

VILLAGE OF KENSINGTON

HANDBOOK FOR RESIDENTS

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GREETINGS TO NEW RESIDENTS OF KENSINGTON

New residents in the village are warmly welcomed. This handbook is intended to serve as a concise guide to the geography, history, government, laws and public services of Kensington. You may have questions the handbook does not answer and we encourage you to visit the village hall or call any of us regarding these. We also especially encourage all villagers to attend meetings. The village is governed by trustees, all of whom are residents elected by residents. New residents are urged not only to familiarize themselves with the village but to participate fully in the life of this historic and beautiful community.

The Mayor and Trustees

DIRECTORY

VILLAGE OFFICE

The village office in the village hall at 2 Nassau Drive is open from Monday through Friday from 9 a.m. to 4 pm. The phone number is 482-4409, the fax number is 482-2866.

VILLAGE OFFICIALS

Mayor	Bonnie Golub
Deputy Mayor	Richard Dennett
Trustee	Gregory Keller
Trustee	Alina Hendler
Trustee	Howard Diamond
Village Clerk/ Treasurer	Pauline Karen
Village Justice	Martin Bergstein
Acting Village Justice	Melvin Strauss
Village Attorney	Peter Mineo
Prosecuting Attorney	Joseph Macy
Building Inspector	James Gilhooly
Chief of Police	Lt. Anderson
Pool and Parks Comissioner	Alina Hendler
Board of Appeals Chairperson	Susan Lopatkin
Architectural Review Board Chairperson	Nancy Sweder
POLICE EMERGENCIES	482-0480
FIRE EMERGENCIES	482-5000
AMBULANCE	482-5000
KENSINGTON POLICE BOOTH	
1A Beverly Road	
Non-emergency Police Number: (for informing police of vacations and vacant house information)	482-2853

Village Office
(Open Monday thru Friday 9 AM-4 PM) 482-4409
Village Office Fax 482-2866

REAL PROPERTY PERMIT REQUIREMENTS

No interior or exterior construction or demolition may be carried out within the village unless it is authorized by a formal permit issued by the village building inspector.

The village code is available to all residents and may be consulted at the village hall. If you plan to undertake any changes to your house, accessory structures or land, please consult the building inspector, who will advise you what procedure to follow. A partial list of the items for which a permit is required is provided below:

- | | |
|--|-------------------------------|
| -addition to/or of a structure | -hedge removal |
| -air conditioning & compressors (addition or modification) | -moving a building |
| -alteration of a structure | -new house |
| -change of landscaping | -patio |
| -change of grade or height of land or a part thereof | -plumbing |
| -deck | -porticoes and stoops |
| -demolition of any structure | -restorations |
| -dormer | -roof alteration |
| -drainage | -shed |
| -driveways and walkways | -skylights |
| -dumpster on village property | -sports court |
| -facade alteration | -swimming pool |
| -fence | -television dish antenna |
| -garage - both attached and detached | -temporary erection of a tent |
| -greenhouses and conservatories | -tree removal |
| | -window alteration |

VILLAGE GOVERNMENT

Kensington is governed by a **Board of Trustees** composed of a Mayor and four Trustees, each of whom is elected for a two-year term and serves without compensation. Their terms are staggered. Village elections, at which village residents who are registered voters may vote, are held annually.

The Board of Trustees meets in a **monthly public session** at the village hall, typically on the third Wednesday of the month. Meeting time is 8:00 p.m. The trustees enact village ordinances, establish the budget, authorize the expenditure of village funds and approve the

mayor's appointments of residents as members of village boards and committees. These board and committee members also serve without compensation.

The **Village Justice** is elected to a four-year term of office and presides at the village justice court in sessions held each month at the village hall. The village court has jurisdiction over violations of village code and violations of motor vehicle laws that occur within the village.

The village had its own **police force**, supervised by the village **Chief of Police**, which provides 24-hour protection, seven days a week. A trustee is appointed **Police Commissioner** to act as an intermediary between the police and the board of trustees. Residents must obtain village stickers for their cars at the police booth, located at 1A Beverly Road. In addition, residents are requested to notify the police if they anticipate a large number of visitors. Also, residents may inform the police when leaving on vacation so they may keep an extra close watch on your home.

No land in the village may be developed except in accordance with a "plat" approved by the **Planning Board** and recorded in the office of the Clerk of Nassau County. The board reviews applications for the approval of new subdivision lot lines and site plans. The board examines street and lot layout and land contour and drainage. The mayor and the trustees serve as the members of the planning board.

No structure may be erected, altered or demolished within the village except in accordance with an approved building permit. Application forms for building permits are available in the office of the village clerk at the village hall and must be submitted to the **building inspector**. Applications are reviewed by the **Architectural Review Board**, which consists of a chairperson and four other members. The board may recommend to the Board of Trustees approval or disapproval of an application or suggest modifications to bring the application into compliance with the village code. The village building inspector issues approved building permits, inspects work in progress, and issues certificates of occupancy for structures completed in accordance with the village code.

