

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF TRUSTEES  
OF THE VILLAGE OF THOMASTON**

**June 8, 2026**

The Board of Trustees met on Monday, June 8, 2026 at the Village Hall, 100 East Shore Road, Great Neck, New York at 7:30 p.m.

**Present:** Mayor Steven Weinberg, Trustee Aaron Halpern, Deputy Mayor Burton S. Weston, and Trustee Jay Chagrin

**Excused:** Trustee Nancy Sherman

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

**Rescind Resolution 26-48**

**RESOLUTION 26-53**

Upon motion of Trustee Chagrin, seconded by Trustee Halpern, and approved, the following resolution was adopted:

RESOLVED, that the Board of Trustees hereby rescinds Resolution 26-48 passed by the Board of Trustees on May 11, 2026 for the Design Review Board application of Rui Men, 3 Buckingham Place, Thomaston.

|                                  |                  |     |                  |         |
|----------------------------------|------------------|-----|------------------|---------|
| The vote on this resolution was: | Mayor Weinberg:  | Aye | Trustee Chagrin: | Aye     |
|                                  | Trustee Halpern: | Aye | Trustee Sherman: | Excused |
|                                  | Trustee Weston:  | Aye |                  |         |

**Approval of Minutes**

**RESOLUTION 26-54**

Upon motion of Deputy Mayor Weston, seconded by Trustee Chagrin, and approved, the following resolution was adopted:

RESOLVED, that the minutes of the Board of Trustees meeting held on May 11, 2026 are hereby approved and accepted as amended.

|                                  |                  |     |                  |         |
|----------------------------------|------------------|-----|------------------|---------|
| The vote on this resolution was: | Mayor Weinberg:  | Aye | Trustee Chagrin: | Aye     |
|                                  | Trustee Halpern: | Aye | Trustee Sherman: | Excused |
|                                  | Trustee Weston:  | Aye |                  |         |

**Design Review Board Recommendations**

***Application of Men Rui – 3 Buckingham Place:***

*The Board reviewed the Design Review Board's recommendation to approve a new single-family dwelling with attached two-car garage..*

On April 22, 2026, the Design Board recommend approval of the third rendering for the new single-family dwelling with a vote of three (3) in favor of approval and two (2) in favor of disapproval. The Design Review Board had previously conducted three (3) meetings for this application and had reviewed three (3) different renderings.

The Board of Trustees reviewed the application and invited comments from the members of the public. Eleven residents were in attendance. Five (5) residents spoke against approval of this application.

The Board of Trustees reviewed the three (3) renderings and heard comments from the public. Ruchira Madan, Chair of the Design Review Board and Robert Meyer, Member of the Design Review presented their concerns with the design.

The Board of Trustees reviewed the following items that were previously submitted to the Design Review Board:

**Meeting #1 – February 18, 2026**

Items submitted on January 27, 2026:

- Rendering - #1 – (3 pages)
- Material spec sheet – (1 page)
- Listing of materials – (1 page)
- 200 ft radius map, resident listing, and Certified Mailings
- Pictures of neighboring houses – (1 page)
- Plans for new build – (9 pages)
- Landscape plan – (1 page)

**Meeting #2 – March 25, 2026**

Items submitted on March 10, 2026

- Renderings (3 Pages)
- Material Spec Sheet (1 Page)
- Listing of materials - 1 page
- Survey dated 1/31/2025
- 200 ft radius map, resident listing
- Plans for new build
- Landscape Plan

**Meeting #3 – April 22, 2026**

Items submitted on April 14, 2026

- Renderings (3 Pages)
- Material Spec Sheet (1 Page)
- Listing of materials - 1 page
- Survey dated 1/31/2025
- 200 ft radius map, resident listing
- Plans for new build
- Landscape Plan

The Board discussed Application of Mei Rui – 3 Buckingham Place:

RESOLUTION 26-55

Upon motion of Mayor Weinberg, seconded by Trustee Halpern, and approved, the following resolution was adopted:

RESOLVED, that the Board of Trustees makes the following findings with respect to the application of Mei Rui, 3 Buckingham Place.

