

Minutes of the Board of Trustees Meeting
 Village of Kensington, 2 Nassau Drive, Great Neck, NY
 November 28, 2018

Present: Mayor Susan Lopatkin, Deputy Mayor Darren Kaplan
 Trustees: Alina Hendler, Neil Garfinkel, Jeffrey Greener

Mayor Lopatkin brought the Board of Assessors meeting to order at 7:03pm, seconded by Deputy Mayor Kaplan, all in favor.

Mayor Lopatkin made a motion seconded by Deputy Mayor Kaplan, all in favor, to adopt the Nassau County tax roll for our assessment for Village taxes for the upcoming fiscal year beginning March 1 2019. However, The Board of Assessors reviewed properties that are under construction and/or completed construction. We don't always have the correct assessed values from the County because we take our assessments from a tentative roll in October. Nassau County has completed their full-scale reassessment and the new assessed values as of November 1, 2018 are on their website. The Board reviewed the last 18 months of significant building department permits and compared the current Nassau County assessed values per the tax roll to the values in the website. Additionally, the Mayor and the Building Inspector reviewed all the homes that are under construction to evaluate the percentage completion. In most cases, the Board of Assessors determined to use the new assessed values as of November 1 from the Nassau County website as they were deemed the most reliable. Below are the properties that were reviewed by the Board of Assessors. Note that the assessed value is based on the current 25% of Fair Market Value calculation as it is currently. The current FMV can be determined by dividing the assessed value by .0025.

Property	Fair Market Value	Assessed Value
24A North Dr	2,500,000.00	6250
24B North Dr	2,500,000.00	6250
4 Kensington Ct	2,700,000.00	5823
6 Sutton Ct	2,800,000.00	5873
35 North Dr	1,579,000.00	3948
35 Bridle Path	1,938,000.00	4845
7 Beverly Rd	1,450,000.00	3625
18.5 Arleigh Rd	1,634,000.00	4085
23 Nassau Dr	1,578,000.00	3945
9 Kensington Ct	1,348,000.00	3370
53 Beverly Rd	1,343,000.00	3358
41 North Dr	1,097,000.00	2743
58 Nassau Dr	1,571,000.00	3928
45 North Dr	1,000,000.00	6120
73 Arleigh Rd	1,000,000.00	2500

Mayor Lopatkin brought the Board of Trustees meeting to order at 8:00pm, seconded by Trustee Hendler, all in favor.

Mayor Lopatkin made a motion to approve the October Board minutes, seconded by Trustee Hendler, all in favor.

Architectural Review Board properties:

77 Beverly- Pilip- Replace 31 windows with Pella windows. Deputy Mayor Kaplan asked the Pella Representative when they were planning on installing the windows; do they need a specific ambient temperature? The Rep replied that Pella installs all year round. ARB approved design and materials; there were no neighbors who disapproved. Mayor Lopatkin made a motion to approve, all in favor.

24B North- Bokhour- Mr. Bokhour came to the board to ask for a reduction of his permit extension fees. Co-Chair Dennett from the ARB addressed the BOT board to state that Mr. Bokhour has not yet finished 24B, he still needs to work on the balusters and railings because the ARB Board did not like what he created. What was created did not match the original approved drawings. The ARB board asked the Architect to draw up another design and the ARB did not like that either. The Balusters are too big and they don't match up with the railing. Co-Chair Dennett stated what they would like to see, a nice sweeping rail as per the color rendering. The front door is also not to scale as it was approved in the drawing. Co-Chair Dennett asked why the door looks the way it does? Mr. Bokhour stated that not everything could be built as per the drawing because his Architect drew things that were very extensive and it was not possible. Co-Chair Dennett stated that the mistake was not coming to board to explain that before changing the design and building it they way he did, the ARB would've made amendments, instead of finding the mistake. Co-Chair Dennett came with printed material from companies that sell railings and showed Mr. Bokhour. She stated that this is the look they are looking for, to match the original drawing. Mr. Bokhour will work on getting the materials to bring before the ARB for approval.

Mr. Bokhour owes \$2500 per month to extend the permit; he currently owes two months. The fees are made by our code and the Board decided to talk about the decision in executive session.

Frank Faber, from Skinner & Faber our Accounting Firm addressed the Board to discuss and explain the Audit.

The Board discussed lowering our Certificate of Completion fees for lower cost permits. It was decided that the fee will be \$100 for permits where the construction cost is up to \$5,000.00 and \$150.00 for permits where the cost of construction is over \$5,000.00.

Executive Session started: 9:09pm

Executive Session ended: 9:20pm

It was decided by the Board of Trustees that Mr. Bokhour must pay the permit extension fees and no relief will be given. Mr. Bokhour will need to pay monthly extension fees, until the work is completed and approved by the Architectural Review Board.

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

On motion of Mayor Lopatkin, seconded by Deputy Mayor Kaplan the meeting adjourned at 9:26pm