

Minutes of the Board of Trustees Meeting
Village of Kensington, 2 Nassau Drive, Great Neck, NY
March 20, 2024
8:00pm – Village Hall

Present: Mayor Susan Lopatkin

Trustees: Jeff Greener, Phil Bornstein, Brent Greenspan, Carey Ye

The Board meeting was brought to order by Mayor Lopatkin at 8:00pm.

Mayor Lopatkin made a motion to approve the February board minutes, all in favor.

Architectural Review Board projects before the board:

11 North Drive – Architect Bruce Spenadel – 25 New Windows, New Siding, & New Portico & Stoop

Architect Spenadel explained to the board that this proposed application is phase 2. The house is currently under interior construction. Regarding the exterior, 25 windows will be replaced with casement windows from the Anderson 400 Series in white. The windows that will remain are located in the family room and above the front door. The window trim and soffits will be Aztek in the color white. The windows will have raised panel shutters in the color black. The existing siding will be removed and replaced with Hardie Plank Lap siding smooth finish in the color Artic White. The existing roof shingles will be removed and replaced with GAF Timberline shingles in the color Charcoal. The existing front stoop and portico will be removed and reconstructed to be flat and not so grand and will have square Aztek columns. The front three (3) steps will be Bluestone

The landscape plan states that all the front landscaping will be kept very low. There are two (2) large holly trees that stand on either side of the existing portico that is blocking the entrance. These two (2) trees will be removed along with three (3)

additional trees. Mayor Lopatkin made a motion to approve this application, all in favor.

Mayor Lopatkin made a motion to introduce Local Law #1 Multiple Dwelling and Nonresidential Occupancy Licenses.

Section One. Kensington Code Chapter 64 entitled “Building Construction” is hereby amended by the addition of a new Article IV entitled “Multiple Dwelling and Nonresidential Occupancy Licenses” to read as follows:

Article IV Multiple Dwelling and Nonresidential Occupancy Licenses.

\$64-67. Legislative intent.

The Board of Trustees seeks to be in compliance with New York State Law by requiring inspections of Multiple Dwellings and Nonresidential Occupancies Premises to ensure compliance with the New York State Fire Prevention and Building Code and the New York State Multiple Dwellings Law. The Code provisions herein will serve to safeguard the public health, safety, welfare, and good working order of Multiple Dwellings and Non-Residential Occupancies Premises throughout the Village.

A public hearing for Local Law# 1 will be at next months’ board meeting:
April 17, 2024

Mayors Update:

The village clerk sent an email to the clerk’s association to inquire about other municipalities filming permits. The village clerk put together a spreadsheet with her findings. The mayor and the board spoke in length and came up with costs,

requirements and procedures that they would like our village to adhere to. A new filming permit will be put together for the board to review at the next board meeting.

It was brought to the boards attention that a trailer was being parked in a resident's driveway being blocked by other vehicles. The homeowners were made aware of a local law in the village that you cannot park trailers in your driveway and were given a warning. The residents wrote a letter to the board requesting extra time to move the trailer as they needed to find a place to keep it. Mayor Lopatkin and the board agreed to give the resident 14 days to move the trailer.

The speed signs are still pending with Nassau County Legislator Pilip, these are the movable speed signs all over the peninsula. We are expecting to hear back on the timing of this grant soon.

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

On the motion of Mayor Lopatkin, seconded by Trustee Greenspan, the meeting adjourned at 8:53pm.