  
12                  Please unmute.

13                  MS. GEORGOPOULOS: Hi. Can you hear me?

14                  VILLAGE ADMINISTRATOR KNOWLAND: Yes.

15                  MS. GEORGOPOULOS: Okay. Great. So my  
16                  name is Julie Georgopoulos. I'm a resident  
17                  of Thomaston in Belgrave Square.

18                  I have a specific question. It's more of  
19                  a technical question, since the attorney and  
20                  the Mayor are both on the phone. I'm really  
21                  -- I just wanted to know regarding the second  
22                  to last paragraph of the existing -- of this  
23                  law. It says, Notwithstanding the expiration  
24                  of this law, the provisions of this law shall



1 continue and remain in effect with respect to  
2 any application for incentive zoning purpose  
3 that was filed before such expiration date  
4 etc., etc.

5 I just want to confirm that by repealing  
6 this law we're also repealing that fact.  
7 Because there was an application that was  
8 filed before the expiration date. And,  
9 therefore, that sort of leaves like a back  
10 door for somebody to potentially reapply. So  
11 I just want to make sure that repealing this  
12 law will revert back to the original zoning  
13 law and not allow somebody to back into this  
14 old law. It's just going to go away? That's  
15 my main concern.

16 MAYOR WEINBERG: Mr. Levin.

17 VILLAGE ATTORNEY LEVIN: Yes. I would be  
18 happy to respond to that.

19 First with respect to the part of the old  
20 law, the current law, Local Law 3 that you  
21 just quoted, that would apply in the case of  
22 an application that is still pending. When  
23 the window closed on December 16th, the law  
24 would continue to apply to that application,

1 but there is no application pending. So  
2 that --

3 MS. GEORGOPOULOS: Actually I think  
4 that's the subsequent --

5 VILLAGE ATTORNEY LEVIN: Let me finish.  
6 You asked a question. Let me finish  
7 answering. All right.

8 So No. 1, that paragraph doesn't apply to  
9 anything at this point. There is no such  
10 application. The window is closed. You  
11 cannot make another application under this  
12 law.

13 And secondly, the repeal of this law,  
14 yes, it would remove the -- the entire Local  
15 Law 3 would be removed from the code.

16 MS. GEORGOPOULOS: So it basically  
17 doesn't leave any potential for somebody to  
18 try and back into that? And any future  
19 applications will have to comply with the  
20 current, which is like the original zoning  
21 laws?

22 VILLAGE ATTORNEY LEVIN: That's correct.

23 MS. GEORGOPOULOS: Is that right?

24 VILLAGE ATTORNEY LEVIN: That's correct.

1 MS. GEORGOPOULOS: Okay. Just one  
2 question. Just a general question for my own  
3 edification.

4 Again, we have a licensed architect who  
5 is our village inspector. And I wanted to  
6 know if he was consulted when this law was  
7 being put together. Because obviously he's  
8 the only "building professional." And he  
9 would ultimately have to approve any permits  
10 that go through on this project.

11 VILLAGE ATTORNEY LEVIN: I'm not in a  
12 position to answer that because I don't know  
13 what the answer is. But it's not relevant to  
14 tonight's hearing, No. 1, which is only on  
15 repealing --

16 MS. GEORGOPOULOS: Well, I think you just  
17 heard for future --

18 VILLAGE ATTORNEY LEVIN: If you keep  
19 interrupting me I will stop talking.

20 MS. GEORGOPOULOS: I think in the future  
21 it will be important that he's involved.  
22 Because obviously he's responsible for  
23 approving any permits for development is what  
24 -- according to our laws anyway. So that's

1 really my comments. But thank you.

2 MAYOR WEINBERG: Tom, is there a point in  
3 the process where the building inspector gets  
4 involved?

5 VILLAGE ATTORNEY LEVIN: I'm not sure  
6 what process you're talking about. The  
7 building inspector gets involved at some  
8 point when a project is filed and it has to  
9 be determined whether it conforms to the  
10 zoning laws or not and whether it's an  
11 authorized project. This project has never  
12 been an authorized project.

13 The only thing the village did was allow  
14 an application for a project to be made.  
15 That application was made. It never got  
16 heard. It was withdrawn. It's not pending.  
17 I don't know what else I can do to answer  
18 that.

