

Minutes of the Board of Trustees Meeting
Village of Kensington, 2 Nassau Drive, Great Neck, NY
October 13, 2021
7:15pm – Board of Assessors meeting
8:00pm – Board of Trustees meeting

Present: Mayor Susan Lopatkin

Trustees: Deputy Mayor Greener, Phil Bornstein, Brent Greenspan, Alina Hendler

ARB: Joyce Cheung

Mayor Lopatkin brought the Board of Assessors meeting to order at 7:15pm, seconded by Trustee Bornstein, all in favor.

Mayor Lopatkin stated that the Village had hired Tom Donato from Michael Haberman and Assoc. last year to do an analysis of our Village and to assess all properties that had building permits in the past 3 years, and calculate the new assessments for those. The Mayor and the Board hired Tom Donato again this year to again assess all properties that had building permits and bring the prior year assessments up to date. The Mayor and the Board also decided to use to the same tax roll from Nassau County as was used last year. This is because the Nassau County re-assessment two years produced gross errors and at that time Michael Haberman and Assoc did a tax impact analysis and recommended that the board not adopt the County roll because it would have large negative impacts to many residents. The Board reviewed each property for the current year and agreed with the assessments provided by Michael Haberman and Assoc. The tentative assessment roll will be available November 1st through November 16th, tax grievance day. Mayor Lopatkin made a motion to accept the tentative roll, seconded by Trustee Bornstein, all on favor. Meeting adjourned, 7:45pm.

The Board meeting was brought to order by Mayor Lopatkin at 8:02pm. Board members in attendance: Deputy Mayor Greener, Phil Bornstein, Brent Greenspan, Alina Hendler

Mayor Lopatkin made a motion to approve the September board minutes, seconded by Trustee Bornstein, all in favor

Architectural Review Board projects before the board
4 Kensington Ct. – Installation of 24 Solar Panels

Representative Leung began with explaining the scope of this project. There will be (24) solar panels installed at the rear of the home which will not be visible from the street. The property was closely examined and it was concluded that there was no suitable place to house the solar panel equipment on the outside of the home. Therefore, there will be two units of equipment installed in the basement and two other units will be installed in the garage. Mayor Lopatkin made a motion to approve this project, seconded by Trustee Greenspan, all in favor.

8 North Dr. - (2) Awnings on the front & side doors

Homeowner Goldenberg proceeded to explain that he submitted an application a couple months back to the ARB to install two (2) awnings and that he was asked to come back and to provide more details of how the awnings will be attached. He then provided a schematic drawing of the front awning, the engineering specifications and the weight/pressure the awnings are supposed to support. The front awning will be 7’6” and will mimic the same curvature as the existing ornamental detail and will be tight with no gaps. The side awning will be 6’6”. The ARB did not like the silver undersides of the awnings, so they will be painted a dark brown/bronze color. Mayor Lopatkin made a motion to approve this project, seconded by Trustee Hendler, all in favor.

Results of bid opening for snow plowing, snow shoveling and general maintenance.

CREATIVE SNOW BY COW BAY INC

SNOW PLOWING PROPOSAL #1	1st	<4" per event	3,350.00	3,150.00
		>4" and <8"	4,650.00	4,450.00
		8" or >	8,350.00	8,135.00
		(INCHES)		

2st	<4" per event	3,400.00	3,200.00
	>4" and <8"	4,750.00	4,550.00
	8" or >	8,550.00	8,350.00

3rd	<4" per event	3,450.00	3,250.00
	>4" and <8"	4,850.00	4,650.00
	8" or >	8,700.00	8,500.00

SNOW PLOWING PROPOSAL #2 HOURLY RATE	1st	140	130
	2nd	140	130
	3rd	140	130

JOHN MCGOWAN & SONS, INC.

SNOW PLOWING PROPOSAL #1 (INCHES)	1st	<4" per event	N/A	3,200.00
		>4" and <8"		4,500.00
		8" or >		7,800.00

2st	<4" per event	N/A	3,200.00
	>4" and <8"		4,550.00
	8" or >		7,800.00

3rd	<4" per event	N/A	3,200.00
	>4" and <8"		4,500.00
	8" or >		7,800.00

SNOW PLOWING PROPOSAL #2 HOURLY RATE	1st	140
	2nd	140

CREATIVE SNOW BY COW BAY INC

<4" per event >4" and <8" 8" or >	1 year	480.00	480.00
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<4" per event >4" and <8" 8" or >	2 Years	650.00	650.00
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<4" per event >4" and <8" 8" or >	3 Years	900.00	900.00
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JOHN MCGOWAN & SONS, INC.

<4" per event >4" and <8" 8" or >	1 Year	480.00
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<4" per event >4" and <8" 8" or >	2 Years	800.00
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<4" per event >4" and <8" 8" or >	3 Years	1000.00
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CREATIVE SNOW BY COW BAY INC

	Current	
Yr	Rate	Bid price
1st	70.00	68.50
2st	70.00	68.50

3rd	70.00	69.50
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JOHN MCGOWAN & SONS, INC.

Yr	Current Rate	Bid price
1st	N/A	70.00
2st		70.00
3rd		70.00

After review of the bids, the Mayor and the Board awarded the bid to Cowboy, Inc. as they were the lowest responsible bidder. The board had a concern that the 8ins or over snow plowing bid was higher for Cow Bay, although they were lowest in the other categories. The board therefore authorized the Mayor to speak to Cow Bay and negotiate that price if possible, after having awarded the bid to them.

Mayor Lopatkin stated there would be a continuance of a public hearing of Local Law #3 until next Board meeting in November.

On motion of Mayor Lopatkin, seconded by Trustee Bornstein accept the Police and Treasurers reports.

On the motion of Mayor Lopatkin, seconded by Deputy Mayor Greener the meeting adjourned at 9:30pm.