

MINUTES
ARCHITECTURAL REVIEW BOARD
VILLAGE OF NORTH HILLS
AUGUST 2, 2022 @ 7:00 PM
VILLAGE HALL

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

1. **Announcements:** Next meeting is Tuesday September 6, 2022 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 July 5, 2022 meeting as distributed. Ms. Orlando seconded the motion which carried.

3. **Board Discussion:**

- A. **Application ARB # 22-14** Applicant and Homeowner: Gisele Greenspan
Architect: Ronald Vargo – 34 Stone Hill Drive South, North Hills, NY 11030.
Landscape Architect: Frank Ciardullo Landscapes & Designs, 367 Pond Rd, Locust Valley, NY . Requests approval for design and materials related to installation of swimming pool, rear terraces, plantings and replacement of front walkway and planters. Requesting approval for removal of existing front entry doors, lighting, portico and walls and front entry gate and replacing with new overhang portico with matching roof shingle GAF Ultra Timberline – color Charcoal, two front entry portico columns to be marine grade wood enclosure painted Benjamin Moore Simply White. The base of the columns, two front area flower boxes with lights, to be in Creekside Blend Thin Veneer by Sutherland Landscape Center. Exterior of house to be in Benjamin Moore 1472 Silver Chain, and the addition of quoins on the garage and all trim, gutters and leaders to be in Benjamin Moore Simply White. Existing copper roof over the windows above garages to be painted Benjamin Moore Charcoal Slate HC-178. Front doors to be Clopay double entry, smooth fiberglass collection, in Black, panel style #FS3571 with glass insert clarion frost (**requested color sample and photo of door**). Front door hardware by West Lock premiere Essentials Collection style Mercury exterior satin nickel finish.

Front door entry lighting on both sides of entrance, by Urban Ambiance, model #UQL1331 in Natural Black finish with clear glass. **Light fixture over each garage door to be determined. Garage doors to be determined.** Front landing and steps, front walkway and driveway to be in Pennsylvania bluestone. No front pier lighting. All existing front elevation windows to remain white. Right side elevation of the home to remain as existing. Rear elevation, right side of the home adding 8' sliding glass doors by Marvin Windows model # 80R68 and replacing 2 flanking windows with new openings to match the full height of the new sliding glass doors. No mullions on new windows. 4' high black Eastern Ornamental #6061 T6 aluminum flat top fence around home and rear yard. Pool patio, raised terrace veneer paving with Marimiro stone in Crema Eda sandblasted. Pool to be gunite. **Interior color to be determined.** 2' high retaining wall on far side of pool in crema eda with 3 built in waterfalls. Landscape design as proposed with seven ground flood lights, and twelve step riser lights. Approval letter from Leon Billis, Stone Hill HOA President received. Application was continued until decisions and material samples can be provided.

- B. **Application ARB # 21-21** (Continued) Applicant: Kit Thackery and Zach Mongiovi, Toll Brothers Architects, Jobin Thottam, Toll Brothers LI Project Manager, Owner: Manhasset Bay Group – 251 Searingtown Road, North Hills, NY 11030. Requests approval for design of 3 additional model homes for lots 23 – 27 and for installation of 2 front entrance monuments. Model Home A8.0 Modern Farmhouse needs revision of front elevation for lots 24 and 27. Model Home A9.00 Modern Farmhouse and Model Home A9.10 Contemporary for lots 9, 23, 26 and 35 had no revisions requested. Model Home A10.0 for lot 7 had no revisions. All materials to be same as previously approved Model Homes. Front entrance and front entrance monuments need revisions. Application was continued.

Meeting was adjourned at 9:50 pm

Respectfully submitted,
Alison Chimerine