19 I really don't want to try to argue with  
20 people who keep interrupting me. They asked  
21 me a question and won't let me answer. So I  
22 prefer not to answer.

23 MAYOR WEINBERG: Thank you. Julie, thank  
24 you for your comment and suggestion.

1 MS. GEORGOPOULOS: Thank you.

2 MAYOR WEINBERG: Denise.

3 VILLAGE ADMINISTRATOR KNOWLAND: Okay.

4 Olivia Pinsley.

5 MS. PINSLEY: Really quick. I'm Olivia  
6 Pinsley. And I live at 30 Brompton Road.

7 Mr. Levin, you do have to answer people's  
8 questions. You are the village attorney.  
9 And anyone here who has a question for you, I  
10 think that you should be answering it. We  
11 pay your salary, whatever money you're  
12 getting.

13 I can't speak as eloquently as the  
14 previous people before me. But everybody  
15 who's on this call -- Denise, how many people  
16 are on this meeting? Because we can't tell.  
17 How many people are on here?

18 VILLAGE ADMINISTRATOR KNOWLAND: There's  
19 51 attendees --

20 MS. PINSLEY: That's great. Okay. I  
21 want --

22 VILLAGE ADMINISTRATOR KNOWLAND: -- plus  
23 the Board.

24 MS. PINSLEY: I want all those attendees



1           who are not on the Board of Trustees or the  
2           Mayor or lawyer to know that everything that  
3           Aaron Halpern, Wendy Halpern said, Nancy  
4           Sherman, Alka Jain and Ronald Brinn is 100  
5           percent true. These are not accusations. We  
6           never spoke about bribes. Everything that we  
7           -- has been spoken is fact.

8           So I'm not going to repeat everything  
9           that everybody else said. But I'm curious to  
10          know moving forward, Mayor, what do you  
11          understand that we want moving forward?  
12          Because obviously we don't want this  
13          monstrosity. You're talking about repealing  
14          a law that's already expired. So that's --  
15          so that's nonsense.

16          And basically what do you understand the  
17          constituents of the Village of Thomaston and  
18          obviously outside of Thomaston what exactly  
19          we want? What do you understand we want?  
20          Because you say that you care about us and  
21          that you work for us. So moving forward what  
22          are you saying when it comes to this  
23          development?

24          MAYOR WEINBERG: There's nothing to say

1 about this development because there is no  
2 development. If there is a future  
3 development or interest in making a  
4 development, you will know about it and you  
5 will be a part of the process as soon as I  
6 know about it. And we'll have an open  
7 dialogue from day one.

8 MS. PINSLEY: Okay.

9 MAYOR WEINBERG: That's what you want.  
10 And that's what you deserve. And that's what  
11 you're entitled to.

12 MS. PINSLEY: Correct. That's exactly  
13 right.

14 And do you agree not to create another  
15 incentive law for this property for this  
16 particular developer who may scale down the  
17 development and make it maybe 65 units  
18 instead? Do you agree not to create another  
19 incentive law specifically for the property?

20 MAYOR WEINBERG: No. Tonight is not  
21 Let's Make a Deal. It's to repeal this law.  
22 And you --

23 MS. PINSLEY: It's already repealed.

24 MAYOR WEINBERG: And if -- if -- can I

1 finish?

2 MS. PINSLEY: Sure.

3 MAYOR WEINBERG: Okay. In terms of  
4 whether there is a zoning variance or an  
5 incentive zoning application, you will be a  
6 part of the process. Period. It's a matter  
7 of not agreeing or foreclosing options or  
8 limiting options or broadening options. It's  
9 a matter of what's in the village's best  
10 interest. If that's in the best interest,  
11 you will be a part of it --

12 MS. PINSLEY: Okay. One final comment.

13 MAYOR WEINBERG: -- and that's it.

14 MS. PINSLEY: Yeah.

15 MAYOR WEINBERG: I don't make it. The  
16 application has to come from the owner.

17 MS. PINSLEY: Is the applicant that we  
18 already had for 124 S. Middle Neck Road, is  
19 he going to be covering the expenses of the  
20 lawyer and the consultant that the -- the  
21 time and money that went into this?

