

Minutes of the Board of Trustees Meeting  
Village of Kensington, 2 Nassau Drive, Great Neck, NY  
November 10, 2021  
8:00pm – Board of Trustees zoom meeting

Present: Mayor Susan Lopatkin

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

ARB: Joyce Cheung

The Board meeting was brought to order by Mayor Lopatkin at 8:02pm.

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

**Architectural Review Board projects before the board**

**29 Beverly – Architect Brian Shore – Construct a rear patio & deck**

Architect Shore commenced with the details of the construction of a new rear deck and patio; the deck has rotted. Architect Shore stated that this project was presented to the Board of Zoning Appeals due to the maximum allowable rear yard lot coverage of 25% whereas the proposed rear yard coverage is 48%. The Board of Zoning Appeals approved it since this property has a unique feature of the existing driveway running the depth of the property and then turns to the garage doors which face the rear yard. As per the zoning board this is pre-existing and grandfathered in before the Village changed the local law and the replaced deck is less of a zoning variance than the existing deck.

The deck will be constructed using Trex which is a synthetic decking material in the color Rope Swing which is similar to the color of a walnut and will match the beige stucco. The steps of the deck will light up for safety. The patio will be replaced with bluestone. A fence will be replaced using the same Cedar stockade wood fence. The project was approved by the ARB and Zoning Board. Mayor Lopatkin made a motion to approve the project as shown, seconded by Deputy Mayor Greener, all in favor.

### **VH Restoration Bids:**

The Village went out to bid for the restoration of the hall due to the flood from Storm Ida.

Albert & Associates: \$129,228.00

Dean Castagnaro: \$154,750.00

Belfor Restoration Co: \$207,316.00

Our Building Inspector Mike McNeerney has not had the opportunity to look over the bids, he had created a line-by-line bid sheet to enable a side by side comparison of all elements of the job. The Board will have a phone call next week to review Mike's recommendation and award a bid and ratify it at the next board meeting. It was agreed that due to the urgency to move the village operations back into village hall as soon as possible, the board didn't want to wait for the next meeting to get started.

Mayor Lopatkin opened the public hearing for Local Law #3 for Opting out of cannabis sales for the Village of Kensington, seconded by Deputy Greener, all in favor. No residents attended the public hearing. The board discussed the law at hand and decided that the Village will opt out of cannabis sales. Mayor Lopatkin made a motion to approve Local Law #3, seconded by Trustee Bornstein, all in favor.

### **Mayors Report:**

Mayor Loptakin spoke about the bid that was awarded to Cowboy over McGowen for snow removal last month, despite Cow Bay having bid higher than McGowen for the snow 8 ins and over category. After awarding the bid, the Mayor is allowed to negotiate with Cowboy. After speaking with Brian Delonzo of Cowboy, he has revised the price for 8" and over for snow removal to \$7,700.00 which is significantly lower than his original bid of \$8500.00 and lower than McGowen's bid of \$7800.00.

Trustee Bornstein was negotiating with JR from Lexus regarding the leasing price of the upper and DPW parking lots that he rents by the Pool. Initially JR indicated to trustee Bornstein that he only wanted to rent the upper lot. Therefore, the Village entertained other potential lessees. Ultimately, we had another proposal from a different automobile company significantly higher than we were currently renting to Lexus. After discussions with Lexus, they decided to keep both lots and they will be paying the higher rental cost of \$6,500 a month when the lease renews in December.

Laura from Vigilant sent the Village Clerk an email stating that there was a shortfall made in their calculation for last year's budget. They are requesting an additional amount of \$1,074.00. Mayor Lopatin and the board voted not to pay the additional cost because they had already approved Vigilant's contracted fee and since the budget is a legal document, they will not go over it.

On a 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 9:16pm.