The Board of Trustees has taken into account the site and the surrounding Belgrave area which has large traditional Tudor homes, notes that the site presently has a large Tudor architectural-style home,

Neither the Village nor the Belgrave section of the Village has a house with a round shaped turret with a large structure protruding from and part of the exterior façade of the house extending the footprint of the house or structure affecting the visual exterior appearance and creating architectural discord in the design of a Tudor style house; and

The scope and size of the turret considered at the April 14, 2026 Design Review Board protrudes from the house and is larger in size and is not similar in its location on the structure, or symmetry of the windows to any other turret or design feature on the block or in the neighborhood creating a visual exterior/façade that would mar or adversely affect or negatively impact the appearance of the area in Belgrave; and

The location of the garage on the real property will have a negative impact needlessly causing the removal of mature trees along the rear and corner lot line and in particular to removal of a mature tree on the rear corner of the property unnecessarily creating a negative visual impact that is inappropriate development and utilization of the site adverse to adjacent lands in the neighborhood; and it is further .

RESOLVED, pursuant to Village Code §16-7, that the Board of Trustees hereby reverses the Design Review Board's recommendation of approval of the application of Men Rui, 3 Buckingham Place, Thomaston for a new single-family dwelling with detached two-car garage, and denies the application.

|                                  |                  |     |                  |         |
|----------------------------------|------------------|-----|------------------|---------|
| The vote on this resolution was: | Mayor Weinberg:  | Aye | Trustee Chagrin: | Aye     |
|                                  | Trustee Halpern: | Aye | Trustee Sherman: | Excused |
|                                  | Trustee Weston:  | Aye |                  |         |

### **2026/27 Budget Modifications**

The Board reviewed the 2026/27 Budget Modifications as of 6/8/26.

| Budget Modifications as 6/8/26             | ADOPTED   | Proposed Modification | Difference |
|--------------------------------------------|-----------|-----------------------|------------|
|                                            | 2026/27   | As of 6/12/26         |            |
| <b>Revenues:</b>                           |           |                       |            |
| 2111 Design Review Board Fees              | \$0       | \$5,000               | \$5,000    |
| 2650 Sales Excess Materials                | \$600     | \$2,000               | \$1,400    |
| Change in Revenues:                        |           |                       | \$6,400    |
|                                            |           |                       |            |
| <b>Appropriations:</b>                     |           |                       |            |
| 5110.2 · MAINT STREETS, EQUIP & CAP OUTLAY | \$300,000 | \$389,875             | \$89,875   |
| 5110.2a · EQUIPMENT                        | \$138,000 | \$128,000             | (\$10,000) |
| 960.00 FUND BALANCE                        | \$352,336 | \$272,461             | (\$79,875) |
|                                            |           | Net change:           | \$0        |

### **RESOLUTION 26-56**

Upon motion of Deputy Mayor Weston, seconded by Trustee Halpern, and approved, the following resolution was adopted:

RESOLVED, that the Board of Trustees hereby accepts the budget modifications as of June 8, 2026.

|                                  |                  |     |                  |         |
|----------------------------------|------------------|-----|------------------|---------|
| The vote on this resolution was: | Mayor Weinberg:  | Aye | Trustee Chagrin: | Aye     |
|                                  | Trustee Halpern: | Aye | Trustee Sherman: | Excused |
|                                  | Trustee Weston:  | Aye |                  |         |

**Bid Results: Road, Sidewalk, and Drainage Improvements 2026-01**

Bids for Road, Sidewalk and Drainage, Improvements 2026-1 were opened on Tuesday, June 2, 2026 at 10:00 a.m.

**RESOLUTION 25-57**

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

WHEREAS, the Village of Thomaston heretofore has duly advertised for sealed bids for Road, Sidewalk and Drainage, Improvements 2026-1; and

WHEREAS, one (1) sealed bid was received in response to that advertisement and such bid was duly opened June 2, 2026 and has been reviewed by Village personnel; and

WHEREAS, the total amounts of the respective bids were calculated and determined to be as follows:

| <b>NAME OF BIDDER</b>     | <b>TOTAL AMOUNT OF BID</b> |
|---------------------------|----------------------------|
| John McGowan & Sons, Inc. | \$358,375                  |

WHEREAS, the Board of Trustees has received and reviewed the submitted bid and the information gathered by the Village personnel; and

NOW, THEREFORE, BE IT

RESOLVED, that the Board of Trustees hereby waives any irregularities in the submitted bid, and finds that such irregularities are immaterial, and it is further;