22 MAYOR WEINBERG: This is beyond the scope  
23 of the hearing. I believe it was covered  
24 with respect to the application.

1 MS. PINSLEY: Okay. And my final thought  
2 is I want everybody on the Board and Mr.  
3 Levin and you may, Mayor, to understand how  
4 much time and effort, aggravation, distress,  
5 disgust, mistrust that everyone who lives in  
6 the Village of Thomaston has towards what  
7 happened here. I listened to everything that  
8 everybody said. And I know all of this  
9 already because I've been lucky enough to  
10 work with these people. And they've let me  
11 help them in any way that I can. And the  
12 fact that we have to go to such lengths and  
13 expense and money to stop this is  
14 disgraceful. And it saddens me greatly. And  
15 I've lived in this community for 25 years.

16 And I truly hope, Mayor, in your time  
17 that you're here -- because I don't think  
18 you'll be voted again to be mayor quite  
19 honestly. And, Mr. Levin, I think you should  
20 resign as well -- that you listen to the  
21 people of the village and not do this  
22 secretive sneaky behavior behind everybody's  
23 back. Because nobody trusts you, Mr. Mayor,  
24 and you, Mr. Levin, honestly. The Board of

1 Trustees had no involvement with this because  
2 I think they were kept in the dark as well.

3 Those were my final thoughts.

4 MAYOR WEINBERG: Denise, is there someone  
5 else?

6 VILLAGE ADMINISTRATOR KNOWLAND: There  
7 are three hands raised, but they're from  
8 folks who already spoke: Sara Blumenstein,  
9 Lynn Zysman and Ronald Brinn.

10 MAYOR WEINBERG: I'm sorry.

11 VILLAGE ADMINISTRATOR KNOWLAND: The  
12 three hands raised. But they're all people  
13 who had spoken earlier. Lynn Zysman is one.  
14 Ronald Brinn. Sara Blumenstein put down her  
15 hand, so she's not there. And Olivia Pinsley  
16 still has her hand raised.

17 MAYOR WEINBERG: Okay. All right.

18 VILLAGE ADMINISTRATOR KNOWLAND: Do you  
19 wish to recognize anyone for a second time?  
20 We're down to Ronald Brinn and Lynn Zysman.

21 MAYOR WEINBERG: Okay. If they can be  
22 brief. One minute a piece. This way the  
23 Board can discuss and we can move forward.

24 VILLAGE ADMINISTRATOR KNOWLAND: Okay.



1           Lynn Zysman.

2           MS. ZYSMAN: When I spoke before -- I'll  
3           reiterate. I'm in favor of repealing the  
4           law. I agree with everything that's been  
5           said.

6           But, Mr. Mayor, you said you want us --  
7           you want to do what everybody wants in the  
8           village. I would like you to replace the two  
9           people that you put on that Landmark  
10          Committee. They have absolutely no  
11          qualifications to be there. They told us  
12          they have no qualifications to be there.

13          We have residents in the community that  
14          have extensive knowledge and -- to be able to  
15          -- to be able to represent the Landmark  
16          Committee in a fair way. The two people you  
17          put on the Board are business men. And they  
18          did say they have no experience in this area.

19          I would like you to reconsider and place  
20          somebody in there that has the experience to  
21          be on it. I checked with the Village of  
22          Roslyn to see who's on their board. And they  
23          have all experienced peoples in preservation  
24          and landmarking.

1           So that's my request, to please put  
2           somebody on there where it would be fair and  
3           balanced and we can get a good sense of what  
4           the commission is made of.

5           Thank you.

6           MAYOR WEINBERG: Mr. Brinn.

7           MR. BRINN: Okay. I've unmuted myself.

8           So between the time I last spoke and the  
9           time I asked to speak again, it seems to me  
10          very clear that you've been asked whether you  
11          can represent that no such project will occur  
12          at that location. I think what they're  
13          asking you is to represent and to say that  
14          that -- that site, that historic site will  
15          not be developed, will not be razed or  
16          changed or developed. That it will be held  
17          harmless.

