

Minutes of the Board of Trustees Meeting
Village of Kensington, 2 Nassau Drive, Great Neck, NY
October 16, 2019

Present: Mayor Susan Lopatkin

Trustees: Darren Kaplan, Alina Hendler, Phil Bornstein, Jeff Greener,
Andrea Tzoukalas

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

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

Architectural Review Board projects before the board

29 North – Pelcovitz – Landscaping Project – Landscape Architect – Scott Sheehan

Scott Sheehan explained that they removed the abundance of overgrown vegetation and trees as approved by the Village. They will be removing the high brick wall in front of the home. The project will exist of a new front walkway all in blue stone, front stoop and a breakfast terrace off the Kitchen.

Mayor Lopatkin made a motion to approve the plans as submitted, seconded by Deputy Mayor Kaplan, all in favor.

Maybe insert something here to show it's not part of the ARB projects? As I read it, seems to be continuation. So maybe a new heading or something

New Country Lexus of Great Neck has proposed entering into a licensing agreement with the Village to park cars at the upper lot of our Pool facility location as well as out DPW parking lot. JR Buchbinder was in attendance at the meeting to answer questions from the board and review the proposed contract. The Mayor noted that both areas where the cars will be parked are not used during the year with the exception of a few lifeguards who park in the upper lot during the pool season. Mayor Lopatkin, Brian Morris (DPW Supervisor) and JR Buchbinder have met several times onsite to scope out the size and see how many cars can fit and understand the mechanics. The Mayor has also met with the Police Chief to review the proposal and the space to be used. The cars will only be uploaded from the car carriers to the property from 9pm to 6am, if needed and will not block East Shore Road. JR is shopping a new location for the uploading the cars, our site will be used primarily for pre-owned cars and extra cars that need to be close to the dealership. The Village Attorney and the Attorney for Lexus have gone through

the contracts, as well as with Mayor Lopatkin and the board members. They all have weighed in with changes. It was stated that our Village Police patrol the Pool area on a routine basis but they will not make special trips. There is a sliding gate that already exists by the DPW garage that will now be locked, those cars will be secured. The Mayor will be having more property behind the DPW garage surveyed and staked out to see if there is more space that we can utilize. The licensing agreement will commence December 1, 2019 and be for one year, with a 45-day termination provision for either party. Mayor Lopatkin made a motion that the Board authorize her to execute the contract effective December 1st, all in favor.

Local Law #4 – Peddling & Solicitation – continuation of the Local Law. Residents can still sign up for the “No Knock List” and we will also have the decal available soon. Mayor Lopatkin made a motion to adopt the changes to Local Law #4, seconded by Deputy Mayor Kaplan, all in favor.

Local Law #5 – (wasn’t this a public hearing? If so, needs to state that I made a motion to open the public hearing, all in favor, etc.) Architectural Review Board entitled “Guidelines” to amend mounted fixtures on roofs. Roof-mounted lighting or electrical fixtures should not be visible when standing on any public right-of-way within 200 feet of the subject property unless said fixtures do not have a negative visual impact on the character of the neighborhood as determined by the Board of Trustees. In no instance shall solar panels, dish antennae or skylights be visible from the street when standing on any public right-of-way within 200 feet of the subject property. All roof-mounted fixtures shall require a building permit approved by the Board of Trustees. Mayor Lopatkin made a motion to adopt Local Law #5, seconded by Deputy Mayor Kaplan, all in favor.

Local Law #6 – this is an introduction to amend Village code – Rental Occupancy Permits for Dwellings- Chapter 64

Deputy Mayor Kaplan stated that the number of rentals in the Village is more common than they anticipated it to be. It is better to know and have these rentals in compliance; the chief concern is always safety. One of the changes is to make sure there are smoke alarms and CO2 detectors. Another addition is the language to make it clearer to get the name and addresses of the people renting the home and also keep track of the Insurance Company. The changes also make it clear that you could not rent if there was an open permit on the home. Our Village Attorney, Andrea Tsoukalas will take Deputy Mayor Kaplan’s changes and make the necessary amendments to the code.

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

On the motion of Mayor Lopatkin, seconded by Deputy Mayor Kaplan, the meeting adjourned at 10:16pm.