

Minutes of the Board of Trustees Meeting
Village of Kensington, 2 Nassau Drive, Great Neck, NY
May 16, 2018

Present: Mayor Susan Lopatkin, Trustees; Alina Hendler, Jeff Greener, Darren Kaplan and Neil Garfinkel, and Village Attorney Andrea Tsoukalas, from Forchelli, Deegan, Terrana.

Mayor Lopatkin brought the meeting to order at 8:02 PM.

On motion of Mayor Lopatkin, seconded by Trustee Kaplan, approve minutes from the April 18, 2018 meeting. The vote was 5 for, 0 against and 0 abstentions. Motion carried.

Architectural Review Board:

9 Kensington Court: Presenting Nicholas Cappuci - Architect - Adding 2nd story addition to home. Adding bedrooms upstairs and Interior renovation to first floor. Removing brick facade and replacing with Hardy Plank siding in Grey. Replacing all existing windows and replacing with Anderson double hung windows. No grills on windows. (only on portico window.) Window trim 4-6". ARB thinks the new windows are very nice. New roof granite grey. Repave driveway with asphalt and add Belgium block apron. Walkway on back patio changing to blue granite slate to match front bluestone treads and risers. Landscape plan is to put in shrubs around the house. Trustee Hendler will be checking to see if there are enough trees in the front of the house. The architect says there are 4 trees. Far is was up to 37% - no variance needed. On motion by Mayor Lopatkin, seconded by Trustee Hendler approve the house as designed. The vote was 5 in favor, 0 abstentions, 0 against.

19 Arleigh Road: Presenting Alan Cooper – Architect. Renovating bedrooms, kitchen. Changing front door from solid wood to a door with wrought iron in dark brown and adding a French door in the rear (which will be in the new kitchen). At this point they will not have a garage. They will be changing all the windows to Marvin windows aluminum clad – true divided light. All the windows will be in bronze, with a brown trim. Keeping copper canopy over front door. They will be coming back in the future for a detached garage. A picture of the door was shown, but it might change because the wrought iron on the door is too feminine. If it does change, Mr. Cooper will go back to the ARB to present. On motion by Mayor Lopatkin, seconded by Trustee Kaplan approve the house as designed. The vote was 5 in favor, 0 abstentions, 0 against.

73 Arleigh Road: Presenting Paul Bloom Attorney and Danny Davoudi (contractor/Owner) New Single Family Residence. The builder presented to the ARB 4 times before plans were approved. Based on the comments from the neighbors and the ARB the final plans were presented. (the neighbors felt the house was too large at first, so he made it smaller.) We will be looking at what was approved by the ARB. The maximum floor area allowed is 4300 and that is what is being built. Additional variances are not necessary.

Windows will be Pella, garage door is wood and will be painted to match the windows. Extensive landscaping will be done set back from the street by 40-50'. Belgium block entrance, and on side and pavers around the perimeter of the driveway. Steps and Landing bluestone. In back same. The house will have 4 bedrooms, 5 bathrooms. Danny is open to putting more landscaping if required. Roof is charcoal. Both Andrea Dennett and Nancy Sweder were happy with the design.

Additional comments from the neighbors are as follows;

Mr. Engoran – 71 Arleigh Road – feels the house looks like a doll house and is not appropriate for Kensington. He also feels it is ugly and looks like a half way house.

Mr. Zauber -74 Arleigh Road - Wanted to know if any new construction in the last 10 years was approved for a 4100 foot house? Mayor Lopatkin did not know the answer to that question but felt it wasn't relevant since the house is compliant. He is objecting to the placement of the garage and feels it is not going to look the same when the house is done. He also feels that it is going to be too close to the neighbors and will be an eyesore in the neighborhood.

Mrs. Kalafatis- 75 Arleigh Road – Feels the house is too narrow. All three houses are going to be on top of each other. Looking at the scale model, the new house is well set back from the street. She also wanted to know if any provisions will be made for dust around the construction site. The building Inspector will make sure the builder stays compliant to the building code and a fence will be required before construction can begin.

Mrs. Kalafatis also wanted to know if anything was going to be done to make her property legal, since it isn't legal due to the subdivision that took place in the 1950's and since the new property was approved. Trustee Kaplan said that one thing had nothing to do with the other and she knew her house was illegal when she bought the house. If Mrs. Kalafatis wants to change the status of her home, she must settle all open permits and follow the instructions of the letter that the building inspector sent her.

The side extension archway to give relief to the front of the house that was suggested by one neighbor can go to ARB for approval if the ARB feels the home needs it. It will not have to be approved by the Board of Trustees.

