

Minutes of the Board of Trustees Meeting  
Village of Kensington, 2 Nassau Drive, Great Neck, NY  
April 24, 2019

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

Mayor Lopatkin brought the Board of Trustees meeting to order at 8:04pm, seconded by Deputy Mayor Kaplan, all in favor.

Mayor Lopatkin made a motion to approve the March Board minutes, seconded by Deputy Mayor Kaplan, all in favor.

**Architectural Review Board properties:**

**48 Nassau – Joyce Li- Architect Ed Licalzi – Pillars with ornamental iron work**

This application was previously denied by the BZA. The applicant has changed the application and has gone to the ARB and now is at the BOT board as a Building application. The distance of the main pillars has been brought back significantly 18 feet from the curb line. The line of the ornamental iron work has been broken up by plantings to soften the look. The ornamental iron work is in a spline and it is set back significantly so it is ornamental landscaping and not fencing. The BOT looked at samples of the iron work; it gets staked into the ground.

ARB is satisfied and approved the application. Mayor Lopatkin made a motion to approve the application, seconded by Deputy Mayor Kaplan, all in favor.

**84 Beverly - Packer – 23 windows – Architect Allan Cooper**

The application entails replacing 23 windows; replacing all the black steel windows. They will be replaced with a Portobello color. The windows will be simulated divided light. ARB is satisfied and approved the application. Mayor Lopatkin made a motion to approve the application, seconded by Deputy Mayor Kaplan, all in favor.

**Preliminary Sub-Division Hearing for 41 Beverly Rd / Paul Bloom - Attorney**

Mayor Lopatkin made a motion to open the public hearing, seconded by Deputy Mayor Kaplan, all in favor.

Mayor Lopatkin stated the subdivision is allowed of right because there is enough square footage and frontage in this application to support two homes. No variance is

required. It is however subject to the standard requirements that the Village puts in place for a subdivision to be finalized. Tonight, is a preliminary hearing. Attorney Paul Bloom spoke on behalf of the new owners of 41 Beverly Rd. Mr. Bloom stated that the purpose of the application is to request permission for preliminary subdivision approval. They would be creating two lots of equal size 12,399.9 square feet. Mayor Lopatkin asked that they also provide a 300 -radius map as well as the 200 -radius map that has already been submitted, in order for them to attend the ARB Board. Mr. Bloom provided a check in the amount of \$1,000.00 (Planning Board Fee) Mayor Lopatkin made a point to also let them know there is a \$5000.00 deposit fee due by May 1<sup>st</sup>, 2019 to cover any fees incurred by the Village, legal expenses, any other fees, etc. Mayor Lopatkin also stated that there is a Parkland fee that is calculated as 3% of the value of the additional buildable lot which is created by the subdivision. She explained that the parkland fee allows the village to create/maintain greenspace in the village since the subdivision takes away greenspace. Mr. Bloom stated that he is aware and will be addressing that fee.

Mayor Lopatkin stated the ARB is going to be focused on stylistic and size/massing matters and the two houses need to be two completely different styles. Deputy Mayor Kaplan asked if there was a Builder and whether they have ever built residential homes before? Mr. Robert Arzanipour stated he was the Builder and yes, they have built in upscale neighborhoods Mr. Arzanipour stated that he and his partner like to build beautiful homes, they will be speculative, but their intent is to make two distinct homes, have nothing to do with each other, with completely different styles that speak for themselves. Mr. Arzanipour stated that they are in line with the Board. He also stated that the streetscape is very important to them.

Resident Mr. Jay Tartell spoke at the meeting and said that he and other residents feel that this is an abomination. This is a key house, an “anchor house” in the neighborhood. It’s not only a loss of architecture in the Village, it’s also a loss of green spaces. Mr. Tartell stated that it’s about time that the Board tried to save existing homes in the neighborhood with some sort of ordinance, we’ve had consideration of this in the past. Mayor Lopatkin thanked Mr. Tartell, as did Deputy Mayor Lopatkin for his words. Mayor Lopatkin stated to the Builder that Mr. Tartell is not the only Resident upset about this project, that there are many Residents concerned that this particular house is coming down, it’s one the oldest homes in Kensington and located in a very prominent place in the Village. She cautioned the applicant that the process will be determined by ARB review, that the review will be very stringent, and could take a very long time until approval. She further explained that the subdivision cannot be finalized until both houses have been given ARB and BOT approval, and that the construction plans have been approved by the building inspector and all fees paid. At that point, a demolition permit can be issued and the subdivision finalized.

Mayor Lopatkin stated that our Village Attorney is on vacation and she wants to confer with her before the board passes anything on the preliminary sub-division, but that they

are able to proceed and attend the ARB meeting on May 1, 2019. Mayor Lopatkin made a motion to table the decision and continue the public hearing until May 15, at the next BOT meeting, seconded by Deputy Mayor Kaplan, all in favor.

**Local Law #1 of 2019** – Mayor Lopatkin opened the public hearing, seconded by Deputy Mayor Kaplan, all in favor. Mayor Lopatkin explained the intent of the local law. There was no discussion from the board or the audience. Mayor Lopatkin made a motion to approve Local Law #1, seconded by Trustee Hendler, all in favor. It passed unanimously; Prohibition of smoking in public places has been adopted. The Village attorneys will send it to the State and it will be added to our Village Code.

On motion of Mayor Lopatkin, seconded by Deputy Mayor Kaplan accept the Police and Treasurers reports.

Executive Session started: 9:15pm

Executive Session ended: 9:30pm

On the motion of Mayor Lopatkin, seconded by Deputy Mayor Kaplan, the meeting adjourned at 9:31pm.