

MINUTES  
ARCHITECTURAL REVIEW BOARD  
VILLAGE OF NORTH HILLS  
FEBRUARY 1, 2022 @ 7:00 PM  
VILLAGE HALL

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

1. **Announcements:** Next meeting is Tuesday March 1, 2022 at 7:00 PM.
2. **Approval of Minutes:** The meeting was called to order at 7:00 PM. Ms. Siskin moved that the board accept the minutes from the December 7, 2021 meeting as distributed. Mr. Zaken seconded the motion which carried.
3. **Board Discussion:**
  - A. **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 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 dark Green and lettering to be Gold. Sign will have the same size lettering with same as existing font style. The existing tree logo and scrolls will be eliminated, on a rectangle sign with corner cut-outs and border trim to match the color GOLD of the lettering. Lori Morse will ask Mineola sign to provide new rendering complete with dimensions to include the size of the lettering, the spacing from the top of the letters of "The Fairways" to the top of the sign and the bottom of the letters for "The Fairways" to the bottom of the sign to confirm it is centered. "At North Hills" should be spaced 2 ½" below "The Fairways." They will also include the material being used for the new signs. Application was continued.
  - B. **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 Seasingtown 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. Hempstead Model house Modern Farmhouse, Contemporary Model and Classic Model, all 3 style elevations in 6 color schemes discussed. Ms. Siskin made a motion to approve the Hempstead Model House in all schemes. Mr. Zaken seconded the motion which carried. Northport Model house Modern Farmhouse, Contemporary Model and Classic Model, all 3 style elevations in 6 color schemes discussed. Ms. Siskin made a motion to approve the Hempstead Model House in all schemes. Mr. Ramnani 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 sample of Exterior wall lanterns by Progress lighting Format Model P6064-31 or Model P6062-31 in **Black**, hardware for front doors (possible Baldwin Napa square lever set in **Venetian Bronze**) and house identification numbers by Whitehall item # 2110BS (11 x 11 square plaque with **black** background with silver numbers) for review. Request made to discuss mailbox cluster options and front entrance gate options. Application was continued.

Meeting was adjourned at 8:55 pm

Respectfully submitted,  
Alison Chimerine