

Minutes of the Board of Trustees Meeting
Village of Kensington, 2 Nassau Drive, Great Neck, NY
November 16, 2022
8:00pm – Village Hall

Present: Mayor Susan Lopatkin
Trustees: Deputy Mayor Greener, Phil Bornstein, Alina Hendler

The Board meeting was brought to order by Mayor Lopatkin at 8:04pm.

Preliminary Sub-Division Hearing for 29 Arleigh

Mayor Lopatkin made a motion to open the public hearing, seconded by Deputy Mayor , all in Greener, all-in favor.

Mayor Lopatkin stated the subdivision is allowed of right because there is enough square footage and frontage in this application to support two homes. No variance is required. It is however subject to the standard requirements that the Village puts in place for a subdivision to be finalized. Tonight, is a preliminary hearing.

Attorney Neers Roopsingh spoke on behalf of the new owner of 29 Arleigh Rd. Ms. Roonsingh stated that the purpose of the application is to request permission for preliminary subdivision approval to subdivide a 22,000 sq. ft. parcel into two lots to construct a single-family dwelling on each lot.

Mayor Lopatkin explained that they will need to cover any fees incurred by the Village, legal expenses, any other fees, etc. as well as a Parkland fee that is calculated as 3% of the value of the additional buildable lot which is created by the subdivision. She explained that the parkland fee allows the village to create/maintain greenspace in the village since the subdivision takes away greenspace.

RESOLUTION adopted November 16, 2022 adopted by the Kensington Board of Trustees

RESOLVED that the Board hereby grants preliminary subdivision approval.

AYES: Susan Lopatkin, Mayor
Jeff Greener, Deputy Mayor
Alina Hendler
Phil Bornstein

NOES: 0

ABSENT: Brent Greenspan

A copy of the resolutions is in the office of the village clerk for viewing.

Architectural Review Board projects before the board:

30 Arleigh – Pergola

Resident Aryeh presented the project; a pergola will come out straight over the existing back patio where the kitchen and living room are located which will provide a sizable amount of shade. All new materials would match the existing details of the house. There will also be a fan and lighting. Mayor Lopatkin motioned to approve this project, seconded by Trustee Bornstein, all in favor.

65A Beverly – Interior & Exterior renovation

Architect Stephen Scheibly explained the project and it will include exterior renovations including a new roof, new siding, new windows, kitchen addition, new roof over open porch and a 2nd floor master bedroom addition. The ARB has approved the design of this project in its entirety. Mayor Lopatkin made a motion to approve, seconded by Deputy Mayor Greener, all-in favor.

39 North – Solar panels

Empower representative Fernandez stated that the project consists of 23 solar panels. There will be 14 panels on the top roof and 9 on top of the garage roof which both are flat roofs. Ms. Fernandez also stated that the panels cannot be seen from the street and that they are all located in the back of the house. Mayor Lopatkin made a motion to approve this project, seconded by Trustee Greenspan, all in favor.

Mayor Lopatkin and the board ratified that the Village Clerk Treasurer was given permission to do budget modifications to the 2021-22 budget.

Mayor Lopatkin opened the public hearing, for the Term limits local law. The mayor and the board spoke more about the term limits law, there were some residents who attended the board meeting and one resident voiced their opinion against term limits. Then Mayor spoke about two emails she received in favor for term limits. The board did not take a vote on the proposed law and instead made a motion to continue the public hearing until the December 14 board meeting.

Mayor Lopatkin opened the floor to open time for the public. Residents were in attendance and wanted to speak about a possible dog park on the village green. Cindy Ludwig, a resident, put flyers in some of the residents' mailboxes in hopes to have them attend the board meeting to speak about a proposed dog park. There were four residents in attendance. The board asked if there was any support to their proposal, where would they put the dog park? How much would it cost to build? maintain? What about liability? The residents did not have the answers to these questions. The board stated they are willing to hear a proposal and suggested to Cindy and others who supported the dog park to put together a proposal outlining the location, costs to build and maintain. The board further suggested they should return with this proposal to a future meeting and they would be willing to entertain a fully thought-out proposal. .

In addition, specific to the dog park that was proposed at Allenwood Park, a resident stated that the park commissioners were not notified of the public hearing by the Town of North Hempstead regarding the new town law requiring dog park setbacks. Subsequent to the board meeting, Councilwoman Veronica Lurvey furnished the mayor a copy of an email which was sent to the GN Park District commissioners and superintendent regarding such notification.

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

On the motion of Mayor Lopatkin, seconded by Trustee Greenspan, the meeting adjourned at 9:43pm.