

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

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

1. **Announcements:** Next meeting is Tuesday April 4, 2023 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 7, 2023 meeting as distributed. Mr. Ramnani seconded the motion which carried.
3. **Board Discussion:**
 - A. **Application ARB # 23-01** Applicant: Patrick Bussett, Engineer and Adrian Diego of Venture Solar. Homeowner: Romond Fung – 26 Bristol Drive, Manhasset, NY 11030. Requests approval for a rooftop solar panel installation on the front of the roof. Application was for advisement. Board requested permission from homeowner for site visit before the next Board meeting and requested information for alternate solar panel placement. Application was continued.
 - B. **Application ARB # 21-21 (Continued)** Toll Brothers Manhasset Crest - 251 Searingtown Road, North Hills, NY 11030. Requests approval for designs of 3 additional homes; the Gershwin on lot 7 only available in one elevation, the Heckscher on lots 24 and 27, available in Modern Farmhouse elevation, and the Salinger on lots 9, 23, 26 and 35, available in Modern Farmhouse and Classic elevations. The applicant has renamed the existing six (6) home styles. The Woodville is now called the Gatsby, the Northport is now called the Sagamore, The Hempstead is now called the Crawley, the Manhasset is now called the Brady, the Fitzgerald has no name change, The Montauk is now called the Vanderbilt. Each of these home styles has three (3) elevation styles

– Contemporary, Modern Farmhouse and Classic and five (5) approved siding colors, two (2) brick colors, and one (1) stone veneer. No (2) two homes of the same elevation style shall be permitted to be neighbors directly in front of nor side by side. No (2) two homes of the same color siding shall be permitted to be neighbors side by side. A previous conditional approval was made with request for revised renderings to be provided for review with the following changes: 1) the Salinger in both the Modern Farmhouse and the Classic with the gable vents were revised to be the same size on the front elevation, 2) on the rear elevation of all homes, the landing outside the sliding glass doors was revised to be 6’ wide x 3’ deep minimum in the same material as front elevation steps with railings on both sides, 3) rear patio dimensions to be provided (Patios are not included with the base house and will have to appear before the Board on a case by case basis), 4) The glass panel next to the sliding glass door is “fixed” on the rear elevation on the Gershwin, **the steps must remain the width of the 3 window panes with railings on each side as shown on plan A10.0 submitted in October 2022,** 5) the windows on the rear elevation second floor of the Salinger were revised to be more centered, 6) **a new plot plan with accurate information is to be provided.** All ARB approvals for Manhasset Crest are pending zoning compliance or approval from Board of Appeals.

C. New Business

1. Solar Panel Application Guidelines to include the following:
 - a. NO solar panels may be installed on the roof on the front of the house. Front of the house is determined by the elevation of the house facing the street.
 - b. NO solar panels may be installed on the grounds of any home.
 - c. HOA approval is required from President or other officer of the Association or Board.

Meeting was adjourned at 8:35 pm

Respectfully submitted,

Alison Chimerine