The **Zoning Board of Appeals** is composed of a chairperson and four other members, appointed to five year terms of office, who hear requests for variances from the village zoning code.

The village lies within the district of the **Vigilant Fire and Ambulance** service. The fire department offers free home inspection and can suggest ways of eliminating potential hazards. Call 487-1036 for an appointment.

The village contracts out its public works functions. A trustee is appointed **Public Works Commissioner** and oversees this activity. Included is the upkeep of all village property, including the village green and parks, streets, sidewalks and the pool area. This includes cleaning of roads, plowing and sanding of roads and village tree planting and removal. The pool area, while serviced by the public works contractor, also has its own trustee supervisor, the **Pool Commissioner**.

The village park and pool is located on East Shore Road. It is a fully staffed and equipped facility, available to all residents from Memorial Day to Labor Day. The recreational facilities include a kiddie pool, kiddie park, adult pool, playing field, lounging area, snack bar, showers and lockers. Athletic equipment is available on request. The pool is available for private rental by residents and may be arranged for by contacting the **Pool Commissioner**. The playground at the pool may be used by residents when the pool area is closed.

Refuse removal is contracted out by the village. The current company is **Electro Environmental Technologies** (286-2600). Pick up is Tuesday, Thursday and Saturday between 7:00 a.m. and 4:00 p.m. Collections are not made on legal holidays.

Household waste will be collected from no more than four containers left at the rear or side of the house. Rubbish, including grass clippings, cardboard boxes and similar debris should be left at the front of the property immediately behind the hedge line (about five feet in from the sidewalk). Newspapers are picked up every Thursday. Leave them at the hedge line. Recyclables are picked up on Thursdays as well. Large items, e.g. refrigerators, furniture, and tree limbs, will be removed at no cost on Thursdays, but Electro Environmental must be notified at least 24 hours in advance and the items must be at the hedge line.

KENSINGTON CIVIC ORGANIZATION

The Kensington Civic Organization consists of thirteen directors and six officers. KCO supports and furthers the interests of residents of the village by acting as a clearing-house for recommendations for the betterment of the village, by cooperating with and assisting village officials and by helping to foster a neighborly spirit among the villagers. The KCO organizes many events throughout the year, publishes a biannual newsletter and sends a representative to village Board of Trustees meetings. Dues are currently \$18 annually.

A CALENDAR OF VILLAGE EVENTS

Village Election Day: Annually, on the third Tuesday in March at the village hall from noon to 9:00 p.m.

Board of Trustees Meeting: Monthly, on the third Wednesday of the month at the village hall at 8:00 p.m., **but no meeting in August.**

Architectural Review Board Meeting: Monthly, if required, on the second Wednesday of the month at the village hall at 8:00 p.m., **but no meeting in August.**

Village Court: Monthly on the third Monday of the month at the village hall at 8:00 p.m., **but no meeting in August.**

ELECTION DISTRICT

Kensington is located within the geographic entity of Great Neck which is made up of nine incorporated villages and five unincorporated areas.

It is part of the Town of North Hempstead which is governed by an elected Supervisor, Clerk and Receiver of Taxes.

The Town of North Hempstead is a part of Nassau County, governed by an elected Executive, Clerk, Comptroller and Legislature. Kensington is part of District 10 of the County Legislature.

In addition, residents of Kensington vote in the 5th Congressional District; the 7th State Senate District; and the 16th State Assembly District.

Voting for federal, state and local elections takes place at the Kensington Village Hall. Voter registration is necessary for all elections. If you have moved or not voted in the preceding two years, reregistration is necessary

Kensington is also a part of the **Great Neck Park District**. Residents are entitled to use the parks and other facilities as well as partake in courses, cultural and sports programs provided by the Park District. Information concerning the Park District is available from the Park District Office at 5 Beach Road, Great Neck (482-0181).

HISTORY OF THE VILLAGE

The vision for the “planned colony” that was the forerunner of modern Kensington came from Charles Finlay, President of the Aetna Bank in New York and his partner E.J. Rickert.

What Rickert and Finlay saw in the early 1900’s was the Deering Farm encompassing a good part of the land east of what was once called Middle Road, the main peninsula thoroughfare. It had formerly been part of the large land holdings of the Allens, original settlers who gave their name to Allenwood. This, together with the Thorne farmland (Mrs. Allen was a Thorne) bought directly from the native Americans, lying on the west side of Middle Road, formed a collar on the neck of land, now the geographic entity of Great Neck. Harpur’s Lane, which would become Beverly Road, bisected the land from Middle Road to East Shore Road, and an apple orchard filled the quarter of the farmland to the north.

