

MINUTES  
ARCHITECTURAL REVIEW BOARD  
VILLAGE OF NORTH HILLS  
MAY 3, 2022 @ 7:00 PM  
VILLAGE HALL

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

1. **Announcements:** Next meeting is Tuesday June 7, 2022 at 7:00 PM.
2. **Approval of Minutes:** The meeting was called to order at 7:02 PM. Ms. Siskin moved that the board accept the minutes from the April 5, 2022 meeting as distributed. Ms. Marsden seconded the motion which carried.
3. **Board Discussion:**
  - A. **Application ARB # 22-08** Applicant: Mariana Perilla of Evan Chan, Architect P.C. Homeowner: Ka Wai Chan - 60 Windsor Gate Drive, North Hills NY 11040. Requests approval for replacement of 4 windows with 3 Pella Lifestyle casement windows and 1 double hung window and 1 rear patio door with a Pella Lifestyle double sliding door all in the color Brown. Front elevation second floor bedroom window existing (4) panel slider windows to be replaced with (3) panel casement windows to meet NYS egress code. Front elevation first floor kitchen window existing (4) four panel slider to be replaced with (3) three panel casement windows. Rear elevation dining room window to be replaced, like for like, with double hung windows. Rear elevation Master bedroom window existing (4) panel slider windows to be replaced with (3) panel casement windows to meet NYS egress code All windows to be Brown with white interior. Existing window openings not to be altered. All other existing windows to remain. 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. A conditional approval letter from Allison Forrester, The Gates Board president was received. Mr. Zaken made a motion to approve the new windows. Ms. Marsden seconded the motion which carried.

- B. Application ARB # 22-10** Applicant: Frank Petruso Architect, P.C. Homeowner: Aspasia (Sue) Scarpitti – 100 Windsor Gate Drive, North Hills, NY 11040. Requests approval for replacement of 2 second story, front elevation fixed windows with Andersen 400 Series casement windows in the color Dark Bronze and the installation of a double entry Pella 6-panel fiberglass front door in the color Tudor Brown by Benjamin Moore with door lock set by Delaney Model Capri # 240803 in Bright Brass. Request made to replace the existing storm doors with full glass Provia Deluxe Model #397 in Tudor Brown with Bright brass lever door handle. All existing window and door trim to remain. A conditional approval letter from Allison Forrester, The Gates Board president was received. Ms. Siskin made a motion to approve the 2 Andersen casement windows in Dark Bronze, double entry front doors in Benjamin Moore Tudor Brown with Delaney door lock set in bright brass. Mr. Zaken seconded the motion which carried. Applicant received a conditional approval for the storm doors with bright brass lever handle pending receipt of color samples of the front door and the storm door to confirm matching colors.
- C. Application ARB # 22-09** Applicant: Gerald J. Caliendo, RA. Owner: Peter Braito Equity Member – North Hills County Club, 200 LIE N. Service Road, North Hills, NY 11030. Requests approval for the installation of a new canvas awning and galvanized pipe framing system for the North (rear) side of the main Clubhouse patio. Applicant provided a full color rendering and material sample of the awning. Ms. Siskin made a motion to approve the galvanized pipe framing system, with the 10 support posts to be wrapped in white 6” round Azek, with a new Royal Blue canvas awning with matching NHCC logos. Ms. Marsden seconded the motion which carried.
- D. 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 replacement of windows, sliding glass doors, front and rear doors and exterior lighting. West elevation black double entry front door by Therma Tru Style S5720XJ-SDFL2 and side entrance black door style S81XK with frosted glass. West elevation garage door by CHI – Studio Collection Black powder coated frame with frosted glass. All windows and sliding glass patio doors by Pella Architectural Reserve Series

with black frames. Six (6) sliding glass doors on first floor including four (4) on East elevation, one (1) on North elevation and one (1) on South elevation. Eleven (11) windows on first floor including one (1) fixed window on South elevation, four (4) fixed windows on West elevation, one (1) fixed window on North elevation, one (1) casement window on North elevation, two (2) casement windows on West elevation, two (2) casement windows on East elevation. Sixteen (16) windows on second floor including five (5) fixed windows on West elevation, one (1) awning window on West elevation, one (1) fixed window on East elevation, five (5) casement windows on North elevation, two (2) casement windows on South elevation, and two (2) casement windows on East elevation. Addition of ten (10) black, outdoor wall sconces with glass diffuser by Wac Lighting style 16" Bandeau WS-W21116 and four (4) white, exterior 180-degree dusk/motion flood lamps by Defiant. Ms. Siskin made a motion to approve the windows, sliding glass doors, front and rear door and exterior sconces and security lighting as indicated on provided drawings. Ms. Marsden seconded the motion which carried.

Meeting was adjourned at 8:40 pm

Respectfully submitted,  
Alison Chimerine