RESOLVED, that the bid submitted by John McGowan & Sons, Inc. be, and hereby is, accepted, in the best interests of the Village, as the lowest responsible bid substantially meeting all bid requirements; and it is further;

RESOLVED, that the contract for the Village of Thomaston Road, Sidewalk and Drainage, Improvements 2026-1 is awarded to John McGowan & Sons, Inc., and the Mayor or his designee is authorized to execute any documents reasonably necessary to effectuate such award and proceed with the contract work.

|                                  |                  |     |                  |         |
|----------------------------------|------------------|-----|------------------|---------|
| The vote on this resolution was: | Mayor Weinberg:  | Aye | Trustee Chagrin: | Aye     |
|                                  | Trustee Halpern: | Aye | Trustee Sherman: | Excused |
|                                  | Trustee Weston:  | Aye |                  |         |

**Purchase of Two (2) Vehicles from Nassau BOCES Cooperative Purchasing**

The Board reviewed two quotations from Hempstead Ford, an authorized supplier of the Board of Cooperative Education Services of Nassau County "Nassau BOCES" Passenger Cars, Vans & Trucks Contract of which the Village of Thomaston is an authorized user.

**RESOLUTION 26-57**

Upon motion of Deputy Mayor Weston, seconded by Trustee Halpern, and approved, the following resolution was adopted:

RESOLVED, that the Board of Trustees accepts the quotation from Hempstead Ford for one (1) 2027 K8DE Active 4WD Ford Explorer (Attachment A) in the amount of \$39,280.50 pursuant to Nassau BOCES "Passenger Vehicles contract No. 25/26-018" and it is further;

RESOLVED, that Board of Trustees accepts the quotation from Hempstead Ford for the purchase of one (1) 2022 Ford F550 truck with a nine (9) foot dump body and plow in the amount of \$88,524.26, and it is further;

RESOLVED, that the Village Administrator is authorized to prepare the purchase orders for said Ford Explorer and Ford F550 truck in accordance with the quotes from Hempstead Ford dated May 21, 2026, and it is further;

RESOLVED, the Superintendent is authorized to sign said the purchase orders.

|                                  |                  |     |                  |         |
|----------------------------------|------------------|-----|------------------|---------|
| The vote on this resolution was: | Mayor Weinberg:  | Aye | Trustee Chagrin: | Aye     |
|                                  | Trustee Halpern: | Aye | Trustee Sherman: | Excused |
|                                  | Trustee Weston:  | Aye |                  |         |

#### **Temporary Signs at 607 Northern Boulevard**

The Board reviewed three (3) temporary signs to be displayed in the window at the coming restaurant at 607 Northern Boulevard Great Neck, Thomaston, NY.

#### **RESOLUTION 26-58**

Upon motion of Deputy Mayor Weston, seconded by Trustee Halpern, and approved, the following resolution was adopted:

RESOLVED, that the Board of Trustees hereby approves the temporary signs in the windows located at 607 Northern Boulevard for a maximum period of eight (8) months.

|                                  |                  |     |                  |         |
|----------------------------------|------------------|-----|------------------|---------|
| The vote on this resolution was: | Mayor Weinberg:  | Aye | Trustee Chagrin: | Aye     |
|                                  | Trustee Halpern: | Aye | Trustee Sherman: | Excused |
|                                  | Trustee Weston:  | Aye |                  |         |

#### **NEW BUSINESS**

Trustee Chagrin reported that construction work is starting before the prescribed time allowed on Hillpark Avenue. The Village Code states that no construction work may begin before 8:00 am or later than 8:00 p.m. on weekdays and no earlier than 10:00 a.m. on Saturdays. No construction work or activity in the village which generates any noise audible outside the boundaries of the property shall be conducted on Sundays or legal holidays.

Trustee Halpern suggested that the Board consider increasing the setbacks for garage, increasing street sweeping and enforcement for property maintenance.

#### **REFUNDS**

#### **RESOLUTION 26-59**

Upon motion of Deputy Mayor Weston, by seconded by Trustee Halpern, and approved, the following resolution was adopted:

RESOLVED, that the refunds, in the aggregate amount of \$5,025.00 (as itemized on the Abstract of Refunds dated June 8, 2026), are hereby approved for payment, all allocated to the General Fund.

