

MINUTES
ARCHITECTURAL REVIEW BOARD
VILLAGE OF NORTH HILLS
MAY 2, 2023 @ 7:00 PM
VILLAGE HALL

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

1. **Announcements:** Next meeting is Tuesday June 6, 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 April 4, 2023 meeting as distributed. Mr. Ramnani seconded the motion which carried.
3. **Board Discussion:**
4. **Application ARB # 23-01** (continued) Applicant: Adrian Diego of Venture Solar. Homeowner: Romond Fung – 26 Bristol Drive, Manhasset, NY 11030. Requests approval for revised PLAN B for the installation of 31 rooftop solar panels with no visible rooftop conduit. Plan consists of 7 panels located on the garage roof, 12 panels on the front facing roof on the northwest side of the home, no panels on the front facing roof on the southeast side, 12 panels on the rear facing roof on the northern most side. A new letter was received from Thomas McManus, HOA President at The Hamlet approving the additional solar panels. Mr. McManus agreed to review all future homeowner solar panel applications; he will provide an approval letter and an approved aerial view showing the designated location of each solar panel and conduit prior to requesting ARB approval. Ms. Siskin made a motion to approve the panels. Ms. Orlando seconded the motion which carried. Chairman Chimerine abstained.
5. **Application ARB #20-01A** (continued) Applicants and Homeowners: Bini and Colleen Varughese, Architect: Joseph Gallinaro, R.A. – 40 IU Willets Road, Roslyn, NY 11576. Request amendment to prior approval of the exterior modifications to the home including the installation of two reverse roof gables with white trim in front of home, installation of front portico with pitched roof and white trim, new roof over the garage doors. Remove existing roof and replace with asphalt shingles by Owens Corning shingles in the color Estate

Gray. Remove existing cedar siding and install James Hardie board in the color Arctic White around the whole house. Front of house James Hardie Shingle straight siding, side and back of house James Hardie Plank Cedarmill Siding, interior roof gables Board and Batten siding. Remove and replace all windows with Andersen Series 400 in Black. All window trim and molding finishes to be White Azek. Remove and replace all gutters and leaders in White aluminum by Englert. Front portico 8 x 8 square columns wrapped in white Azek atop stone façade bases by Rock Ridge – Titanium Black Broken Face Quartzite Ledger Panel. Dusk to dawn wall lantern sconces – Mauvo Canyon Collection Black Outdoor with seeded glass – Two (2) on portico columns and two (2) on back of house on either side of the double doors. 6" Canless Recessed lighting inside portico ceiling by Halo HLBSL and inside ceiling over garage doors. Portico landing material as existing grey slate. Front door hardware by Schlage Century Encode Smart Wifi Deadbolt Door Lock in Matte Black. The brick chimney will be painted Benjamin Moore Grey. Revised rendering showed new peak on the portico, the stone base of front pillars, a photo of the new front door with lights and hardware, a window schedule and house numbers installed above the garage doors. Rear deck to remain as existing. Ms. Siskin made a motion to approve the panels. Mr. Zaken seconded the motion which carried.

6. **Application ARB #23-05** Applicant: Larry Buschemi, Select Expediting, Architect: Sal Ferrara, Owner: LaGuardia Steel, LLC. 3333 New Hyde Park Road, New Hyde Park, NY 11040. Requests approval for design of 3 aluminum ground signs in light grey with ¼" raised black plastic numbers and letters per drawings received May 2, 2023. Sign 1 dimensions to be 120" across by 61" high and mounted on a 36" high wall wrapped in Gray cultured stone by Eldorado Stone. Sign 2 dimensions to be 72" across by 36" high mounted on (2) two 16" x 16" piers, 36" high, wrapped in Gray cultured stone by Eldorado Stone. Sign 3 dimensions to be 72" across by 36" high mounted on (2) two 16" x 16" piers, 36" high, wrapped in Gray cultured stone by Eldorado Stone. Sign 1 to be ground illuminated with two black fixtures by RAB, signs 2 and 3 to be ground illuminated with one black fixture by RAB. Applicant could not provide exact location of each sign at meeting time. Location of each sign to be reviewed by the Village of North Hills Building Department. Size of each sign to be reviewed by the Village of North Hills Building Department. A motion was made by Mr. Ramnani to approve the design only of the 3 signs per the revised renderings

provided at the meeting. Ms. Siskin seconded the motion which carried. Mr. Zaken abstained.

7. **Application ARB #23-04** Applicant: Michael Palladino, R.A., Homeowners: Michael and Rosanne Breen – 9 Cherrywood Lane, Manhasset, NY 11030. Requests approval for exterior design elements related to restoration and reconstruction of residence. Approval letter received from Leonard Licari, President, Gracewood at North Hills. James Hardie lapped clapboard horizontal siding, light cedar graining, 5" painted Cliffside Grey by Benjamin Moore to be installed. Front columns are recessed panel square composite by HB & G in the color Brilliant White by Benjamin Moore. The portico platform and steps to be New York bluestone topping concrete platform and grey thinstone risers. All windows, doors trim and crossheads to be Versatex composite panel boards, fascia, soffits painted Brilliant White by Benjamin Moore. All gutters and leaders to be White aluminum, crown type profile. Main entrance doors Traditional paneled double door and sidelite painted Essex Green by Benjamin Moore. Two (2) Garage doors 8" wide, white composite carriage style paneled doors by Clopay. Windows and French doors by Marvin Ultimate Casement windows and French doors simulated divided lites. The roof will be Tamco Heritage Architectural Asphalt Roof shingles in the color Virginia Slate. The rear deck 23' x 21' to be Trex Transcend Series 6" wide decking in the color Island Mist, Trex handrail in the color Island Mist with White newel posts and black balusters, no post caps. Ms. Siskin made a motion to approve the exterior modifications. Mr. Ramnani seconded the motion which carried.

8. Unfinished Business

9. New Business

Meeting was adjourned at 8:30 pm

Respectfully submitted,

Alison Chimerine