

AGENDA
ARCHITECTURAL REVIEW BOARD
VILLAGE OF NORTH HILLS
APRIL 5, 2022
7:00 P.M.
VILLAGE HALL

- 1. Announcements**
- 2. Approval of Minutes** – March 1, 2022
- 3. Approval of Amended Minutes** – November 30, 2021, December 7, 2021 and February 1, 2022
- 4. For Board Discussion:**
 - A. Application ARB #22-06 Applicant and Homeowner: Hallie Mohel and Frank Cardinale – 110 Windsor Gate Drive, North Hills, NY 11040. Requests approval for replacement of 7 windows and 2 doors with 7 Andersen 100 series windows, Andersen 200 series patio slider, front door manufactured by Feather River and Andersen storm door. (This application is the same “model home type” as the previous ARB #21-07 – 120 Windsor Gate Drive window application.)
 - B. Application ARB #21-21 (Continued) Applicant: Dan Masterson, Toll Brothers – Division Vice President, NY Metro Long Island Region, Kit Thackery, Architect. Owner: Manhasset Bay Group – 251 Searingtown Road, North Hills, NY 11030. Requests approval for building materials to be used for Manhasset Crest retaining walls.
 - C. Application ARB #21-19 (Continued) Applicant and engineer: Hooshang Nejathaim HN Engineering, PC. Homeowner: Judy Lipstein – 25 Cherrywood Lane, North Hills, NY 11030. Requests approval to install pergola and replace existing wood deck and railing with Azek decking and wrought iron railing.
 - D. Application ARB #22-04 Applicant: Ronald Zakary Architect, RZ Architecture & Design. Homeowners: Manish and Neetu Vaswani – 354 Baltustrol Circle, North Hills, NY 11576. Requests approval for replacement of rear deck with stairs and terrace below. Addition of small hedge row at rear of deck and evergreen screening by new AC condensing units and generator. Replacement of second floor double hung windows with casement to meet egress. Two upper foyer double hung windows to be replaced with single picture window. Two pair of West side living

room windows and transoms to be replaced with six-foot long double hung windows without transoms. Replacement of rear family room French doors with transoms with a 3 wide x 8' high French door combination. Family room triple double hung windows to be replaced with same 3 wide x 8' high French door.

- E. Application ARB #22-05 Applicant and Homeowner Shengjin (Brian) Yang and Weijuan Chen – 15 Bristol Drive, North Hills, NY 11030. Requests approval for installation of an exterior chandelier and landscaping plan including plants and lights.

- F. Application ARB #22-07 Applicant and Homeowner: William J. Bailey Jr. – 10 Esquire Court, North Hills, NY 11576. Engineer: Xiaojun Wang. Requests approval for conversion of existing 2nd floor attic space to a master bedroom suite, conversion of 1st floor master bedroom to a family room with opening to exterior with patio doors and an exterior remodel with new windows patio doors, deck railings, sconce lighting and stucco exterior wall surfaces. (This is a continuation of previous application ARB #20-08)

5. Unfinished Business

6. New Business