

MINUTES  
ARCHITECTURAL REVIEW BOARD  
VILLAGE OF NORTH HILLS  
SEPTEMBER 6, 2022 @ 7:00 PM  
VILLAGE HALL

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

1. **Announcements:** Next meeting is Tuesday October 11, 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. Mr. Zaken 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. 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 a mix of autumn mist and grey mist stone ledge by Stone University Inc. Exterior of house to be in Benjamin Moore 1472 Silver Chain. Quoins on front elevation on the garage and all home corners, 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 Therma Tru fiber Model 81943 PXC – Classic Oak Collection in the color espresso with 3/4 lite Chord glass panel. Front door hardware by Baldwin, La Jolla handle set in Satin Nickel. Front door entry lighting on both sides of entrance and

lights over garage by Urban Ambiance, model #UQL1331 in Natural Black finish with clear glass. 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. Garage door by Clopay, Canyon Ridge Carriage House 5-layer in white with double pane clear glass windows. 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 Estate 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 in the color light grey marble dust. 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. A motion was made by Ms. Siskin to approve the application. Ms. Marsden seconded the motion which carried.

- B. Application ARB # 21-21 (Continued)** Applicant: Dan Masterson, Toll Brothers – Division Vice President, NY Metro LI Region, Toll Brothers, Owner: Manhasset Bay Group – 251 Searingtown Road, North Hills, NY 11030. Remove the request for approval for design of 3 additional model homes for lots 23 – 27. Requests guidelines for neighboring home styles. Requests approval for installation of front entrance signage and wall monument. Front entry monument wall location on south side of Cypress Hill to have four (4) Delgado, natural NY blend stone piers 4' 10" square by 12' 6" tall with precast concrete base trim and cap and connecting Delgado stone walls with cap. Center wall to have 10' 2" x 4' precast concrete wall tile finish to match wall trim and pier caps. 16" high MANHASSET CREST brushed aluminum letters in the color black will be pin mounted. 2' 4" Manhasset Community Crest acorn logo sign in the color Black will be pin mounted on 3' X 3' precast concrete wall tile same color as trim and cap. Acorn logo to be lowered to be flush with Manhasset Crest logo on center wall. 3' black fence panel by Elite to be installed above precast cap on all walls. Stone piers on either side of the road near gate house with two 12' x 6' black Duragate entry gates in Black, model 12-BS Singlegate. Large light lanterns manufactured by Progress Lighting Boxwood Collection, model P560112-020 in black to be

installed front facing and driveway facing on piers above the acorn logo. BL711 LED micro accent light by Hadco in the color black, will be used for ground lighting. Initially applicant stated they could not replicate monument wall on north side of entrance due to County restrictions for utility easement, basin access and basin fencing. A single 4' 10" square by 12' 6" high pier was proposed for north side of entrance. After discussion with Kevin Cross and Andrew Francia of Tolls Brothers, Dan Masterson indicated there was enough space and provided revised drawings to include the addition of second pier connected by a stone wall on the north side of the entrance to replicate a portion of the south side monument wall. **A motion was made by Ms. Siskin for approval of the revised design including the new pier and wall addition. The motion was seconded by Mr. Ramnani which carried.** The applicant has renamed the 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 home style 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. **A motion was made by Ms. Siskin that 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. The motion was seconded by Mr. Zaken which carried.**

- C. Application ARB # 22-16** – Applicant: Mason Litvinoff, Sunpower Corporation. Owner: Toll Northeast V Corp./Manhasset Crest – 251 Searingtown Road, North Hills, NY 11030. Requests approval for solar panel installation on Gatsby model home at 29 Sequoia Circle. No panels permitted on any forward-facing roof, on any first-floor roof or on the ground. All approvals at Manhasset Crest are conditional. Each applicant will need to provide a copy of the final plan with location of panels for administrative approval from the Building Department and the ARB. Applicant will provide rendering to Village for administrative approval to confirm panel location not forward facing or on first floor roof. **Pending rendering sent to Village, a motion was made by Ms. Siskin for solar panel approval per guidelines set forth. The motion was seconded by Mr. Zaken which carried**

**D. Application ARB # 22-15** Applicant: Ian Shaw Greenberg, RA Homeowner: Jaclyn Rajwan – 135 The Crescent, North Hills, NY 11577. Requests approval for 10' extension of main floor deck. Also requests approval to refinish main second floor deck and third floor deck using Fiberon Good Life Collection flooring in Tuscan Villa color, with 42' Fiberon railing in Brown Countryside color. Approval letter received from Steven Meyer, President Summit at High Point II. Mr. Greenberg has several pending applications for additional decks at the Summit at High Point. He was reminded to provide renderings when changing the deck dimensions or when photos are not complete. Mr. Zaken made a motion to approve the application. Mr. Ramnani seconded the motion which carried.

Meeting was adjourned at 9:35 pm

Respectfully submitted,

Alison Chimerine