18          And I didn't hear you say yes. I heard  
19          you say that's not with this meeting is  
20          about. It's about the repeal of the law.  
21          And it's strange because it's a law you  
22          created and then uncreated. And it seems  
23          quite convenient that you did that. And so  
24          you're just backing off. And I would hate

1 for the community to think that they've dealt  
2 with this and that you have accepted the most  
3 important points when in reality you haven't.  
4 You and your attorney have dug in your heels.

5 And you've had a big meeting tonight.  
6 And I think you probably think that because  
7 you had this meeting you can go skin this cat  
8 a different way. And I would be -- I would  
9 be very, very shocked -- I would be shocked  
10 to think the community would go for that. I  
11 believe the community knows that you're  
12 probably trying to come up with a way to  
13 revisit this and get it done in another way.  
14 And even though you are an unpaid mayor --

15 MAYOR WEINBERG: Mr. Brinn, I'm sorry.  
16 I'm sorry, Mr. Brinn, you are repeating  
17 yourself.

18 MR. BRINN: No. No. No. I'm not  
19 repeating myself.

20 MAYOR WEINBERG: You're repeating  
21 yourself. And I told you before I'm not  
22 going to do this another way.

23 Do you have anything else to add, or we  
24 can move on to -- so that we can get to the

1 other business?

2 MR. BRINN: That's the point. You can't  
3 move on until you told the community that  
4 you're not going to do this thing with the  
5 Tower Ford building. You can't move on.  
6 You're stuck. You can move on the meeting,  
7 but you can't move off the point.

8 MAYOR WEINBERG: Okay, thank you, Mr.  
9 Brinn.

10 MR. BRINN: Thank you.

11 MAYOR WEINBERG: Anyone else, Denise?

12 VILLAGE ADMINISTRATOR KNOWLAND: There is  
13 a Lyda Zissimatos who hasn't spoken.

14 MS. ZISSIMATOS: Good evening. How are  
15 you?

16 I guess by now it's pretty obvious that  
17 the community is strongly opposed to anything  
18 going on with Tower Ford. I do also agree  
19 that we should change who's on the Landmark  
20 Committee and have specialists there.

21 And I also think that going forward we  
22 should work together as a community to use  
23 Tower Ford possibly for some kind of a social  
24 community building, something that we could

1 do that would be wonderful for our community.

2 MAYOR WEINBERG: Thank you.

3 MS. ZISSIMATOS: Something to consider.

4 Thank you.

5 MAYOR WEINBERG: Thank you very much.

6 MS. ZISSIMATOS: I'm at 37 Brompton Road,  
7 by the way.

8 MAYOR WEINBERG: Thank you.

9 VILLAGE ADMINISTRATOR KNOWLAND: Okay.

10 The hands up are Ronald Brinn, Wendy Halpern  
11 and Nancy Sherman.

12 MAYOR WEINBERG: I think we need to  
13 conclude this hearing, unless the rest of the  
14 Board wants to hear from repeat speakers.

15 VILLAGE ADMINISTRATOR KNOWLAND: Okay.

16 The only hand left is Wendy Halpern. Ms.  
17 Halpern just lowered her hand.

18 MAYOR WEINBERG: Thank you.

19 VILLAGE ADMINISTRATOR KNOWLAND: No.

20 It's back. Okay. It's back up and Nancy.

21 TRUSTEE MONOSON: And Nancy Sherman.

22 MAYOR WEINBERG: Okay. These are the  
23 last two speakers. If you will please keep  
24 it to one minute we can then consider the



1 business. Thank you.

2 VILLAGE ADMINISTRATOR KNOWLAND: Ms.  
3 Halpern, you're on.

4 MS. HALPERN: Hi. So first I want to  
5 thank you for your time. I'm going to speak  
6 very quick because I only have one minute.

7 You said throughout this entire meeting  
8 that you care so much about the village and  
9 that you want to encourage public  
10 participation. As you know, we have made  
11 many, many requests to adjourn so that our  
12 consultant and the village consultant that we  
13 spent \$6,000 -- that the village spent \$6,000  
14 on can have more time.

15 Mr. Levin is advising the commission.  
16 And the Board here as the commission members  
17 have said that we will have more than the one  
18 day. But until that will -- that is set in  
19 stone, we need to make sure -- we need to  
20 prepare. And we're killing ourselves against  
21 -- over holidays and COVID to meet your  
22 January 4th deadline.