For Rickert and Finlay, luxurious homes set down among nature’s gifts, close to the railroad station, and bordered by Manhasset Bay on the east and the main road on the west, was a sure thing. And so in 1909 the village of Kensington was born.

Facing Middle Neck Road, which at the time was a pleasant tree-lined street devoid of any commercial development, Rickert and Finlay built white gates copied from London’s Kensington Gardens, and then named their village after the gates. Along a gridiron pattern of

streets, rows of trees were planted to mark streets and property lines. Beverly Road became a continuous archway of lindens and elms, many of which were saplings in the 1800's. Eleven and a half miles of hedges, five miles of roadways, and eleven miles of sidewalks were put in. No electric poles or wires marred the eye because of planned interior service strips. A covenant was written to keep business and industry out. A membership corporation was initiated to take care of maintenance and police protection. By 1916, 44 houses had been built on 155 acres. The sales literature read, "Colonial, English, and Italian, and an unusually high standard of architecture, all evidencing the combination of simplicity, restraint, and careful handling of proportions so requisite in successful architecture."

In August 1915 the waterfront park was deeded to the Kensington Association. This included a 500 foot sand beach, boat dock, tennis courts, miniature lakes, and one of the largest fresh water swimming pools in the U.S.

On November 7, 1920, by a unanimous vote of the residents, Kensington became an incorporated village. The first elections for officers and trustees were held on November 28, 1920, with Byron Eldred unanimously elected as its first Mayor.

SOME COMMON QUESTIONS COVERED IN THE VILLAGE CODE

Auctions, Tag and Garage Sales and other Public Sales: Notice of any public sale must be given in writing to the village clerk at least 15 days prior to the date of the sale. Limitations and restrictions on public sales such as tag and/or garage sales as well as auctions should be reviewed in the village code book, prior to planning the sale.

Boats, Trailers, other Recreational Vehicles, and Unlicensed Vehicles: Outdoor storage of boats, trailers, recreational vehicles and unlicensed vehicles is prohibited for more than ten consecutive days.

Clearing of Snow and Ice, Construction Debris, or Landscaping Debris. Snow, ice, construction debris, or landscaping debris removed by the homeowner or someone working for them, may not be placed in the street, on the sidewalk or on the property of a neighbor. All such material must be contained within the homeowner's own property and within the hedge line.

Condition of Private Property. Houses and property must be properly maintained. Yards must be kept clean and free of garbage, building debris, litter, accumulation of brush shrubs and weeds and excessive growth of vegetation. In addition, each property owner is responsible for maintenance of the grass, hedges and other plantings located in the boundary between the owner's land and the street, and in the easement between properties. Grass must be trimmed regularly, and hedges must be cut to regulation height and be kept free of weeds and saplings.

Trees located within the grass strip in front of the hedge line are village trees. Village trees must be maintained in a healthy condition and kept free of weeds, and watered. The homeowner

is not responsible for the trimming or removal of village trees when such is necessary. All other trees on the homeowner's property are their sole responsibility for care and maintenance

Dogs: Dogs may not be allowed to run loose or disturb the peace. They must be curbed at all times and owners are subject to "pooper-scooper" requirements. Dogs must be maintained in such a manner as to prevent any noises which may disturb the peace and quiet of the neighborhood.

Noise: Work which is attended by loud or disturbing noises can be performed Monday to Friday between the hours of 8:00 a.m. and 6:00 p.m. Construction work is not permitted on weekends. Professional lawn maintenance can be done Monday to Friday 8:00 a.m. to 6:00 p.m. and on Saturday from 10:00 a.m. and 6:00 p.m. Burglar and fire alarm systems must be maintained in a manner that will prevent their continuous operation for a period in excess of thirty (30) minutes.

The use of amplified music after 11:00 p.m. on Friday or Saturday nights is prohibited.

Professional Offices: There are restrictions pertaining to the use of homes and accessory buildings and property. Check with the village code for specific applications. In general, however, the only home offices allowed are for the homeowner licensed under the Education Law of the State of New York to practice medicine, osteopathy, physiotherapy, dentistry, podiatry, psychology or chiropractic.

Solicitation Within the Village. Residents who do not wish to be visited by organizations with licenses to canvas or solicit within Kensington must send written notification of this fact to the village clerk. Their name and address will be placed on a list of residents provided to the organization with the agreement that they will not be visited.

Traffic Laws: The speed limit throughout the village is 25 m.p.h. Parking on village streets is prohibited between 2:00 a.m. and 6:00 a. m. Parking on the streets of Kensington at other times is limited to two hours, except in certain marked areas where parking is prohibited at all times. Cars should not be parked with wheels on the sidewalk or grass strips. Trucks and commercial vehicles are prohibited from traversing all east-west streets except when making deliveries within the village.