

MINUTES  
ARCHITECTURAL REVIEW BOARD  
VILLAGE OF NORTH HILLS  
APRIL 4, 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 May 2, 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 March 7, 2023 meeting as distributed. Mr. Ramnani seconded the motion which carried.
3. **Board Discussion:**
  - A. **Application ARB # 23-01** (Continued) Applicant: Adrian Diego of Venture Solar. Homeowner: Romond Fung – 26 Bristol Drive, Manhasset, NY 11030. Requests approval for a rooftop solar panel installation. Board requested information for alternate solar panel placement and applicant moved some front facing panels to the rear roof. The Board made additional suggestions to relocate 16 panels from the right side of the front facing roof to either the rear of the roof, or on either side of the garage roof or on the rear facing roof of the front entrance portico. Applicant said they would do a shade study to see what works best and return with new positions for the panels. A new letter from the HOA approving the additional solar panels was requested. **The application was continued.**
  - B. **Application ARB #21-18** (Continued) Applicant: Diana LaSpisa of Morano Expediting Services. Homeowner: Minghua Hu – 52 Stone Hill Drive South, North Hills, NY 11030. Requests approval for rear addition to be Series 230 Cathedral Design Four Season Sunroom 18' 9" x 15' 7 3/8" with fourteen (14) 3' vinyl glass windows and fourteen (14) glass kick windows and 6' French swing out doors and a full glass roof. White lever door handles to be installed on the doors. Sunroom glass roof system and frame by Four Seasons Sunrooms. White aluminum trim on sunroom and roof frame. Windows all have white frames and white molding. Fascia with white aluminum gutters and leaders. The existing home color closely matches Sherwin Williams Greyish HGSW6001. The home has Benjamin Moore Linen white gutters, leaders, windows and painted decks with painted railings. The new deck landing and stairs addition to be 3' 6" x 6' 6" and match existing in Linen white. Approval letter from Leon Billis, Stone Hill HOA President received.

Applicant provided a clear photo of the existing rear of the home and part of the side elevation, along with a full color rendering of the proposed sunroom and deck addition. Trex material will not be used on this application in lieu of pressure treated wood. **Ms. Siskin made a motion to approve the exterior modifications with the materials selected. Ms. Orlando seconded the motion which carried.**

- C. **Application ARB #21-21** (Continued) Applicant: Zach Mongiovi, Architectural Business Partner, Toll Brothers Manhasset Crest - 251 Seasingtown Road, North Hills, NY 11030. Requests Gatehouse approval, whitewash brick color scheme option and rear elevation steps on the Gershwin on lot 7 only available in one elevation. Each of the home styles has three (3) elevation styles – Contemporary, Modern Farmhouse and Classic and five (5) approved siding colors, two (2) brick colors, and one (1) stone veneer. No (2) two homes of the same elevation style shall be permitted to be neighbors directly in front of nor side by side. No (2) two homes of the same color siding shall be permitted to be neighbors' side by side. **Ms. Siskin made a motion for painted White Brick to be added to the list of color options which will follow the previously established exterior house color directives. Ms. Marsden seconded the motion which carried.** A previous condition was made for the rear landings at the sliding glass doors. The rear landings will be the width of the sliding glass doors (approx. 8' wide x 3' deep) with railings on either side, and for houses with a stationary glass pane next to the sliding glass doors the landing will be the width of the three glass panes (approx. 12' wide x 3' deep) with railings on both sides using the same material at the front steps landing. **Ms. Orlando made a motion for the revised rear landings. Mr. Ramnani seconded the motion which carried.** The Gatehouse drawings (Gatehouse Scheme 1 page A8.0 dated April 4, 2023) were reviewed. **A motion was made by Mr. Ramnani to approve the Gatehouse as per the drawings. Ms. Siskin seconded the motion which carried.** All ARB approvals for Manhasset Crest are pending zoning compliance or approval from Board of Appeals.
- D. **Application ARB #23-02** Applicant: Scott Simin, Sales and Victor Tacik, Designer and Engineer of Sunation Energy. Homeowner: Kevin Chin – 47 Bristol Drive, Manhasset, NY 11030. Request approval for rooftop solar panel to include 2 panels on the garage, 20 panels on the upper right side, south facing roof, and 9 panels on the left side roof. All the conduit will go through an attic access point. There will be NO conduit on the outside of the house. The house has a high elevation and roof not visible from street level. Approval letter received from Thomas McManus, President, The Hamlet Estates. **Ms. Siskin made a motion to approve the panels. Ms. Orlando seconded the motion which carried. Ms. Chimerine abstained.**
- E. **Application ARB #23-03** Applicant and Homeowner: Hyegyung Kim – 5 Bristol Drive, Manhasset, NY 11030. Assistant Sea Chung. Request approval to maintain roof over portico at side entrance and replace existing deck and railings. Proposed Trex materials to be used as follows. Trex composite decking in Island Mist Model # IMT90000, Trex railing components to include, Black Aluminum balusters Model # BKTA30RBK, White crown top rails in Model # XXCROWNTR06, White Bottom Rail Model # XXUNIVTRB06,

White Post sleeve Model # XX040439APS, White Flat Post Sleeve Cap Model # PWTSQCAP4X4. Existing posts supporting the roof to be wrapped in white Trex to match. Roof to remain as is, if in sound condition. Approval letter received from Thomas McManus, President, The Hamlet Estates **Mr. Ramnani made a motion to approve the replacement of the portico decking and railings. Ms. Siskin seconded the motion which carried.**

- F. **Application ARB #20-01A** 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. The remove and replace roof with asphalt shingles by Owens Corning, Estate Gray. Remove existing cedar siding and install James Hardie board in the color Arctic White around the whole house. All window trim and molding finishes to be White Azek. Remove and replace all windows with Andersen Series 400 in Black. 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. Landing material as existing grey slate. The brick chimney will be painted (color to be determined). A request was made for applicant to return and provide a revised rendering to reflect the suggestions made to include the peak on the portico, the stone base of front pillars, a photo of the new front door, the material list of hardware for the front door and exterior lighting fixtures, the color paint for the brick chimney, a window schedule and house numbers. **The application was continued.**

4. **Unfinished Business**

5. **New Business**

Meeting was adjourned at 9:40 pm

Respectfully submitted,

Alison Chimerine