23 And we respectfully request that you put  
24 on this record that there will in fact be at

1           least one more or two more hearing dates so  
2           we don't have to prepare and ruin another  
3           vacation and holiday. You spent \$6,000 of  
4           the village money on consultants. And they  
5           need to have the time to go in and find the  
6           records and get the right answer.

7                   And to have a hearing on the Tuesday  
8           after the New Year's weekend is absolutely  
9           ridiculous. You're all attorneys. And you  
10          very well know that not a single judge would  
11          not grant an adjournment if made a request on  
12          this basis. And it's absolutely ridiculous  
13          and it contradicts everything you just told  
14          us for 2 hours to deny that adjournment.

15                   So I'm asking you in front of everybody  
16          to please commit that there will be  
17          additional hearings right now so that if we  
18          don't have our evidence ready on January 4th  
19          we will be guaranteed an opportunity to  
20          present our evidence at a future date.

21                   MAYOR WEINBERG: Okay. I told you --

22                   MS. HALPERN: Don't say that it's the  
23          commission's decision on that. Because I  
24          know that Mr. Levin drafted the resolutions

1 which were placed on the website before the  
2 commission even voted. And Mr. Levin --  
3 we're paying him to advise the Landmark  
4 Commission. And he can tell them that such  
5 an adjournment is reasonable.

6 And I also want to clarify that the  
7 Village of Roslyn does not hire consultants  
8 because they already designated their entire  
9 village landmarks, okay. So that's our  
10 request. And if you really want to put your  
11 action -- your actions the way your words  
12 are, you will grant this request right now or  
13 make a commitment that you will advise the  
14 commission to adjourn it. Let's see you put  
15 your actions into words if you really care  
16 about what your constituents are saying,  
17 okay.

18 Thank you.

19 MAYOR WEINBERG: This is not adversarial.  
20 This is not one on one --

21 MS. HALPERN: Yes, it is. You made it  
22 adversarial because we keep getting -- four  
23 times for requests and denied --

24 MAYOR WEINBERG: You've gone way beyond

1 the one minute. Mr. Levin can address  
2 anything you --

3 MS. HALPERN: Yes. Mr. Levin, please  
4 address it.

5 MAYOR WEINBERG: Your comments will be  
6 forwarded to the Landmark Commission. I just  
7 want the record to be clear. The Mayor of  
8 the Board of Trustees do not set the --

9 MS. HALPERN: I would like the record to  
10 be clear that the draft resolution setting  
11 the date was on the village's website before  
12 the commission even voted. Before the  
13 commission even set that date. They were on  
14 the village's website for November 30th.  
15 Just why do you have to aggravate us? That's  
16 the whole point here, Mr. Mayor. That is the  
17 point. And you missed --

18 MAYOR WEINBERG: The Mayor has -- again,  
19 the Mayor has nothing to do with the Landmark  
20 Preservation Commission.

21 MS. HALPERN: All right. Mr Levin is  
22 advising the commission -- Mr. Levin, can you  
23 please unmute yourself and tell us that you  
24 will advise the commission that it's entirely

1 reasonable and due process to adjourn the  
2 January 4th date or at least advise that  
3 there will be a continuance. And you know  
4 it's totally ridiculous and contradictory to  
5 everything you're saying to say it's January  
6 4th and that's it, especially since you  
7 overruled three members of the Landmark  
8 Commission who didn't think a consultant was  
9 necessary and spend \$6,000 more of the  
10 village's money on a consultant that's not  
11 going to be able to finish the job. They  
12 were completely reasonable. This building  
13 has been up for over 100 years, and you're  
14 going to decide it 35 days over Christmas  
15 holidays when all the buildings are closed.

16 So just be reasonable for once and just  
17 do what the residents are asking you. I  
18 don't understand why it's so difficult for  
19 you. It's dense --

20 MAYOR WEINBERG: Mr. Levin --

21 MS. HALPERN: -- honestly.

22 MAYOR WEINBERG: We don't have to make  
23 this personal, but thank you.

24 MS. HALPERN: It's not personal, Mayor.



1 MAYOR WEINBERG: Mr. Levin.

2 VILLAGE ATTORNEY LEVIN: Well, first of  
3 all I will decline discussing any advice that  
4 I give my clients, as Ms. Halpern perfectly  
5 well knows is improper for an attorney to do.

