

Minutes of the Board of Trustees Meeting
Village of Kensington, 2 Nassau Drive, Great Neck, NY
April 17, 2024
8:00pm – Village Hall

Present: Mayor Susan Lopatkin

Trustees: Brent Greenspan, Carey Ye, Andrew Bloom

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

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

Architectural Review Board projects before the board:

40 Arleigh Rd - New Windows, New Roof, Patio Addition in Rear, New Walkway, & Garage Door Replacement

Architect Rei began with the scope of the project. He went on to explain that the homeowners have already started the interior construction of the home and this is phase 2. The Tudor style home is 100 years old and not in very good shape. The scope of work for phase 2 begins with the windows which are in bad shape. They will change all (39) windows. The new windows will be casement windows from the Anderson 400 Series. The outside of the windows will be black and the inside will be white. The house stucco, brick, molding, and trim will be repainted the same as the existing color which is white and the wood siding will be painted black. The existing front door will be painted black. All gutters and leaders will be replaced. The existing shingle roof will be replaced with new shingles. Mayor Lopatkin made a motion to approve the project, seconded by Trustee Ye, all in favor.

38 Beverly Rd - New Construction of a Two (2) Story Single Family Residence

Architect Peter Hagemann presented to the board and described the design of the new residence. The house will be a brick colonial with a two (2) car garage. The driveway will be asphalt with a Belgium block border and apron. The front walkway will be Bluestone.

The proposed material list is as follows:

- Brick – Glen Gery in the color Brandywine – Three (3) samples of mortar will be available on site for the ARB board to approve
- Roof – GAF Slateline shingle in the color Royal Slate
- Azek – White
- Gutters & Leaders – White
- Front Door will be a double Mahogany door with sidelights and black hardware
- Casement Windows made by Pella in the color Iron Ore.
- White security cameras
- Black Landscape Lights
- Exterior Lights will all be black
- Garage Door – Cambridge Series 6 panel & 8 lite squares in the color white
- Walkways & Paving – Bluestone
- Custom house number

The board reviewed the details and noted that the design was well thought through and appreciated the presentation. Mayor Lopatkin made a motion to approve the project, seconded by Trustee Ye, all in favor.

Public Hearing Article IV 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.

After some discussion by the board and questions of some residents, Mayor Lopatkin made a motion to approve Local Law Multiple Dwelling and Nonresidential Occupancy Licenses, all in favor.

Mayors Update:

A new application for filming in the village was put together for the board to review. The new application was approved by the board.

National Grid has finished the gas lines on North Drive and their paving division will be doing a walkthrough on North and every court to make their plan for curb-to-curb repaving. Residents will be notified by National Grid of the timing and if and when their cars would have to be moved.

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

Open Time:

A resident complained about the car carrier that delivers/picks up cars from their stock at the public works unused space at our village pool. The car carrier is not able to go down the hill to the pool area and make the u turn to go back up the hill. And it is too dangerous for the car carrier to be parked on East Shore Road while the driver loads or unloads cars. The police dept deemed the island at the end of Arleigh Road to be the safest location as traffic is not impeded and no roads are shut down. The car carrier comes whenever the car dealer calls for them, which is about every 2 weeks or so.

The resident had contacted the mayor previously and stated that they were conducting illegal activity. The mayor asked the police to evaluate this situation and their conclusion is that there is no illegal activity. The police concluded that the car carrier was allowed to park where it was parking, as long as it was facing the correct way and that they were not blocking the road for pedestrians or traffic. There was a discussion between the board and the resident which lasted approximately 30 minutes. The board offered many suggestions to alleviate the resident's concerns that the carrier shouldn't be allowed to park there. The Mayor and the board told the resident that if they felt the carrier was indeed conducting activity that they thought was not legal, i.e. If cars were driven on the wrong side of the street, to call our police emergency number while the situation was ongoing.

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

On the motion of Mayor Lopatkin, seconded by Trustee Ye, the meeting adjourned at 9:10pm.