After there were no more comments from the neighbors, on motion by Trustee Kaplan and seconded by Mayor Lopatkin, approve the plans for the house as presented. The vote was 5 in favor, 0 abstentions, 0 against.

Kensington resident Veronica Lurvey contacted Mayor Lopatkin to see if the Village would be supportive of a 5K run in memory of Oren killed in 2016 while walking on South Middle Neck Road. The idea is to bring the community together and make them aware when walking in the streets including, residents, police and schools. Oren's wife made the presentation to the Board. There are two routes being considered. Start on Grace Ave. run for kids. 5K race will close roads for a short time. Nov. 4, 2018 is the proposed date of the run. There will be volunteers, police and fire personnel.

Mayor Lopatkin is concerned about the residents being blocked off from road access. And emergency vehicles have to get through as well. Our police suggest to start the race at 8am.

Mervin Trapner from the Village of Great Neck owns a store in town and sees people getting knocked down all the time. He feels this is a worthy cause.

The Board of Trustees is obligated to make a decision for all residents in Village.

June 6, the race committee will be speaking to the Board of Great Neck Plaza looking for their support as well.

Mayor Lopatkin said no decision will be made tonight, however Trustee Greener and Kaplan think it's an admiral idea. Mayor Lopatkin asked that she be kept informed of the details.

Mayors Update:

Police have moved back into the booth. The Gazebo went up today. We should do a ribbon cutting ceremony for the booth and the gazebo.

The flowers, walkway and light for the gazebo are still to be completed.

We received three estimates for landscaping of the gazebo. Santelli, Roma, and our new village landscaper F.A. Sarnelli.

Sarnelli did not submit pricing, just a picture as to what we could do.

Santelli's bid was much lower than Roma's bid but it did not have what we asked for as far as quantity of plantings or quality of more lush flowers. They only presented green bushes.

\$3,000.00

Roma's bid had beautiful flowers, trees, and shrubs, it was more robust with a significantly greater variety of plants and color variation. \$11,000.00

Using Roma will be within the boundaries of the grant we are receiving. The Board agreed we should use Roma.

PSEG – has money from FEMA to harden electrical grid from station up north through Kensington along North Drive. They will be putting the wires underground. Instead of opening road, they will put it through the grass strips on the sidewalks.

Neil Garfinkel worked on a Sexual Harassment Policy. We should include it in an employee handbook. The Board will review the policy and get back to Neil.

Alan Goldberg from One Kensington Gate wrote a letter thanking Lt. Giraulo for his exceptional help to Mrs. Goldberg in February when Mr. Goldberg was taken to the hospital. When we dedicate the police booth we can issue a commendation.

Alina Hendler – Tree Commissioner:

We will be planting trees in the next few weeks.

Darren Kaplan – Building Commissioner: Darren presented his draft statue for Rental Occupancy permits for dwellings. The permit allows the Village to go in to homes to make sure the home is safe for habitation. The rental term is 6 months or less. Our Village attorney (Andrea Tsoukalas) changed some

of the definitions and suggests that if we accept the changes we also change the definitions in the zoning code. Andrea will make the necessary changes and we will introduce this at next months Board meeting as Local Law #2, 2018.

Jeff Greener beautification:

Neil Garfinkel pool: There will be a meeting on May 26th with the employees that Neil will attend.

OPEN TIME: Nancy Sweder – During the late evening hours, her water tastes like iodine. She was advised to call the water authority.

Her house backs up to Allenwood park on station road and the parking signs have been changed she can't get out of her driveway. She was advised to write to the Town.

Rick Dennett – spoke on behalf of Dawn Ward to have the Board of Trustees re-consider her recent salary increase and increase it additionally. She has never received an increase and has never been told she is not doing a good job. Rick noted she is invaluable to the court. Since all other employees in the Village have gotten a 3% raise each year, so should she. The Mayor summarized the history of her employment, dating back to the prior Mayor, Bonnie Golub who hired Dawn. Over 10 years ago, when she was hired, her salary at that time was far in excess of what other court clerks were making for this part time position. The board stated that the matter will be discussed in executive session.

On motion of Mayor Lopatkin seconded by Trustee Kaplan accept the Police, Village Justice and Treasurers reports. The vote was 5 for, 0 against and 0 abstentions. Motion carried.

On motion of Trustee Hendler, seconded by Trustee Kaplan adjourn the meeting at 10:45 PM.

Entered into Exec session 10:15 pm
Exec session ended 10:40 pm