6 Second of all, whatever advice I give to  
7 a client, the commission makes its own  
8 decision what it wants to do. I don't. And  
9 they can act contrary to my advice or they  
10 can act in accordance with my advice.

11 That's all that I have to say about it.

12 MAYOR WEINBERG: Okay. Thank you.

13 VILLAGE ADMINISTRATOR KNOWLAND: And the  
14 only other hand up is Nancy Sherman. Do you  
15 wish to let Ms. Sherman speak again?

16 MAYOR WEINBERG: Yes. If we can keep it  
17 to one minute please. Thank you.

18 VILLAGE ADMINISTRATOR KNOWLAND: Ms.  
19 Sherman.

20 MS. SHERMAN: Yes. I just unmuted  
21 myself. Thank you.

22 All right. Mr. Weinberg, I have a  
23 question for you. I have three actually.  
24 Were you aware that JPB Capital, who is the

1 parent company for 124 Realty -- Middle Neck  
2 Realty was under indictment, under federal  
3 indictment actually at the time you were  
4 negotiating with them for this development?  
5 Yes or no.

6 MAYOR WEINBERG: This is not an  
7 examination.

8 MS. SHERMAN: I just want to --

9 MAYOR WEINBERG: We're not going to have  
10 a question and answer session. If you want  
11 to -- if there is a comment you wish to make,  
12 that will be fine.

13 MS. SHERMAN: Okay. I will tell the  
14 public that JPB Capital, the parent company  
15 of who owns Tower Ford, is presently under  
16 federal indictment. And it was under  
17 indictment at the time that the Mayor was  
18 negotiating with them.

19 My second -- my question is to you, Mr.  
20 Mayor. Have you been in contact with the  
21 developer since they withdrew their  
22 application?

23 MAYOR WEINBERG: This is -- again, we're  
24 not going to have a question and answer. If

1           you wish -- if you --

2           MS. SHERMAN: I'm going to rephrase my  
3           question very simply.

4           MAYOR WEINBERG: Okay.

5           MS. SHERMAN: Has the developer contacted  
6           you and have you spoken with the developer  
7           about them putting in a new application for  
8           this once -- once the Landmark Commission is  
9           finished with their presentation?

10          MAYOR WEINBERG: I already addressed this  
11          very, very, very, very clearly.

12          MS. SHERMAN: So then you can answer it.

13          MAYOR WEINBERG: That is not buying time  
14          for something else, okay.

15          MS. SHERMAN: That's not answering my  
16          question.

17          MAYOR WEINBERG: This is not -- this is  
18          not -- this is not a question and answer  
19          session. If you have something else to add  
20          for the Board to consider on repealing the  
21          law, fine.

22          MS. SHERMAN: I think that it is very  
23          important that the public knows -- and if we  
24          have to do more FOIL requests, we will --

1           whether the Mayor has been in contact with  
2           the developer and its attorney, Steven  
3           Limmer, with respect to, No. 1, passing a new  
4           incentive use law. No. 2, what project they  
5           should -- they would build in the event  
6           landmarking is not approved by the village.  
7           I think that the public has a right to be  
8           informed of the answers to these questions.  
9           And, Mr. Mayor, you know them.

10                 So if you're -- you want to be  
11           transparent and provide information to the  
12           community which by 24 votes puts you in  
13           office, then I suggest that you answer those  
14           questions. Because if the answer is no, you  
15           have not been in contact with the developer,  
16           that is fine. If the answer is yes, you have  
17           been, and if it's in writing, we'll find out.  
18           So be transparent.

19                 MAYOR WEINBERG: Is there any -- I've  
20           been very clear. There's no communication  
21           about any new application. There is no new  
22           application. There's nothing else. It's  
23           already been discussed. I'm saying it again.

24                 Do you have a comment that you wish to

1 make?

2 MS. SHERMAN: No. I just wanted the  
3 record to just be clear that since the  
4 developer withdrew their application you have  
5 had no contact -- no communication with them  
6 whatsoever of that new project at the site.

