

Minutes of the Board of Trustees Meeting  
Village of Kensington, 2 Nassau Drive, Great Neck, NY  
July 8, 2020 Village Hall

Present: Mayor Susan Lopatkin

Trustees: Darren Kaplan, Alina Kaplan, Jeffrey Greener, Phil Bornstein

Mayor Lopatkin brought the Board of Trustees meeting to order at 8:15pm, seconded by Trustee Hendler, all in favor.

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

### **Architectural Review Board projects before the board**

#### **73 Beverly Rd -Egress stairway and access door**

General Contractor Zadeh began with explaining the full details of the project. An egress stairwell with an accent door to basement will be erected at the back of the house. There will be iron railings with no more than 4” between each spindle. Cement stucco will be used for the inside of the walls. The treads will be 10” deep with an 8” riser. A drywell will be installed at the bottom of the stairs. The entrance door to the basement will be a 36” high steel door. Mayor Lopatkin questioned if the basement was being finished, the contractor replied, not at this time. Mayor Lopatkin explained that if ever the homeowner wanted to finish the basement that they must obtain a permit to do so. Mayor Lopatkin made a motion to approve the project, seconded by Deputy Mayor Kaplan, all in favor.

### **Introduction of Local Law #1 – Bamboo Legislation**

Mayor Lopatkin made a motion to introduce Local Law #1 Bamboo legislation, seconded by Deputy Mayor Kaplan, all in favor. Deputy Mayor Kaplan explained that Kensington will be joining a host of other towns and municipalities with new

plantings of bamboo. Existing bamboo on your own property would still be permitted, but would have to adopt a methodology to maintain the bamboo from spreading outside of your property.

Mayor Lopatkin stated that over the years there have been complaints from residents of bamboo encroaching on their properties from their neighbors.

Residents Mr. and Mr. Burghardt stated that their understanding of the new law would want residents to get rid of their bamboo, both Mayor Lopatkin and Deputy Mayor Kaplan replied no they are not requiring residents to remove the bamboo, they want a methodology of containing the bamboo to your own property. Mayor Lopatkin states that at the next board meeting we will have a public hearing where the public could be heard regarding this law. Mayor Lopatkin stated the intent of this law is to help out the Residents whose neighbor's bamboo has invaded their yards. Mayor Lopatkin stated that the board will take a closer look at the law and ensure that nothing in the law would cause a hardship or a negative impact and therefore would table this legislation until it was reviewed further.

Trustee Greener spoke about the Village Pool and how well it's been operating, everything has been running smoothly. The highest number of residents at one time has been, under the 75-person capacity. The lap lanes have been working out well with residents signing up for a time slot. Mayor Lopatkin asked Trustee Greener if he felt we needed to up the capacity number at the pool, Trustee Greener did not feel that it was necessary.

Mayor Lopatkin told the board that she contacted PSEG to come in and do some tree trimming as a lot of branches have been coming down, they will be in our area shortly.

**Open time:**

A resident came by to discuss his tax assessment. Mayor Lopatkin told the resident that the board of assessors meets every October and look at all the homes. Homes that have done construction are looked at as well to see if the home is correctly assessed. Since the village uses the Nassau County tax roll, there is often a lag between the tax roll and assessing new construction. Therefore the Board of Assessors will modify the assessment to reflect construction which hasn't been included on the NC roll. November 1<sup>st</sup> the tax roll is published for the public and

at this time is when taxes should be grieved.

On motion of Mayor Lopatkin, seconded by Trustee Hendler accept the Police and Treasurers reports.

On the motion of Mayor Lopatkin, seconded by Deputy Mayor Kaplan, the meeting adjourned at 9:12pm.