

Minutes of the Board of Trustees Meeting
Village of Kensington, 2 Nassau Drive, Great Neck, NY
January 21, 2026
8:00pm – Village Hall

Present: Mayor Jeff Greener
Trustees: Deputy Mayor Bloom, Carey Ye, Linda Cheung

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

Mayor Greener made a motion to approve the December minutes, all in favor.

Projects brought to the BOT approved by the ARB

42 Nassau – New Construction of a (7,921 sq. ft.) 2 Story Single Family Residence:

Architect Nikrooz introduced homeowner Khandelwal to the board. Mr. Nikrooz stated the proposed project of constructing a new 7,921 sq. ft. home. The home was approximately built in 1940 made of partial brick, partial wood and siding. The home was expanded 2 different times. The house has a 19,874 sq. ft. lot area which is 2.5 times more of what is allowed/required to build. The proposed home has been set back, since the lot is large and it would then align with the homes to the left and right.

- Front elevation with three-panel windows for improved proportion; house number added, mailbox positioned discreetly
- East and West elevations: upper windows to break up large walls
- Detailed discussion on materials: large precast stone panels for upper story
- Garage door: sand/off-white to match house palette; main entry door to be mahogany
- House model and massing were presented aligning the new structure with neighboring homes and context.
- Exterior material choices (roofing shingles, mahogany/dark walnut entry door, sand/beige garage door, Polar White brick, soffit lighting, and mailbox design).

The board discussed and asked various questions.

Mayor Greener made a motion to approve 42 Nassau, all in favor.

**44 Arleigh – Architect Kris DePaola - New Construction of a (5,000.4 sq. ft.)
2 Story Single Family Residence**

Architect DePaola presented to the board a complete demolition and rebuild of a 5,014 sq. ft. residence. The proposed square footage amount is just under the zoning maximum. He continued with the details of this rebuild:

- The house is set back further from the street compared to the existing structure to reduce massing at the corner of Arleigh and Gilcrest
- Center hall colonial design in Georgian style, opting for a beige ("polar white") brick facade without shutters
- Pella casement windows, metal accent roofs, 4-inch window trim, crown molding, and exterior lighting selections.

The board discussed and asked various questions.

Mayor Greener made a motion to approve 44 Arleigh, all in favor.

Mayor Greener read a resolution appointing Village Clerk Treasurer, Melissa Russo the receiver of taxes for fiscal year March 1, 2026 – February 28, 2027. Seconded by Deputy Mayor Bloom, all in favor.

Mayor Greener read a resolution designating the election polling place and hours. The Village Election will take place on March 18, 2026 at the Village Hall from 12pm – 9pm. Seconded by Deputy Mayor Bloom, all in favor.

Mayor Greener made a motion to open the public hearing for the 2026-27 village budget. Mayor Greener prefaced by stating that this budget goes over the tax cap.

The tax cap limit is \$4,057,177 and our tax levy \$ 4,089,578; we are \$32,401 over the tax cap.

The cost of employee and police retirement has significantly gone up; we will budget the projection amount given by the state. Health insurance from NYSHP has also increased. Additionally, the village will complete paying our bond for road repaving in two years.

Mayor Greener made a motion to approve the 2026-2027 village budget, all in favor.

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

On the motion of Mayor Greener, seconded by Deputy Mayor Bloom, the meeting adjourned at 9:35pm