

MINUTES  
ARCHITECTURAL REVIEW BOARD  
VILLAGE OF NORTH HILLS  
AUGUST 6, 2024 @ 7:00 PM  
VILLAGE HALL

BOARD MEMBERS PRESENT: Chair Alison Chimerine, Ms. Orlando, Mr. Zakin and alternate Mr. Garibaldi.

1. **Announcements:** Next meeting is Tuesday September 10, 2024 at 7:00 pm. The Board requests future meeting dates be held on the second Tuesday of the month.
2. **Approval of Minutes:** The meeting was called to order at 7:00 pm. Ms. Orlando moved that the board accept the minutes from the July 2, 2024 meeting as distributed. Motion carried.
3. **Board Discussion:**
4. **Application ARB # 24-07** Applicant/Engineer: Xiaojun Wang Homeowner: William J. Bailey Jr., 10 Esquire Court, Roslyn, NY 11576. Requests approval for revisions to May 2, 2022 ARB approved plans. Requests approval to keep the original side door and paint in Black instead of replacing the door. Requests approval to paint the existing red brick chimney, located on the rear of the house, the color Black. Requests approval to change the color of the 4 perimeter security lights to Black from approved white, with the exception of the light over the garage door which is to be painted to match the color of the home. Mr. Zakin made a motion for approval for the original side door painted black, the chimney painted black, and the security lights in black, with the light over the garage to be painted to match the home. Mr. Garibaldi seconded the motion which carried.
5. **Application ARB # 24-08** Applicant: James Smiros AIA, Partner and Sean D'Costa, Project Manager, Smiros & Smiros Architects, LLP Homeowner: 471 Greenbriar, LLC, 471 Greenbriar Court, Roslyn, NY 11576. Links HOA President

William Kayen in attendance. Applicant requests approval to install a new, liquid cooled generator in HOA recommended location on the west side of the residence camouflaged with SKIP Laurel plantings. Requests approval to remove one existing basement utility window and replace with egress window and window well. Requests approval to modify existing rear deck and replace the decking and add new stair steps with Timbertech Advanced PVC in the color Cypress, replace the railing with Timbertech Classic Composite Series Railing System, Trademark Rail in White. The deck posts, girders, fascia and stringer to be painted Benjamin Moore Navajo White OC-95. Any replacement siding to be painted Benjamin Moore Richmond Bisque HC-177. The new stoop and paver to be Stonewood Products, 2" bluestone slab, Natural Stone. A letter of approval signed by William Kayen, President of The Links at North Hills HOA was received. Mr. Kayen was also in attendance to approve the materials, and he will also provide a list of approved materials and colors for exterior changes to the Village. ARB Minutes from February 2, 1993 were provided by Sean D'Costa as a reference for color choice. At this time, no other windows and no doors will be changed. Mr. Zakin made a motion for approval of the installation of the generator, the updated egress window and well and the deck and railing modifications and staircase addition. Mr. Garibaldi seconded the motion which carried.

#### 6. New Business

Meeting was adjourned at 8:15 pm

Respectfully submitted,  
Alison Chimerine

ARCHITECTURAL REVIEW BOARD

DATE: February 2, 1993

PLACE: Village Hall

BOARD MEMBERS PRESENT: Messrs. Hirsch, Markiewicz & Prowler; Mrs. Hammer

The Chairman called the meeting to order at 8:05 p.m. Mr. Markiewicz moved that the minutes be accepted as distributed. Mrs. Hammer seconded the motion which passed unanimously.

Applications 1336, 1337, 1338 & 1339, Messrs. Perna and Cannella appeared for The Links. The Board agreed to hear the presentation for all four applications as a single package since the stipulations would cover all four units and proposed building permits.

The applicants made the following stipulations:

on all units with walk-out basements the siding will be brought to grade with no exposed unfinished foundations higher than the normal 12-18 inches usually left which will be hidden by foundation plantings;

no decks will touch or abutt other decks or will have any adjustment in size or configuration other than what is clearly shown on the plans submitted; no decks will be allowed within 10 feet of one another; no decks will be enlarged in size, shape or configuration without explicit approval by this Board; approvals will only be considered deck-by-deck and no blanket approvals will be granted;

All materials and colors will match exactly the materials of the existing buildings at The Links and as approved originally by this Board including:

GAF Timberline "Cedarblend" roof shingles;  
1 x 8 clear cedar siding (clapboard) 5 1/2-5 3/8 exposure to match existing cedar siding on previous phases of The Links;  
Benjamin Moore "Richmond Risque" opaque stain on siding;  
All trim - pine; trim painted Benjamin Moore "Navajo White";  
Vermont pecan and white stone mixture;  
Eagle or Anderson aluminum clad wood windows - double hung, french doors, and fixed and all with removable muntins;  
fir plywood soffit to match in color and material;  
garage doors same as existing in wood painted "Navajo White";  
driveways edged in Belgian Block;  
walkways - brick pavers;  
front entry doors - paneled wood doors of same design and manufacture as existing doors;  
wood louvered vents painted to match;  
decks - treated pine; deck railings of fir painted;  
chimneys faced with stone where applicable; chimneys faced with clapboard where applicable;

Finally, all previously agreed to stipulations as to color or materials as listed in minutes of previous meetings of the Board regarding The Links (of all phases) will be in full effect for this final phase of the project.

The Board made it clear to the applicants that any changes or alterations or deviations from the plans submitted or stipulations agreed to as set forth in these minutes, no matter how minor or seemingly insignificant, must come back before the Board.

Mrs. Hammer moved that the Board grant its consent to the issuance of building permits for applications 1336, 1337, 1338 & 1339 based on plans submitted and all stipulations made. Mr. Prowler seconded the motion which carried unanimously.

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

John E. Hirsch