A copy of the approved refund list is attached to these minutes.

|                                  |                  |     |                      |         |
|----------------------------------|------------------|-----|----------------------|---------|
| The vote on this resolution was: | Mayor Weinberg:  | Aye | Deputy Mayor Weston: | Aye     |
|                                  | Trustee Chagrin: | Aye | Trustee Halpern:     | Excused |
|                                  | Trustee Sherman: | Aye |                      |         |

#### **VOUCHERS**

#### **RESOLUTION 26-60**

Upon motion of Deputy Mayor Weston, by seconded by Trustee Halpern, and approved, the following resolution was adopted:

RESOLVED, that the vouchers, in the aggregate amount of \$136,631.71 (as itemized on the Abstract of Vouchers dated Monday, June 8, 2026), are hereby approved for payment, all allocated to the General Fund.

A copy of the approved voucher list is attached to these minutes.

|                                  |                  |     |                      |         |
|----------------------------------|------------------|-----|----------------------|---------|
| The vote on this resolution was: | Mayor Weinberg:  | Aye | Deputy Mayor Weston: | Aye     |
|                                  | Trustee Chagrin: | Aye | Trustee Halpern:     | Excused |
|                                  | Trustee Sherman: | Aye |                      |         |

## **ADJOURNMENT**

At 8:35 p.m., there being no further business, a motion to adjourn was made by Mayor Weinberg, seconded by Trustee Chagrin, and approved.

Respectfully Submitted,

Denise M. Knowland  
Village Administrator

| VILLAGE OF THOMASTON |  |            |  |     |  |                                                                                                                                                        |            |
|----------------------|--|------------|--|-----|--|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| AUDITED REFUNDS      |  |            |  |     |  |                                                                                                                                                        |            |
| 5/12/26-6/8/26       |  |            |  |     |  |                                                                                                                                                        |            |
| Type                 |  | Date       |  | Num |  | Name                                                                                                                                                   | Amount     |
|                      |  |            |  |     |  |                                                                                                                                                        |            |
| Check                |  | 06/08/2026 |  |     |  | North Shore Professional Centre Condominium Association<br>1010 Northern Blvd<br>Great Neck, NY 11021<br><br>Refund deposit for street opening permit  | \$5,000.00 |
| Check                |  | 05/11/2026 |  |     |  | Jerry & Victoria Lublin<br>9 Avalon Rd<br>Great Neck, NY 11021<br><br>Refund Tree Permit<br>(The "tree" was a large bush and did not require a permit) | \$25.00    |
|                      |  |            |  |     |  |                                                                                                                                                        | \$5,025.00 |

