

MINUTES
ARCHITECTURAL REVIEW BOARD
VILLAGE OF NORTH HILLS
DECEMBER 7, 2021 @ 6:30 PM
VILLAGE HALL

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

VILLAGE STAFF PRESENT: Deputy Mayor Dennis Sgambati, Village Trustee Phyllis Lentini

1. **Announcements:** Next meeting is Tuesday January 4, 2022 at 7:30 PM.
2. **Approval of Minutes:** The meeting was called to order at 6:30 PM. Ms. Orlando moved that the board accept the minutes from the November 30, 2021 meeting as distributed. Ms. Siskin seconded the motion which carried.

3. **Board Discussion:**

- A. **Application ARB # 21-23** Applicant: Louis Baldino Architect, P.C. Owner: Greater NY Conference of Seventh-day Adventist Church – 7 Shelter Rock Road, North Hills, NY 11030. Requests approval for installation of a new ground sign. Base to be 7' 1" across by 2' high by 4' 1" deep made of Belgium block veneer capped with painted white aluminum. Sign to be Denim blue #PMS 302C4' x 4' capped with white aluminum 5' 10" across with ¾" thick acrylic push thru letters to be illuminated with concealed LED lamps. Due to concerns of LED lighted sign, applicant suggested replacing with up lighting from the ground on a newly constructed wood sign. Applicant will provide new sign plan to reflect lettering and font size as indicated on rendering and a color sample. Applicant will also notify homeowner (who shares driveway) of their plans and provide the Board with approval letter from homeowner. The number 3 should match the number 7 on the stone pier and on the stone base. Application was continued.
- B. **Application ARB # 21-24** Applicants: Alan Kaufman, HOA President, Lori Morse, HOA Vice President of The Fairways at North Hills. Owner: The Fairways at North Hills HOA. Requests approval for installation of 2 new

aluminum community entryway signs for the Fairways at North Hills by Mineola Signs. to replace existing with same size of 36" x 88" in same location. Requests sign color to be Pantone 5535C Green and lettering to be Pantone Cool Gray 1 U. Letter of intent received from Alan Kaufman, President of The Fairways at North Hills HOA. Mr. Ramnani made a motion for a conditionally approval for the installation of 2 new signs of same size with same existing font style lettering in GOLD, eliminating the existing tree logo and scrolls, on a rectangle sign with corner cut-outs and border trim to match the color GOLD of the lettering. Lori Morse will provide new rendering to the Village for approval. Mr. Zaken seconded the motion which carried.

C. **Application ARB # 21-25** Applicant: Luis Rojas, Designer, Carlos DeFonseca R.A. Homeowner: Jose Collado – 37 Arrowhead Court, North Hills, NY 11030. Requests approval for a Trex composite deck in Island Mist with benches in Trex in Spiced Rum, a partially covered Aluminum pergola in Pure White and White shed with asphalt shingle roof to match existing house. Ceramic backsplash tiles in Alaskan White for the grill area. Approval letter received from Leon Billis, President Stone Hill Homeowners Association. Mr. Zaken made a motion to approve the project and drawings as provided. Mr. Ramnani seconded the motion which carried. Ms. Orlando recused herself.

A. **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, Metal Roof in Black or Shingle GAF Roof in Charcoal, and Clopay Garage Door in Black. Exterior wall lanterns on all home by Progress lighting Model P6064-31 and Model P6062-31 Format in Black. Woodville Model home Modern Farmhouse, Contemporary Model and Classic Model, all 3 style elevations in 6 color schemes discussed. Woodville

Model home Contemporary home to change the front door to the Classic Craft Founder Collection in Mahogany grain. **Mr. Zaken made a motion to approve the Woodville Model House in all schemes. Ms. Siskin seconded the motion which carried.** Manhasset Model home Modern Farmhouse, Contemporary Model and Classic Model, all 3 style elevations in 6 color schemes discussed. Manhasset Model home Contemporary home to change the front door to the Classic Craft Founder Collection in Mahogany grain. **Ms. Orlando made a motion to approve the Manhasset Model House in all schemes. Ms. Siskin seconded the motion which carried.** Fitzgerald Model home Modern Farmhouse, Contemporary Model and Classic Model, all 3 style elevations in 6 color schemes discussed. Fitzgerald Model home Contemporary home to change the front door to the Classic Craft Founder Collection in Mahogany grain. **Ms. Siskin made a motion to approve the Fitzgerald Model House in all schemes. Mr. Zaken seconded the motion which carried.** Montauk Model home Modern Farmhouse, Contemporary Model and Classic Model, all 3 style elevations in 6 color schemes discussed. Montauk Model home Contemporary home to change the front door to the Classic Craft Founder Collection in Mahogany grain. **Ms. Siskin made a motion to approve the Montauk Model House in all schemes. 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 (possible Baldwin Napa square lever set in Venetian Bronze) and house identification numbers in same color for review. Request made to discuss mailbox options. Application was continued.

Meeting was adjourned at 9:20 pm

Respectfully submitted,
Alison Chimerine