

MINUTES
ARCHITECTURAL REVIEW BOARD
VILLAGE OF NORTH HILLS
DECEMBER 5, 2023 @ 7:00 PM
VILLAGE HALL

BOARD MEMBERS PRESENT: Chair Alison Chimerine, Ms. Orlando, Mr. Ramnani and alternates Mr. Zaken and Mr. Garibaldi.

1. **Announcements:** Next meeting is Tuesday January 9, 2024 at 7:00 pm.
2. **Approval of Minutes:** The meeting was called to order at 7:00 pm. Mr. Zaken moved that the board accept the minutes from the November 1, 2023 meeting as distributed. Mr. Garibaldi seconded the motion which carried.
3. **Board Discussion:**
4. **Application ARB # 23-10** Applicant: Rachel Spampinato, R.A. – Gerald J. Caliendo R.A. PC. Owner: North Hills Country Club – 200 North LIE Service Road. North Hills, NY. Requests approval for the design elements of new, relocated pool bar and surroundings. New open pool bar to be 16' 6" x 12' 4" with 2 x 12 ridge beam roof canopy and four columns. Bar walls & columns wrapped with Amerimix preblended scratch & brown stucco Model #AMX 730 SB finish "white." Gutters and leaders on patio bar to be white. Bar counter granite, bar stools, bar lighting and surrounding lighting, roof beam wood color, roof shingles, patio pavers, surrounding patio knee wall color and height, wall cap color to be determined. Request was made for color rendering of entire project and photos of the site. Application was continued.
5. **Application ARB # 21-21 (Continued)** Applicant: Zachary Mongiovi, Division Architectural Manager, Toll Brothers, Inc. Manhasset Crest – 251 Searingtown Road (Sequoia Circle), Manhasset, NY 11030. Requests approval for mailbox enclosure. Enclosure to be 7'4" deep x 11'8" wide, with stone veneer, black shingle roof with white trim, black gutters and leaders, and interior lighting. Enclosure will be situated in the parking lot adjacent to the clubhouse. Ms. Orlando made a motion to approve the mailbox enclosure. Mr. Zaken seconded the motion which carried. Applicant requests approval for design

elements related to walkout basements for lots 14-27. All walkouts will have an additional sliding glass door basement entry with a light fixture to match existing (and on some models an additional window will be added) and a deck off the main level with stairs leading to grade. The deck and stairs will be Trex in the color Gravel Path with black aluminum railings as previously approved. Deck sizes will vary based on model. Rear walls will be stick-framed and clad with siding color to match the rest of the home. All ARB approvals for Manhasset Crest are pending Building Department review for code and zoning compliance on a lot-by-lot basis. Mr. Ramnani made a motion to approve. Mr. Zaken seconded the motion which carried.

6. Unfinished Business

7. New Business

Meeting was adjourned at 8:50 pm

Respectfully submitted,
Alison Chimerine