

MINUTES
ARCHITECTURAL REVIEW BOARD
VILLAGE OF NORTH HILLS
OCTOBER 11, 2022 @ 7:00 PM
VILLAGE HALL

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

1. **Announcements:** Next meeting is Tuesday November 1, 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 September 6, 2022 meeting as distributed. Mr. Zaken seconded the motion which carried.

3. **Board Discussion:**

- A. **Application ARB # 22-17** Applicant: Debra Archer, Permitting Manager and Robert S. Masone, Design Engineer – NY State Solar. Homeowner: Pradeep Gupta – 25A Shelter Rock Road, North Hills, NY 11030. Requests approval for a grid tied, roof mounted solar photovoltaic panel system installation on the front of the roof. Applicant was asked to relocate the panels and provide a 250' radius map. Application was continued.
- B. **Application ARB # 21-21** (Continued) Jobin Thottam, Toll Brothers LI Project Manager. Owner: Toll Northeast V Corp./ Manhasset Crest - 251 Searingtown Road, North Hills, NY 11030. Requests approval for designs of 3 additional homes; the Gershwin on lot 7 only available in one elevation, the Heckscher on lots 24 and 27, available in Modern Farmhouse elevation, and the Salinger on lots 9, 23, 26 and 35, available in Modern Farmhouse and Classic elevations. The applicant has renamed the existing six (6) home styles. The Woodville is now called the Gatsby, the Northport is now called the Sagamore, The Hempstead is now called the Crawley, the Manhasset is now called the Brady, the Fitzgerald has no name change, The Montauk is now called the Vanderbilt. Each of these 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. A motion was made by Mr. Zaken for **conditional approval** of the Heckscher, the Salinger and the Gershwin once requested information and revised renderings are provided for review with the following changes: 1) the Salinger in both the Modern Farmhouse and the Classic with the gable vents revised to be the same size on the front elevation, 2) on the rear elevation of all homes, the landing outside the sliding glass doors will be 6’ wide x 3’ deep minimum in the same material as front elevation steps with railings on both sides, 3) rear patio dimensions and material to be provided for all homes, 4) confirmation needed for the Gershwin rear elevation “fixed” glass door next to the slider, 5) the windows on the rear elevation second floor of the Salinger are to be moved to be more centered, if the interior design allows, 6) a new plot plan with accurate information is to be provided. The motion was seconded by Ms. Siskin which passed. All ARB approvals for Manhasset Crest are pending zoning compliance or approval from Board of Appeals.

C. New Business

Meeting was adjourned at 8:35 pm

Respectfully submitted,

Alison Chimerine