

**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF THOMASTON
February 24, 2022**

The Board of Trustees met on Monday, February 24, 2022 via videoconference at 7:30 p.m.

Present: Mayor Steven Weinberg, Deputy Mayor James Sharkey, Trustee Jill Monoson, Trustee To-on Pang, Trustee Burton Weston, Village Attorney, A. Thomas Levin

Absent: None

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

Mayor Weinberg read the following statement regarding the procedures for this meeting:

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

The Board is meeting by videoconferencing. The meeting is being recorded and a transcription will be provided at a later date. The public has the opportunity to observe this meeting live online and to submit comments, pursuant to instructions given on the Village website and in the meeting notice.

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

The Village Administrator called the roll

A quorum of the Board was in attendance and the Board began the business of the meeting.

Adoption of Minutes

RESOLUTION 22-25

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

RESOLVED, that the minutes of the Board of Trustees meeting held on February 14, 2022, as amended, are hereby approved, and accepted for filing.

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

SCAR (Small Claims Assessment Review) Decisions

The Board of Trustees reviewed the decisions of the SCAR Hearing Officer as of February 1, 2022(Attachment A)

RESOLUTION 22-26

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

RESOLVED, that the Board of Trustees directs the Village Administrator to correct the tax roll with the new assessment indicated by the hearing officer in the various SCAR decisions dated February 1, 2022 and to carry these new assessments forward into the 2022/23 tax roll, and it is further

RESOLVED, that Board of Trustees approves the payment of refunds of the 2021/22 tax year, in the aggregate amount of \$4,762.05. reflecting the difference between the original and amended bills plus award of court costs, in the aggregate amount of \$660.00, and it is further

RESOLVED, that the Village Administrator shall issue refunds to the applicant’s representative(s).

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

Review Landmarks Preservation Commission determination for 124 S. Middle Neck Road

Mayor Weinberg made a statement regarding the public hearing. *(A full transcription of the meeting and hearing will be attached to these minutes once it is available).*

Mayor Weinberg noted the following: (i) the purpose of the public hearing is to affirm or modify the report and recommendation of the Landmarks Preservation Commission (Commission) after hearing public comment (ii) the Commission’s report and recommendation is dated February 8, 2022 (iii) the members of the Board of Trustees have reviewed the Commission’s meetings, report and recommendation (iv) the report is thorough in its analysis, balancing and weighing multiple factors (v) the report stated that the building at 124 S. Middle Neck Road fits the definition of a landmark pursuant to Chapter 120 of the Village Code (vi) Village residents made very strong comments and are committed to preserve the building (vii) the existing use of the building as a car dealership is a nonconforming use and the land is zoned in a district for residential homes and apartment buildings (viii) the Commission, in its report, weighed the following factors: whether the existing building may be repurposed for an apartment building, continued in its existing use, or, if a variance is allowed, to change its use (ix) the Commission also weighed factors on the impact of landmarking on: the cost of redevelopment; the Village tax base; the repurposing of the building; and zoning (x) any future proposal may be subject to: the Commission’s input; will be subject community input; and other Village boards with respect to zoning or use variances.

Mayor Weinberg opened the public hearing to consider the Landmarks Preservation Commission determination for 124 S. Middle Neck Road at 7:42 p.m.

The following members of the public spoke in favor of affirmation of Landmark Preservation Commission’s determination (names are in order of speaking; if a name appears more than once, it means that the named person spoke more than once):

Ronald Brinn, Andrew Cronson, Nancy Solomon, Ellen Mones, Aaron Egelman, Jay Chagrin, Alka Jain, Simeon Bankoff, Julie Georgopoulos, Jeffrey Schwartz, Aaron Halpern, Nancy Sherman, Wendy Halpern, Lynn Zysman, Laura Blum, Andrew Cronson.

After all interested parties were heard, the public hearing was closed at 8:20 p.m.

RESOLUTION 22-27

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

RESOLVED, the public hearing to consider the Landmarks Preservation Commission determination for 124 S. Middle Neck Road is hereby closed.

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

RESOLUTION 22-28

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

WHEREAS, the Village of Thomaston Landmarks Preservation Commission (“Commission”) heretofore has considered requests to designate premises 124 South Middle Neck Road, Thomaston, New York (“the Premises”), as a landmark property pursuant to Village Code Chapter 120; and

WHEREAS, the Commission has issued its determination (“Determination”) dated February 8, 2022 recommending designation of the Premises as a landmark; and

WHEREAS, pursuant to Village Code Chapter 120 the Board of Trustees (“Board”) of the Village of Thomaston is vested with the authority, after a public hearing, to approve or modify the Determination; and

WHEREAS, the Board has reviewed and is familiar with the record of the public proceedings held by the Commission preceding the adoption of the Determination; and

WHEREAS, on February 24, 2022, the Board duly held and concluded the public hearing required by Village Code Chapter 120; and

WHEREAS, the members of the Board have given due consideration to the proceedings held before the Commission and the Board; and

WHEREAS, pursuant to the State Environmental Quality Review Act and its implementing regulations set forth in 6 NYCRR Part 617 (collectively “SEQRA”), the Board is required to give consideration to potential environmental impacts of such landmarking action, to the extent applicable pursuant to SEQRA; and

WHEREAS, pursuant to 6 NYCRR 617.5(c)((38)) ”designation of local landmarks or their inclusion within historic districts” is classified as a Type II Action, and

WHEREAS, matters which are classified as Type II Actions are not required to undergo any separate environmental impact review,

NOW, THEREFORE, BE IT

RESOLVED, that the Board hereby finds and concludes that its consideration of the Determination which designated the Premises as a landmark property pursuant to Village Code Chapter 120 is a Type II Action pursuant to SEQRA; and it is further

RESOLVED, that no further separate review of environmental impacts is required with respect to the proposed action, and SEQRA review of the proposed action hereby is concluded; and it is further

RESOLVED, that upon review of the information received and proceedings held before the Commission, and the information adduced at the public hearing before the Board, the Board finds and concludes that the Determination by the Commission was reasonable and proper based upon the proceedings held by and before the Commission; and it is further

RESOLVED, based upon the foregoing proceedings before the Commission and the Board, and for the reasons stated by the Commission in the Determination, the Board further concludes that the Determination of the Commission should be, and hereby is, approved.

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

Adjournment

At 8:32 p.m., there being no further business, a motion to adjourn was made by Mayor Weinberg, seconded by Trustee Monoson, and unanimously approved.

Respectfully Submitted,

Denise M. Knowland
Village Administrator

**SCAR DECISIONS
2021/22 TAX YEAR
HEARING DATE: 2/1/22
NO CHANGE**

NAME	ADDRESS	SEC/BLK/LOT	DECISION
Bill Zhang	6 Windsor Road	2/203/220	NO CHANGE
Robert & Leslie Hirshhorn	129 Shoreward Drive	2/208/7	NO CHANGE
Brian & Jane Gertler	243 Shoreward Drive	2/210/52	NO CHANGE
Jing Lu	245 Shoreward Drive	2/210/53	NO CHANGE
Phyllis Siegel	115 Hillpark Avenue	2/255/88	NO CHANGE
Matthew & Jane Tucker	176 Overlook Avenue	2/257/137	NO CHANGE
Chaowei Wu	104 Lee Avenue	2/262/14	NO CHANGE
Jerry Wang, Wei Lu	119 Grace Avenue	2/334/32	NO CHANGE