7 That's all. Thank you.

8 MAYOR WEINBERG: Thanks. Okay anyone --  
9 Denise, anyone else that's new that would  
10 like to speak?

11 VILLAGE ADMINISTRATOR KNOWLAND: No other  
12 new hands up.

13 MAYOR WEINBERG: Okay. It is now 9:49.  
14 I would like to take a -- do we need a motion  
15 to close the public hearing?

16 VILLAGE ATTORNEY LEVIN: Yes, you do.

17 MAYOR WEINBERG: Is there a motion to  
18 close the public hearing?

19 VILLAGE ADMINISTRATOR KNOWLAND: Please  
20 unmute.

21 TRUSTEE MONOSON: I'll make the motion to  
22 close the public hearing.

23 TRUSTEE WESTON: And I'll second it.

24 MAYOR WEINBERG: Okay. Any discussion?



1 (There was no response.)

2 MAYOR WEINBERG: Call the question.

3 Denise, please call the roll.

4 VILLAGE ADMINISTRATOR KNOWLAND: Deputy  
5 Mayor Sharkey.

6 DEPUTY MAYOR SHARKEY: Aye.

7 VILLAGE ADMINISTRATOR KNOWLAND: Trustee  
8 Monoson.

9 TRUSTEE MONOSON: Aye.

10 VILLAGE ADMINISTRATOR KNOWLAND: Trustee  
11 Pang.

12 TRUSTEE PANG: Aye.

13 VILLAGE ADMINISTRATOR KNOWLAND: Trustee  
14 Weston.

15 TRUSTEE WESTON: Aye.

16 VILLAGE ADMINISTRATOR KNOWLAND: Mayor  
17 Weinberg.

18 MAYOR WEINBERG: Aye.

19 VILLAGE ADMINISTRATOR KNOWLAND: Five  
20 votes in favor, zero opposed. The motion is  
21 adopted.

22 MAYOR WEINBERG: Okay.

23 Resolution 21-128. Upon motion of Steven  
24 Weinberg, unanimously approved, the following

1 resolution was approved.

2 WHEREAS, on November 16, 2021, the Board  
3 of Trustees of the Village of Thomaston duly  
4 adopted a resolution to schedule a public  
5 hearing with respect to proposed local law  
6 Bill T2021G, a local law to repeal Village of  
7 Thomaston Local Law 3-2021; and

8 WHEREAS, included in the aforesaid  
9 November 16, 2021, resolution was a  
10 determination that the Board of Trustees is  
11 the lead agency for review of the proposed  
12 legislation pursuant to the State  
13 Environmental Quality Review Act, classifying  
14 the said proposed legislation as an unlisted  
15 action, and issuing a negative SEQRA  
16 declaration; and

17 WHEREAS, pursuant to legal notice duly  
18 published and posted as required by law, the  
19 Board of Trustees duly held and concluded a  
20 public hearing on December 20, 2021, with  
21 respect to the proposed adoption of such  
22 local law; and

23 WHEREAS, the Board of Trustees has  
24 considered all comments and information

1 received with respect to the adoption of such  
2 proposed local law.

3 NOW, THEREFORE, BE IT

4 RESOLVED, that the Board of Trustees  
5 hereby and adopts Bill T2021G as Local Law  
6 5-2021, effective immediately upon filing  
7 with the Secretary of State as required  
8 pursuant to the Municipal Home Rule Law.

9 Can I have a second?

10 DEPUTY MAYOR SHARKEY: I'll make a  
11 second.

12 MAYOR WEINBERG: Any comments or  
13 discussion by the Board?

14 (There was no response.)

15 MAYOR WEINBERG: Any questions? Any  
16 comments?

17 VILLAGE ADMINISTRATOR KNOWLAND: Mayor  
18 Weinberg, just clarification on the last  
19 "RESOLVED." Is it that the Board of Trustees  
20 hereby adopts Bill T2021G?

21 TRUSTEE MONOSON: Appeal.

22 VILLAGE ADMINISTRATOR KNOWLAND: I think  
23 there is an "and" in there, or is there  
24 another word missing on that?