|                                    |             |            |                                     |               |  |  |
|------------------------------------|-------------|------------|-------------------------------------|---------------|--|--|
| <b>VILLAGE OF THOMASTON</b>        |             |            |                                     |               |  |  |
| <b>AUDITED VOUCHERS</b>            |             |            |                                     |               |  |  |
| <b>May 12 through June 8, 2026</b> |             |            |                                     |               |  |  |
| <b>Type</b>                        | <b>Date</b> | <b>Num</b> | <b>Name</b>                         | <b>Amount</b> |  |  |
| Check                              | 05/14/2026  | 6015       | WATER AUTHORITY OF GREAT NECK NORTH | -50.94        |  |  |
| Check                              | 05/18/2026  | ACH        | FRANCOTYP-POSTALIA, INC.            | -200.00       |  |  |
| Check                              | 05/19/2026  | 6016       | PSEGLI                              | -108.64       |  |  |
| Check                              | 05/19/2026  | 6017       | PSEGLI                              | -150.85       |  |  |
| Check                              | 05/19/2026  | 6018       | PSEGLI                              | -74.43        |  |  |
| Check                              | 05/19/2026  | 6019       | NATIONAL GRID                       | -245.39       |  |  |
| Check                              | 05/19/2026  | 6020       | NATIONAL GRID                       | -70.70        |  |  |
| Check                              | 05/19/2026  | 6021       | NATIONAL GRID                       | -400.70       |  |  |
| Check                              | 06/03/2026  | 6023       | PSEGLI                              | -362.29       |  |  |
| Check                              | 06/03/2026  | 6024       | PSEGLI                              | -11.78        |  |  |
| Check                              | 06/03/2026  | 6025       | OPTIMUM                             | -14.00        |  |  |
| Check                              | 06/03/2026  | 6026       | FRANCOTYP-POSTALIA, INC.            | 0.00          |  |  |
| Check                              | 06/03/2026  | 6027       | VERIZON                             | -142.43       |  |  |
| Check                              | 06/03/2026  | 6028       | VERIZON WIRELESS                    | -62.52        |  |  |
| Check                              | 06/03/2026  | 6029       | MANHASSET-LAKEVILLE WATER DISTRICT  | -24.10        |  |  |
| Check                              | 06/08/2026  | 6032       | MVK ARCHITECTURE & PLANNING, P.C.   | -3,775.00     |  |  |
| Check                              | 06/08/2026  | 6033       | W.B. MASON CO., INC.                | -7.90         |  |  |
| Check                              | 06/08/2026  | 6034       | JORDAN ASSOCIATES                   | -949.76       |  |  |
| Check                              | 06/08/2026  | 6035       | MINEOLA SIGNS                       | -14,950.00    |  |  |
| Check                              | 06/08/2026  | 6036       | COSTELLO'S ACE HARDWARE             | -68.11        |  |  |
| Check                              | 06/08/2026  | 6037       | PERMA                               | -12,046.00    |  |  |
| Check                              | 06/08/2026  | 6038       | LOOKS GREAT SERVICES INC            | -225.00       |  |  |
| Check                              | 06/08/2026  | 6039       | AUTOMOTIVE UNLIMITED                | -59.98        |  |  |
| Check                              | 06/08/2026  | 6040       | SCHNEPS MEDIA GROUP                 | -102.70       |  |  |
| Check                              | 06/08/2026  | 6041       | SANTELLI & SONS, INC.               | -234.05       |  |  |
| Check                              | 06/08/2026  | 6042       | FINE DETAILING                      | -375.00       |  |  |
| Check                              | 06/08/2026  | 6043       | MELICHAR ELECTRIC, LTD.             | -427.65       |  |  |
| Check                              | 06/08/2026  | 6044       | STAPLES                             | -85.60        |  |  |

|  |              |            |      |                                        |                    |  |
|--|--------------|------------|------|----------------------------------------|--------------------|--|
|  | Check        | 06/08/2026 | 6045 | WEX BANK                               | -635.33            |  |
|  | Check        | 06/08/2026 | 6046 | GENERAL WELDING SUPPLY CORP            | -328.00            |  |
|  | Check        | 06/08/2026 | 6047 | BUSINESS CARD                          | -1,505.17          |  |
|  | Check        | 06/08/2026 | 6048 | BUSINESS CARD                          | -249.68            |  |
|  | Check        | 06/08/2026 | 6049 | CON-KEL LANDSCAPING INC.               | -690.00            |  |
|  | Check        | 06/08/2026 | 6050 | DISTEFANO LANDSCAPING CORP             | -260.00            |  |
|  | Check        | 06/08/2026 | 6051 | TOWN OF NORTH HEMPSTEAD-SWMA - VOID    | 0.00               |  |
|  | Check        | 06/08/2026 | 6052 | TOWN OF NORTH HEMPSTEAD-SWMA           | -885.35            |  |
|  | Check        | 06/08/2026 | 6053 | MEADOW CARTING CORP                    | -81,800.00         |  |
|  | Check        | 06/08/2026 | 6054 | WINTER BROS HAULING OF LONG ISLAND LLC | -300.00            |  |
|  | Check        | 06/08/2026 | 6055 | MEYER, SUOZZI, ENGLISH & KLEIN, P.C.   | -1,755.00          |  |
|  | Check        | 06/08/2026 | 6056 | NYS EMPLOYEES' HEALTH INSURANCE        | -12,780.21         |  |
|  | Check        | 06/08/2026 | 6057 | WATER AUTHORITY OF GREAT NECK NORTH    | -50.94             |  |
|  | Check        | 06/08/2026 | 6058 | LI SOFTWARE SOLUTIONS, INC             | -70.00             |  |
|  | Check        | 06/08/2026 | 6059 | JERRY & VICTORIA LUBIN                 | -25.00             |  |
|  | Check        | 06/08/2026 | 6060 | HOME DEPOT CREDIT SERVICES             | -71.51             |  |
|  |              |            |      |                                        | -136,631.71        |  |
|  | <b>TOTAL</b> |            |      |                                        | <b>-136,631.71</b> |  |