

Minutes of the Board of Trustees Meeting
Village of Kensington, 2 Nassau Drive, Great Neck, NY
March 19, 2025
8:00pm – Village Hall

Present: Mayor Jeffrey Greener

Trustees: Deputy Mayor Greenspan, Andrew 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 February minutes, all in favor.

Architectural Review Board projects before the board:

72 Arleigh - Homeowner Meng – Architect Kris DePaola - Construction of a 6,450 sq. ft. single family residence

Architect DePaola began his presentation stating that the ARB's biggest concern was the massing of the home. With this, an attempt was made to reduce the massing by lowering the roof by 2 ft. which also reduces the roof pitch. In addition, the house will be made narrower by removing 1' on the West and 6' on the East side. When looking to the right of the home, there was a debate regarding the lower roof on the first floor and it was suggested to do a gable roof. After calculations, a gable roof was not going to work therefore, an arch window was put in its place above the front window which will match the arch windows throughout. There was also a mention at the last ARB meeting of adding another column and again the calculations did not work out nor did it look proportioned.

Materials:

- House Brick – Glen Gery – Birch Brick Builders Special - Same brick to be used for the front piers – soldier course
- Façade – Buff Limestone
- Roof – Grand Manor by Certainted in the color Gatehouse Slate
- Windows – Brown Pella Casement Lifestyle Series with mullions - S/D/L
- House Trim – Precast Limestone – color Buff
- House # - to be placed on pier on a plaque
- Garage Door – Made by C.H.I. Shoreline – Walnut wood grain steel door
- Front Door – Exclusive Wrought Iron Door Medium Orb – Dark brown

- Mailbox – Wall mount - Brown meta
- (9) House lights – Chatsworth – Bronze
- (2) Pier lights – Chatsworth – Bronze
- Soffit lighting
- Security cameras
- Front walkway & brick patio – MSI Porcelain Paver – True Bluestone – 24”x24”
- Driveway – Asphalt driveway w/ Belgium block curbing
- Deck – Fiberon PVC – Seaside Mist
- Brown metal chimney cap
- Aluminum exhaust vents – all vents will be located at the back of the house
- Gutters – Brown aluminum
- Outdoor kitchen & bbq station
- Black wrought iron railings

The board discussed the project, going forward all projects brought to the ARB board from the beginning must also submit renderings for the mayor and trustees to review. In doing so, the BOT board can follow the process of changes being made to the home.

Mayor Greener made a motion to approve this project, seconded by Deputy Mayor Greenspan, all in favor.

The board continued discussions regarding the pickleball court. Trustee Cheung spoke about making another court on top of the existing basketball court and stated they may even get a lower price for two courts. We will go back to the three companies to ask for an additional bid for the additional court and discuss at the next meeting. Motion continued until next board meeting.

Mayors Update:

The GN Historical Society asked if they can lead a walking tour of beautiful Kensington and be part of worldwide celebrations that honor Jane Jacobs. She was a city planner and activist who advocated for walking neighborhoods. She, famously, was successful in organizing the fight to block Robert Moses' attempt to put an expressway through Greenwich Village in NYC. Mayor Greener made a motion approve, all in favor.

Mayor Greener spoke about the Verizon Cable Franchise Public Hearing where two other trustees will need to attend with him. Each village needs a quorum for the vote.

The date was set for:

Monday, April 28th, 2025 7:30pm

Great Neck South Middle School

349 Lakeville Road, Great Neck, NY 11020

Mayor Greener spoke about our recent Village Election, where there was a write in vote for a candidate Ronen Abergel who received 51 votes and won a seat on the board as a trustee. Our two incumbent candidates, Carey Ye and Brent Greenspan tied at 38 votes. The board will have a discussion in executive session.

Mayor greener set the Organizational meeting for April 9th at 7:30pm prior to our next board meeting.

Open Time:

Resident Dr. Osipow addressed the mayor and the board regarding an invoice he received from the village in regards to the village having to pay someone to clean up his snowfall in his absence. Dr. Osipow felt the invoice was egregious and questioned why the fee was so high? The board discussed and agreed the fee was a little too high and stated they would lower the fee to \$200.00.

The board entered into executive discussion 9:00pm.

The Village will not have a run-off election between the tie vote of our trustees Carey and Brent. Trustee Greenspan conceded and therefore Trustee Ye remains a trustee for another two-year term.

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

On the motion of Mayor Greener, seconded by Deputy Mayor Greenspan, the meeting adjourned at 9:25pm.