

MINUTES
ARCHITECTURAL REVIEW BOARD
VILLAGE OF NORTH HILLS
MARCH 11, 2025 @ 7:00 PM
VILLAGE HALL

BOARD MEMBERS PRESENT: Chair Alison Chimerine, Ms. Marsden, Mr. Zaken, Mr. Ramnani, and alternate Mr. Garibaldi.

1. **Announcements:** Next meeting is Tuesday April 8, 2025 at 7:00 pm.
2. **Approval of Minutes:** The meeting was called to order at 7:00 pm. Mr. Ramnani moved that the board accept the minutes from the February 11, 2025 meeting as distributed. Mr. Garibaldi seconded the motion which carried.
3. **Board Discussion:**
4. **Application ARB # 25-04** Applicant: Bruce Spenadel Architect, P.C. Homeowner: Estelle Weiss, 43 Doral Drive, Manhasset, Ny 11030. Requests approval to remove existing front elevation greenhouse structure and replace with new structure. Exterior wall material 3 ½" wide x ¾" thick tongue and groove pine vertical siding in Sherwin Williams custom "Fairway Exterior Beige" to match the existing. The trim and soffits to be Azek in Benjamin Moore Chocolate Brown 2107-10. The gutters and leaders to be Benjamin Moore Chocolate Brown 2107-10. All four (4) windows will be the same dimensions Andersen 400 series casement in Teratone Brown color. The roof will be GAF Timbertex Hickory color asphalt shingles to match existing. A letter of approval signed by Alan Kaufman, President, The Fairways at North Hills was received. Mr. Ramnani made a motion for approval of the new replacement design and materials. Mr. Zaken seconded the motion which carried.
5. **Application ARB # 25-03** Applicant: Nicole Muszynski of Gerald J. Caliendo Architects Owner: Summit at High Point HOA, 225 Power House Road Roslyn Heights, NY 11577. Requests approval for exterior changes to existing Guard House. This will supersede existing application ARB #19-10. Remove window and existing door on North elevation and replace with 72 x 80 Eris Matte Black sliding glass door. Remove existing door on South elevation and replace with 36 x 80 Eris Matte Black Single Patio Glass door. Remove existing exterior brick and stone and replace with Stone Henge quartzite English pattern stone in Pearl around the base of the Guard House and base of the columns. Add Stone and Tile Blue Limestone as sill trim above the quartzite. Install 4" Black Aluminum K-Style gutters and leaders. Replace soffit with warm brown IPE wood paneling and fascia in Douglas fir wood painted black. Install IPE wood paneling on the upper part of the Guard House and columns. Install three (3) new exterior fixtures by Kichler, Model# 49475RZ Rubbed Bronze South Hope Outdoor wall lights. One (1) on each side of the sliding glass door on the North elevation, and one (1) alongside the glass patio door on the South elevation. Camouflage the exterior electric panel with Don Edwards "Rodeo" color DEA-163, or relocate to the inside of the guard house. A

recommendation was made to replace the red brick wall along the entranceway with matching quartzite stone in Pearl to be used on the Guard House. Any other choice for the brick wall should be presented to the ARB. A letter of approval signed by Michael Resnick, President, High Point Properties Association was received. Mr. Zaken made a motion for approval of the new replacement design and materials. Mr. Ramnani seconded the motion which carried.

Meeting was adjourned at 8:30 pm

Respectfully submitted,
Alison Chimerine

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