

Minutes of the Board of Trustees Meeting
Village of Kensington, 2 Nassau Drive, Great Neck, NY
November 13, 2019

Present: Mayor Susan Lopatkin

Trustees: Darren Kaplan, Alina Hendler, Phil Bornstein, Jeff Greener,

Mayor Lopatkin brought the Board of Trustees meeting to order at 8:02pm, seconded by Deputy Mayor Kaplan, all in favor.

Mayor Lopatkin made a motion to approve the October board minutes, seconded by Deputy Mayor Kaplan, all in favor.

Architectural Review Board projects before the board

73 Arleigh – Davoudi – Changes

Mr. Davoudi went before the Architectural Review Board in November because he made changes to the home that were not on the approved plans. The ARB has reviewed the changes and has now approved them. There have been changes to the windows, they have been made bigger. The balcony was too high, so it has been brought down to reflect the way it is in the drawing. The drawing consisted of an eyebrow above the garage doors, Mr. Davoudi has added this as well.

Other changes that have been approved by the ARB:

- Straight coins were installed as approved originally
- The hanging light that was originally approved to be placed in the front portico, cannot be added due to the reduction in size of the above balcony. There will be two (2) sconces on each side of the front door that will match the sconces on the garage.
- The front door that will be added is a double front door with wood panels and no side lights
- A back door was added to the back from the kitchen
- All exterior doors will have sconces

Mayor Lopatkin made a motion to approve the changes, seconded by Deputy Mayor Kaplan, all in favor.

Local Law #6 – Continuance to amend Village code – Rental Occupancy Permits for Dwellings- Chapter 64 – Waiting for Village Counsel to send changes to Deputy Mayor Kaplan. Mayor Lopatkin made a motion to set a public hearing at the December 11th Board Meeting, all in favor.

Local Law #7 - Introduction of Local Law to amend Kensington Code Chapter 151 entitled “Zoning” 151-9 entitled “Residence A District”. Residence B did not have any restriction on accessory structures, the Mayor and Deputy Mayor met and discussed that Residence A needs to be amended to match Residence B. Accessories structures will be permitted in the rear yard. The minimum distance between the rear line of the lot and the rear wall of the principal building at any point shall not be less than 15 feet. Mayor Lopatkin made a motion to set a public hearing at the December 11th Board Meeting, all in favor.

Mayors Report:

Santelli is almost done cleaning out the parking area. JR Buchbinder from New County Lexus is having his Landscaper clean out the area. The area will then be assessed on how to make it durable to park cars on.

On motion of Mayor Lopatkin, seconded by Deputy Mayor Kaplan accept the Police and Treasurers reports.

The board entered executive Session at 8:40pm and emerged at 8:55pm.

On the motion of Mayor Lopatkin, seconded by Deputy Mayor Kaplan, the meeting adjourned at 8:56pm.