

Minutes of the Board of Trustees Meeting  
Village of Kensington, 2 Nassau Drive, Great Neck, NY  
March 19, 2026  
8:00pm – Village Hall

Present: Mayor Jeff Greener

Trustees: Deputy Mayor Bloom, Carey Ye, Linda Cheung, Ronen Abergel

The Board meeting was brought to order by Mayor Greener at 8:03pm.

Mayor Greener made a motion to approve the January minutes, seconded by Trustee Ye, all in favor.

**ARB Project:**

**15 Nassau, Homeowner Ng, Architect John Ren – Rear Addition, Windows, and Side Deck Over the First Floor**

Architect Ren made a presentation regarding the rear addition, windows and side deck for the property. Regarding the rear addition, the windows are being replaced with Andersen double hung with true S/D/L windows. The dormers were removed also. All the wood panels will be replaced with Azek boards. A layer of insulation will also be added. Regarding the front of the home, there will be little change to maintain the existing character with the exception of enlarging the side windows on the 1st & 2nd floors and replacing the middle window on the 2nd floor. The material list is as follows:

- Roofing – GAF/Timberline asphalt shingles - color Charcoal
- White siding
- Windows – Andersen 400 series – True S/D/L
- The 2 front half round pediments will be changed to Fypon
- Timbertech white railings
- Beige composite deck flooring by Timbertech

Regarding landscaping, there will be very minimal work to be done with the exception of one tree in the rear to be removed. A new drywell will also be installed.

Mayor Greener made a motion to approve, seconded by Deputy Mayor Bloom, all in favor.

Mayor Greener spoke about the village election taken place on March 18, 2026; the village had a great turnout with votes as follows:

Mayor / Jeffrey Greener: 73

Trustee / Linda Cheung: 73

Trustee / Andrew Bloom: 68

Judge / Richard Kestenbaum: 72

Mayor Greener spoke about Vigilant and their budget. In regards to the village of Kensington, we only budgeted 2% higher for the next fiscal year for payment because Vigilants budget was not ready yet. Vigilants share cost was much higher for most of the villages A meeting took place with the surrounding villages; it was determined that Vigilant didn't use their own surplus to supplement their budget, therefore Vigilant will cover the shortfall.

Mayor Greener made a motion to approve the budget modifications, seconded by Deputy Mayor Bloom, 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 8:35pm