

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

BOARD MEMBERS PRESENT: Chair Alison Chimerine, Mmes. Orlando, Siskin, Marsden, and alternates Mr. Zaken.

1. **Announcements:** Next meeting is Tuesday April 5 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 February 1, 2022 meeting as distributed. Ms. Marsden seconded the motion which carried.
3. **Board Discussion:**
 - A. **Application ARB # 22-02** Applicant/Homeowner: Florence Haekyong Ough – 4 Fairway Drive, Manhasset, NY. Requests approval for installation of new 64W x 80H double front doors in Fiberglass by Therma Tru Doors, Model # 593 Smooth Star in the color Black # 2132-10 semi-gloss by Benjamin Moore. Hardware to be by Baldwin, Model # 180SPHX SPL SQR514SMT Spyglass Handle set with lever in Matte Black. There will be no storm door. Approval letters received from Joan Gold, Board of Managers President at The Greens Condominium. Ms. Siskin made a motion to approve the front door and hardware. Ms. Orlando seconded the motion which carried. Chair Chimerine and Mr. Zaken abstained.
 - B. **Application ARB # 22-01** Applicant: Scott Kahn and Andrew Kaplan of Oyster Bay Drafting and Architecture, P.C. Architect: Dennis Mele Homeowner: Steven Cohen – 12 Whitewood Drive, Roslyn, NY. Requests approval to expand existing rear second story deck out from the home an additional five (5) feet. Enlarge the platform and turn the direction stairs per drawings filed with the Village. All new and refurbished pressure treating wood for deck flooring and railings to match existing stain by Benjamin Moore color Tudor Brown. Approval letter received from Howard Fox, Board of Managers

President at Whitewood at North Hills Condominium. Mr. Zaken made a motion to approve the deck expansion. Ms. Siskin seconded the motion which carried.

C. Application ARB # 22-03 (Ref ARB # 21-20) Applicant: Joseph J. Scarpulla, AIA, NCARB, Owner: Alan Rothenberg, V.P. The Estates at North Hills HOA. 3 Estates Terrace North Manhasset, NY Requests approval for color change to previously approved guardhouse renovation application. Ms. Siskin made a motion to approve the color change of the siding from Autumn Yellow to Navajo Beige and change the color of the trim and fascia from white to Bronze. Ms. Orlando seconded the motion which carried. Mr. Zaken recused himself.

D. Application ARB # 21-21 (Continued) Applicant: Dan Masterson, Toll Brothers – Division Vice President, Long Island Region. Owner: Manhasset Bay Group, Inc. – 251 Searingtown Road, North Hills 11030. Requests approval of exterior wall lanterns by Progress lighting Format Model P6064-31 in Black for front door and garage door. Requests approval for Progress Lighting Format Model P6062-31 in Black for rear entry doors, side entry doors, patio/sliding glass doors. Ms. Orlando made a motion to approve the lighting package. Ms. Siskin seconded the motion which carried. Requests approval for hardware for front doors by Baldwin, Napa Pitcher handle set with square plate in Venetian Bronze. Mr. Zaken made a motion to approve the front door handle set. Ms. Siskin seconded the motion which carried. Requests approval for house identification numbers by Whitehall item # 2110BS - 11" x 11" square plaque with black background and 4.5" high silver numbers to be installed to the right of each front door. Applicant will get final approval from Fire Marshall. Ms. Siskin made a motion to approve the house number plaque. Mr. Zaken seconded the motion which carried. Requests approval for three (3) mail clusterbox units by Salsbury Model # 3316 in Black. All three (3) clusterbox units to be 30 ½ wide x 62" high x 18" deep on a pedestal and will be installed near clubhouse with appropriate landscaping. Ms. Siskin made a motion to approve the three (3) clusterbox units. Mr. Zaken seconded the motion which carried. Ms. Marsden and Ms. Orlando objected. All ARB approvals for Manhasset Crest are pending zoning compliance or BOA approval.

Applicant was asked to provide renderings for covering/awning for clusterboxes, revise renderings for front entrance concept, provide language for all the home sales and placement of different elevations for adjacent homes and homes across from each other, provide renderings for signage for front entrance and provide options for security front gate. Application was continued.

Application ARB # 21-24 (Continued) Applicant: Alan Kaufman, HOA 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 28" 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. New rendering provided with dimensions including 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" is spaced 2 ½" below "The Fairways." Ms. Orlando made a motion to approve the signs. Ms. Marsden seconded the motion which carried. Chair Chimerine abstained and Ms. Siskin objected.

Meeting was adjourned at 9:00 pm

Respectfully submitted,
Alison Chimerine