

Minutes of the Board of Trustees Meeting
Village of Kensington, 2 Nassau Drive, Great Neck, NY
December 14, 2022
8:00pm – Village Hall

Present: Mayor Susan Lopatkin via zoom

Trustees: Deputy Mayor Greener, Phil Bornstein, Brent Greenspan

Architectural Review Board projects before the board:

16 Beverly – Driveway Homeowner Gottlieb – Landscape Designer Sal Masullo – Driveway & Patio

Landscape Designer Masullo. began with the details of the project. Homeowner Gottlieb presently has a gravel driveway which goes to the property line. The project will be to pave the driveway to asphalt and create a patio/parking area by the garage constructed of pavers. The garage is located at the back of the house and occasionally Homeowner Gottlieb and family park cars in that area which is compact. The development of the backyard from the driveway will be to open-up some space towards the garage area and add a patio. The patio will have a dual purpose of parking cars and entertaining. The patio will be same level as the driveway. There were no issues with the design of this project as per the ARB board.

Deputy Mayor Greener made a motion to approve, seconded by Trustee Bornstein, all in favor.

5 Sutton – Exterior renovation - Homeowner Friedrich – Architect Edna Guilor – Exterior renovation to the existing house to include new brick, new siding, new windows, extend deck, new A/C's and generator

The original proposed design of the home was not a traditional home and was not a style that was in favor. The ARB asked Architect Guilor to come back with a different design. The board asked for simpler style materials to keep with the Kensington character. They will replace all existing clapboard siding with Hardy Plank in the color Artic White. The existing brick to be painted white. Soffits, fascia boards, and gutters will all be white Azek. The windows are wood interior with black fiberglass composite exterior clad manufactured by Andersen A Series. The ARB board accepted the design of the home. Deputy Mayor Greener made a motion to approve, seconded by Trustee Bornstein, all in favor.

Mayor Lopatkin introduced Local Law #4

Chapter 6. Architectural Review Board §6-6 Guidelines.

C (4) The use of inferior windows, particularly those utilizing vinyl window frames or which have excessively large frames in comparison to the surface

glass area, is prohibited. Direct application to the Board of Trustees may be made for exceptions to this rule.

The board of trustees agreed with this addition to the ARB guidelines. A public hearing will be held at the next board meeting on January 21st.

Deputy Mayor Greener opened the discussion of the tentative 2023-2024 village budget. Mayor Lopatkin went on to discuss the various grants that were added to this budget, including the upgrade to the kiddie pool, an electric car for the police department and refurbishing of the outside of village hall, including an upgrade to the driveway to mitigate the water issue. The village will also be getting \$30K parkland fee money from the subdivision of 29 Arleigh Rd. We will most likely appropriate \$380K of cash funds to offset the appropriations. The Village will also be under the 2% tax cap. Mayor Lopatkin stated that we will have a public hearing for the 2023-2024 Budget on January 18, 2023.

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

On the motion of Deputy Mayor Greener, seconded by Trustee Greenspan, the meeting adjourned at 8:34pm.