

MINUTES  
ARCHITECTURAL REVIEW BOARD  
VILLAGE OF NORTH HILLS  
APRIL 5, 2022 @ 7:00 PM  
VILLAGE HALL

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

1. **Announcements:** Next meeting is Tuesday May 3, 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 amended minutes from the March 1, 2022 meeting as distributed. Amendment to the minutes for ARB # 21-21 to include "All ARB approvals for Manhasset Crest are pending zoning compliance or approval from Board of Appeals." Mr. Zaken seconded the motion which carried.
3. **Approval of Amended Minutes:** Ms. Siskin moved that the board accept the **amended** minutes from the November 30, 2021, December 7, 2021 and February 1, 2022. Amendment to the minutes for ARB # 21-21 to include "All ARB approvals for Manhasset Crest are pending zoning compliance or approval from Board of Appeals." Ms. Marsden seconded the motion which carried.
4. **Board Discussion:**
  - A. **Application ARB # 22-06** Applicant/Homeowner: Hallie Mohel and Frank Cardinale – 110 Windsor Gate Drive, North Hills NY 11040. Requests approval for replacement of 7 windows (100 Series) and 1 sliding glass door (200 Series) and front storm door (3000 Series) manufactured by Andersen in the color Dark Bronze. Master bedroom window, rear elevation existing (4) panel slider windows to be replaced with (3) panel casement windows to meet NYS egress code. Front bedroom, front elevation existing (4) panel slider windows to be replaced with (3) panel casement windows to meet NYS egress code. The first floor, front elevation kitchen window (4) four panel slider to

be replaced with (3) three panel casement windows. Bedroom window, front elevation, over the garage, existing (2) panel slider to be replaced with (1) pane 34" x 30" casement window and (1) pane 10" x 30" fixed window to meet NYS code. Front elevation bathroom window to be replaced like for like, with slider. Rear elevation dining room window to be replaced, like for like, with double hung windows. All windows to be Dark Bronze by Andersen. Existing window openings not to be altered. The Gates Board of Managers reserves the right to request at any time the interior side of the frames be painted the approved color brown. The front door will be fiberglass 4 panel door with lunette by Feather River in the color Tudor Brown. Approval letter from Allison Forrester, The Gates Board president was received. Ms. Siskin made a motion to approve the new windows and doors. Ms. Marsden seconded the motion which carried.

B. **Application ARB # 21-21 (Continued)** Applicant: Dan Masterson, Toll Brothers – Division Vice President, NY Metro Long Island Region. Owner: Manhasset Bay Group, Inc. – 251 Seasingtown Road, North Hills 11030. Requests approval for Natural Stone New York Blend to be used for Manhasset Crest's 15 retaining walls. Mr. Zaken made a motion to approve the Natural Stone materials. Ms. Marsden seconded the motion which carried. All ARB approvals for Manhasset Crest are pending zoning compliance or BOA approval.

C. **Application ARB # 21-19 (Continued)** Applicant and Engineer: Hooshang Nejathaim HN Engineering, PC. Homeowner: Ludy Lipstein – 25 Cherrywood Lane, North Hills, NY 11030. Requests approval to install Shadetree aluminum pergola in white, wrapped in Azek, and replace two existing wood decks with Azek PVC decking in the color Autumn Chestnut, replace a wood walkway with Azek decking in the color Autumn Chestnut and replace white railings around the decks with Black wrought iron railings with Azek Autumn Chestnut handrail. Approval letter received from Alex Keller, VP of Gracewood Board of Directors. Applicant provided a full color rendering and material samples. Ms. Siskin made a motion to approve the pergola and replacement deck and railing materials Ms. Orlando seconded the motion which carried.

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 of replacement of rear deck with Trex Transcend 1” grooved edge board in the color Spiced Rum. The deck railing with Trex Transcend in classic white. Deck screen walls match existing white Azek slats. Underside of deck will have white V groove ship lap. Deck stairs to have Trex Transcend spiced rum steps with white railing. Addition of small hedge row at rear of deck and evergreen screening by new AC unit and generator. Replacement of second floor double hung window with casement to meet NYS egress code. All replacement windows to be Andersen Series 400 in white. 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. Replacement of rear family room French doors and transoms with 3’ wide x 8’ high French doors. Bluestone pavers to be placed under deck to create patio. Replacement of Garage door to match existing style and color Almond with Clopay steel premium series, Sunset series with arched glass. Roof to match existing GAF Timberline HD in the color Shakewood. Replacement of any existing clapboard to match existing per Links requirement. Approval letter provided from Nitin Gupta, Vice President Links at North Hills HOA Board. Ms. Siskin made a motion to approve the deck, stairs, landscaping, windows and French doors. Mr. Zaken seconded the motion which carried.

E. **Application ARB # 22-05** Applicant and Homeowner: Shengjin (Brian) Yang and Weijuan Chen – 15 Bristol Drive, North Hills, NY 11030. Requests approval for installations of a Hinkley Lighting exterior chandelier Model 29208SQ Sawyer large 9 light Aged Zinc, in the color Sequoia with Iron rust accents. Installation of front driveway using Kingscourt Toffee/Onyx paving bricks in the color Ruby. Installation of backyard bluestone by Cambridge in the color Blue. Installation of shrubs according to landscaping plan including 5 different style of lights. Approval letter received from Thomas McManus, President, The Hamlet Board of Directors. The applicant was given direction to provide an alternative exterior chandelier. Requests made for the applicant to provide more information on requested landscape lighting, landscape placement and driveway design and materials and provide clearer rendering of front and rear elevations. The application was continued.

F. **Application ARB # 22-07 (Continued from ARB # 20-08)** Applicant and Homeowner: William J. Bailey Jr – 10 Esquire Court, North Hills, NY 11576. Engineer: Xiaojun Wang. Request approval for Front double entrance door by Therma-tru / smooth fiberglass Style S5720XJ-SDLF – 5 Lite Flush- Glazed in Black with frosted glass, Side and rear entrance doors by Therma-tru / smooth fiberglass Style S81XK. full height 8’ narrow lite in Black Pulse with center frosted glass pane. Garage Door by CHI – Studio Collection in Full View Aluminum with frosted glass and powder coated Black frame. Exterior remodel with Decoplast Acrylic Stucco in White. Roof shingles by GAF Timberline HDZ in Charcoal. Existing composite decking by Timber tech Style Edge Prime+ in Sea Salt Gray to remain. Replace deck railing by View Rail Style Signature series aluminum rod railing in Black powder coated finish. Replace exterior wall mount lights by WAC Lighting Style Bandeau WS-W21116 16” Aluminum outdoor wall sconce with diffuser in Black. New aluminum coil gutters, leaders and capping by Spectra systems in the color Black. Ms. Orlando made a motion to approve the following items – front entrance double doors, side and rear doors, garage door, Exterior wall stucco, GAF roof shingle, View Rail deck railing, Wac lighting wall mount lights, Spectra gutters, leader and capping. Ms. Marsden seconded the motion which carried. Applicant was requested to provide the exact number and location of each exterior light, a window schedule with the description, dimension and location of each window and skylight, a glass door schedule to include dimension and location of each sliding glass door. Application was continued.

Meeting was adjourned at 9:30 pm

Respectfully submitted,  
Alison Chimarine