1 VILLAGE ATTORNEY LEVIN: I think the  
2 "and" was a surplus. That should not be  
3 there.

4 VILLAGE ADMINISTRATOR KNOWLAND: Okay.  
5 So --

6 MAYOR WEINBERG: You want me to read it  
7 again?

8 TRUSTEE MONOSON: Just say "hereby  
9 adopt." There is an extra word in there.

10 TRUSTEE WESTON: The "and" should be  
11 dropped.

12 MAYOR WEINBERG: Okay. So the resolution  
13 part should read:

14 RESOLVED, that the Board of Trustees  
15 hereby adopts Bill T2021G as Local Law  
16 5-2021, effective immediately upon the filing  
17 -- upon filing with the Secretary of State as  
18 required pursuant to the Municipal Home Rule  
19 Law.

20 VILLAGE ADMINISTRATOR KNOWLAND: All  
21 right.

22 MAYOR WEINBERG: Mr. Levin, is that the  
23 correct reading?

24 VILLAGE ATTORNEY LEVIN: It is.

1                   MAYOR WEINBERG:   Okay.   Comments or  
2                   questions?

3                   (There was no response.)

4                   MAYOR WEINBERG:   Hearing none, Denise,  
5                   please call the roll.

6                   VILLAGE ADMINISTRATOR KNOWLAND:   Deputy  
7                   Mayor Sharkey.

8                   DEPUTY MAYOR SHARKEY:   Aye.

9                   VILLAGE ADMINISTRATOR KNOWLAND:   Trustee  
10                  Monoson.

11                  TRUSTEE MONOSON:   Aye.

12                  VILLAGE ADMINISTRATOR KNOWLAND:   Trustee  
13                  Pang.

14                  TRUSTEE PANG:   Aye.

15                  VILLAGE ADMINISTRATOR KNOWLAND:   Trustee  
16                  Weston.

17                  TRUSTEE WESTON:   Aye.

18                  VILLAGE ADMINISTRATOR KNOWLAND:   Mayor  
19                  Weinberg.

20                  MAYOR WEINBERG:   Aye.

21                  VILLAGE ADMINISTRATOR KNOWLAND:   Five  
22                  votes in favor, zero opposed.   The motion is  
23                  adopted.

24                  MAYOR WEINBERG:   Okay.



\* \* \* \* \*

MAYOR WEINBERG: Is there a motion to  
adjourn at 9:54 p.m?

TRUSTEE WESTON: I make a motion.

MAYOR WEINBERG: Is there a second?

DEPUTY MAYOR SHARKEY: I'll second it.

MAYOR WEINBERG: Okay. Any comments or  
questions?

(There was no response.)

MAYOR WEINBERG: Okay. Denise, please  
call the roll.

VILLAGE ADMINISTRATOR KNOWLAND: Okay.  
Deputy Mayor Sharkey.

DEPUTY MAYOR SHARKEY: Aye.

VILLAGE ADMINISTRATOR KNOWLAND: Trustee  
Monoson.

TRUSTEE MONOSON: Aye.

VILLAGE ADMINISTRATOR KNOWLAND: Trustee  
Pang.

TRUSTEE PANG: Aye.

VILLAGE ADMINISTRATOR KNOWLAND: Trustee  
Weston.

TRUSTEE WESTON: Aye.

VILLAGE ADMINISTRATOR KNOWLAND: Mayor

1 Weinberg.

2 MAYOR WEINBERG: Aye.

3 VILLAGE ADMINISTRATOR KNOWLAND: Five  
4 votes in favor, zero opposed. The motion is  
5 adopted.

6 The meeting is closed.

7 MAYOR WEINBERG: Okay.

8 TRUSTEE WESTON: Thank you. Thank you  
9 everyone.

10 TRUSTEE MONOSON: Thank you.

11 TRUSTEE PANG: Thank you.

12 (Time noted: 9:54 p.m.)  
13  
14

15 \*

\*

\*

16 CERTIFIED THAT THE FOREGOING IS A TRUE AND ACCURATE  
17 TRANSCRIPT OF THE MINUTES OF THIS HEARING AS TRANSCRIBED  
18 FROM AN AUDIO RECORDING, DONE TO THE BEST OF MY ABILITY.  
19

20 \_\_\_\_\_  
21 JENNIFER DEVLIN  
22 Court Reporter  
23  
24

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