

MINUTES – SPECIAL MEETING
ARCHITECTURAL REVIEW BOARD
VILLAGE OF NORTH HILLS
NOVEMBER 30, 2021 @ 7:30 PM
VILLAGE HALL

BOARD MEMBERS PRESENT: Chair Alison Chimerine, Mmes. Siskin, Orlando, and alternates Messrs. Ramnani and Zaken.

VILLAGE STAFF PRESENT: Peter Cinquemani, Superintendent of Building Department.

1. **Announcements:** Next meeting is Tuesday December 7, 2021 at 7:30 PM.
2. **Approval of Minutes:** The meeting was called to order at 7:30 PM. Ms. Siskin moved that the board accept the minutes from the November 3, 2021 meeting as distributed. Mr. Ramnani seconded the motion which carried.
3. **Board Discussion:**
4. **Application ARB # 21-21 (Continued)** Applicant: Dan Masterson, Toll Brothers – Division Vice President, Long Island Region with Kit Thackery, Architect. Owner: Manhasset Bay Group, Inc. – 251 Searingtown Road, North Hills 11030. Requests approval for six (6) models (Hempstead, Montauk, Woodville, Fitzgerald, Manhasset, or Northport) available in three (3) different styles (modern farmhouse, contemporary, classic) for 46 single family homes on half acre lots, a community clubhouse and an unmanned gate house. Materials include Triangle Brick choices in Libby Mill or Northampton, Natural Stone in New York Blend, Hardie Board siding choices in Arctic White, Cobble Stone, Pearl Gray, Iron Gray, Deep Ocean, or Heathered Moss, Hardie Board trim in Arctic White, Andersen windows in Black, Standing Seam Metal Roof in Black Aluminum 12” panel with 1 ½” raised seam and/or Shingle GAF Roof in Charcoal, and Clopay Garage Door in Black. Pavers on steps, walkways and front porches in bluestone. Rear deck and railings in Trex Transcend in the color Gravel Path. Front railings in black aluminum. Egress window wells by Boman-Kemp. Revised Clubhouse rendering dated November 30, 2021 was reviewed. **Ms. Siskin made a motion**

to approve the Clubhouse per the revised rendering. Mr. Zaken seconded the motion which carried. Guard house rendering was reviewed. Suggestions made to revise rendering to add landscaping, gate house arm for entry, a window to left side elevation with the two windows pinched in to match right side elevation windows. Street lights in Black by Holophane LED Post Top Lantern Taft Full Cutoff LED Model # PUCL2 with spike finial discussed. **Mr. Zaken made a motion to approve the street lights. Ms. Orlando seconded the motion which carried.** House lights in black by Progress Format Model #P6064-31 and #P6062-31 was discussed. **Ms. Siskin made a motion to approve the house lights. Ms. Orlando seconded the motion which carried.** A “typical base package planting plan” was discussed. **Mr. Ramnani made a motion to approve the planting plan to provide a base package for the front elevation to all homes. Mr. Zaken seconded the motion which carried.** Landscape package discussed and to be added to all side elevations where the garage is located. Hempstead Model home Modern Farmhouse, all 3 style elevations in 6 color schemes discussed. **Ms. Orlando made a motion to approve the Hempstead Model Modern Farmhouse. Mr. Ramnani seconded the motion which carried.** Suggestions were made for the Hempstead Contemporary model home to change the front door to the Classic Craft Founder Collection in Mahogany grain, and remove the seamed metal roof and the transom window from the center second story window. Suggestions made for the Hempstead Classic model home to shorten the precast under the center second story window. Northport Model home Modern Farmhouse, all 3 style elevations in 6 color schemes discussed. **Mr. Zaken made a motion to approve the Northport Model Modern Farmhouse. Ms. Siskin seconded the motion which carried.** Northport Model home Contemporary, all 3 style elevations in 6 color schemes discussed. Request made to change the front door to Classic Craft Founder Collection in Mahogany grain. **Mr. Ramnani made a motion to approve the Northport Model Contemporary with the Classic front door. Mr. Zaken seconded the motion which carried.** Northport Model home Classic, all 3 style elevations in 6 color schemes discussed. Suggestion made to hide or move the front elevation leaders. **Mr. Ramnani made a motion to approve the Northport Model Classic with the hidden or relocated front leaders. Ms. Orlando seconded the motion which carried.** All ARB approvals for Manhasset Crest are pending zoning compliance or BOA approval. Additional requests made to applicant to provide hardware for front doors and house identification numbers for review. Request made for additional special meeting to be held starting at 6:30pm.

Meeting was adjourned at 10:05 pm.

Respectfully submitted,
Alison Chimerine