

MINUTES
ARCHITECTURAL REVIEW BOARD
VILLAGE OF NORTH HILLS
NOVEMBER 12, 2024 @ 7:00 PM
VILLAGE HALL

BOARD MEMBERS PRESENT: Chair Alison Chimerine, Ms. Marsden, Ms. Orlando, Mr. Zaken and alternate Mr. Garibaldi.

1. **Announcements:** Next meeting is Tuesday December 10, 2024 at 7:00 pm.
2. **Approval of Minutes:** The meeting was called to order at 7:00 pm. Ms. Marsden moved that the board accept the minutes from the October 8, 2024 meeting as distributed. Mr. Zaken seconded the motion which carried.
3. **Board Discussion:**
4. **Application ARB # 24-16** (Continued) Applicant: Michael Mallia, AIA, DiProperzio & Mallia, LLP Architects. Homeowners: Lutful and Mukta Hassan, 9 Bristol Drive, Manhasset, NY 11030. Requests approval for 2 new 2 story additions with new roof GAF, Royal Sovereign Slate in the color Gray. New brick veneer by Benden Brick in the color Princess Blend, with brick quoins, mortar to be gray, all new casement windows by Andersen in the color Black with trim by Azek in the color Black. New Gutters by Amerimax, 5" K-style in the color Black, Black keystones over the windows, new front portico with black metal roof and two (2) Classic style Azek columns applied to the wall in Black. The front steps will be matching brick with Bluestone, and black aluminum railings. Modification of existing driveway to continue the curve to wrap around, pave the driveway with asphalt and edge with Belgian Block. Exterior lighting by Kichler, Model # 9244BK, 12" tall cylinder wall sconce in Black on either side of the front doors. Front doors to be Dolce Thermal Break Double Entry Wrought Iron 61 x 81 RH Inswing – Reeded glass in Flat Black with Steel Pull Handle #006 Square Deadbolt 8469 – Single Cylinder Double Top Modern in Flat Black (US 19). A letter of approval signed by Thomas McManus, President, Hamlet Estates Board of Directors was received. Mr. Zaken made a motion for conditional approval of the front door and new hardware *pending receipt of revised approval letter* from Thomas McManus, President. Ms. Marsden seconded the motion which carried.
5. **Application ARB # 24-18** Applicant: Michael Mallia, AIA, DiProperzio & Mallia, LLP Architects. Homeowner: 8 Duke of Gloucester LLC – Benjamin Borgognone, 8 Duke of Gloucester, Manhasset, NY 11030. Requests approval for rear dormer extension including replacement of 2nd story door with two (2) Andersen 400 Series double hung window, changing the roof line, moving the exterior wall by the deck forward to be flush with the rest of the exterior. This will require altering the existing door opening and adding James Hardie Lap Siding, color to match existing. Received letter of conditional approval from Anthony Lobosco, Board President, North Hills Colony Condominium. Conditional approval states

“windows will be a direct replacement as the existing window being replaced,” and the “exterior siding shall not be disturbed or altered in any way to accommodate installation of windows.” Request to patch existing roof to match existing with GAF shingles. All trim to be white Azek to match existing. Request to modify existing 2nd floor decking and wood railings as required. Mr. Zaken made a motion for conditional approval *pending receipt of revised approval letter* from Anthony Lobosco, Board President, stating the details of the 2nd floor alteration, including the extension, door opening revision and the addition of 2 double hung Andersen windows, additional siding and revised roof line. Ms. Orlando seconded the motion which carried. Homeowner was advised not to start renovations until the letter is received. Chair Chimerine abstained.

6. **Application ARB # 24-19** Applicant: Ian Shaw Greenberg, RA., Ian Shaw Architecture, PLLC. Homeowner: Raina Zou, 12 Augusta Lane, Manhasset, NY 11030. Requests approval for replacement of existing concrete stoop with new Trex deck in rear of home. Deck to be 16' deep x 21.3' wide, constructed with Trex composite in the color Saddle. The railings, post and lattice painted wood in the color Beige to match existing community color. A conditional approval letter was provided by Alan Kaufman, Board President, The Fairways at North Hills Condominium. Ms. Orlando made a motion for approval of the new deck and railings. Ms. Marsden seconded the motion which carried.

7. **New Business** – Discussion to revised the ARB Requirements list.

Meeting was adjourned at 8:10 pm

Respectfully submitted,
Alison Chimerine

VILLAGE OF NORTH HILLS
REQUIREMENTS FOR ARCHITECTURAL REVIEW BOARD

The Architectural Review Board meets on the second Tuesday of each month. The deadline for inclusion on the agenda and COMPLETE application submission must be made by 3:00 pm at least 10 business days before the meeting.

Please include nine (9) collated sets and one (1) electronic set of the following:

1. Letter requesting meeting to Chair Alison Chimerine and members of the Architectural Review Board with the following information:
 - (a) Owners Name
 - (b) Architect or Engineers name
 - (c) Project Address
 - (d) **Details** of the scope of the project relating to the exterior
2. Material list must be provided and will include:
 - (a) **ALL** items to be added, installed or replaced on the house
 - (b) Type of material and name of Manufacturer
 - (c) Manufacturer's style number or model number
 - (d) Color name or number as identified by Manufacturer
3. Architectural plans of the following:
 - (a) Site Plans
 - (b) Color photos or renderings of existing structure
 - (c) Color renderings of proposed structure, additions or alterations
 - (d) All affected elevations
 - (e) Landscape plan with schedule of plants and/or lighting
4. Photos of subject property and houses to each side.
5. Building material samples and color samples (to be brought to the meeting)
6. ARB referral letter from Building Department.
7. Notification to the Board of Managers, NOT the managing agent (Complete Proof of HOA Notification Affidavit)
8. Any applicant residing in a development governed by an HOA or Board, will provide an approval letter (not conditional) signed by Board President or Board member (NOT the managing agent) acknowledging the **specific details** of the project.

ALL ITEMS MUST BE PROVIDED TO APPEAR BEFORE THE ARB