

Minutes of the Board of Trustees Meeting  
Village of Kensington, 2 Nassau Drive, Great Neck, NY  
February 12, 2025  
8:00pm – Village Hall

Present: Mayor Susan Lopatkin

Trustees: Deputy Mayor Greener, Brent Greenspan, Andrew Bloom, Carey Ye

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

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

**Architectural Review Board projects before the board:**

**32 Beverly – Exterior renovation - Homeowner Wojcik – Architect Josh Meyer  
Proposed addition, new roof, new siding, & 50 new windows**

- Siding – Tan cedar shakes with a clear stain to prevent weathering; white Azek trim, soffits, fascia, & columns
- 6” White gutters
- Windows - Anderson 400 series true simulated divided light with bronze trim & bronze hardware interior trims will be white
- 9 lights with bronze finish; floodlights over the garage door located at the back of the house also in bronze
- Mailbox – Bronze finish with house number
- Shingles – Timberline GAF – color Weathered Wood
- Doors – All bronze trims & hardware to match; Therma Tru front door also in bronze
- Garage - Door will remain and will be painted white
- Decking – Natural color
- Pavers – Front & side pathway – Toffee Onyx
- Driveway - Asphalt

Mayor Lopatkin made a motion to approve this project, all in favor.

Mayor Lopatkin made a motion to open the public hearing to amend village code 151-13.2 as follows:

A local law to amend the Kensington Code.

**BE IT ENACTED** by the Board of Trustees of the Village of Kensington as follows:

Section One. Kensington Code Chapter 151 entitled “Zoning” section 13.2 entitled “Additional regulations for new construction and substantial improvements” subsections B (3) and (4) are hereby amended as follows:

(3) For lots having a minimum lot width of 90 feet up to a maximum of 99.9 feet:

(a) The first story of a building shall have a twenty-six-foot aggregate side yard setback and a twelve-foot minimum side yard.

(b) The second story of a building shall be set back a minimum of an additional six feet from the first story wall ("the required second story setback") unless:

[1] The width of the improvement proposed within the required second story setback is no more than 75% of the building's first story width directly beneath it; and, either:

[2] The front and rear facade planes of the proposed improvement within the required second story setback do not share the same front or rear facade planes of the building and there is a break and change in plane by at least two feet; or the height of the roof eave of the proposed improvement within the required second story setback is less than 50% of the building's second story height.

(See Diagram 1.<sup>[3]</sup>)

**[3] *Editor's Note: Said diagram is included at the end of this chapter.***

The side yard setbacks for buildings that have solid two-story planes are as follows:

[1] A building with a two-story single plane on one or both side elevations shall have a twenty-eight-foot aggregate side yard setback and a fourteen-foot minimum side yard setback on each side.

- (4) For lots having a minimum lot width of 80 feet up to a maximum of 89.9 feet, a building shall have a twenty-two-foot aggregate side yard setback and a ten-foot minimum side yard setback on one side.

Section Two. This local law shall take effect immediately upon filing with the Secretary of State.

Mayor Lopatkin made a motion to approve the amendment, all in favor.

We are still waiting on a third bid for a pickleball court, motion continued until next board meeting.

Speed signs have been delayed due to weather conditions.

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

Mayor Lopatkin addressed the board and tendered her resignation effective February 21<sup>st</sup>. Mayor Lopatkin will be relocating out of the Village and therefore no longer meets residency requirements.

A nomination for Mayor was brought forth by Trustee Greenspan for Deputy Mayor Greener, the board voted unanimously and Jeffrey Greener will serve as Mayor for the remainder of Susan Lopatkin's term (end of March 2026)

Mayor Greener then nominated Trustee Greenspan as Deputy Mayor, all in favor.

Mayor Greener then nominated Linda Cheung as Trustee, all in favor.

On the motion of Mayor Lopatkin, seconded by Deputy Mayor Greener, the meeting adjourned at 8:41pm.