

MINUTES  
ARCHITECTURAL REVIEW BOARD  
VILLAGE OF NORTH HILLS  
APRIL 8, 2025 @ 7:00 PM  
VILLAGE HALL

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

1. **Announcements:** Next meeting is Tuesday May 13, 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 March 11, 2025 meeting as distributed. Mr. Zaken seconded the motion which carried.
3. **Board Discussion:**
4. **Application ARB # 25-06** Applicant: John Ren, Truthful Design Homeowners: Rong Zhang & Qin Yong, 26 Meadow Lane, Manhasset, NY 11030. Requests approval to replace wood decking with Timbertech Legacy collection in the color Tigerwood, replace damaged boards on building corners with Azek boards of same color white and replace 2 existing metal gutters with new gutters of same material in white. A letter of approval signed by Rosanne Breen, Director, Gracewood at North Hills was received. Mr. Zaken made a motion for approval of the installation of Timbertech deck replacement boards, gutter and trim replacement. Ms. Orlando seconded the motion which carried.
5. **Application ARB # 25-08** Applicant: Peter Rivadeneira, contractor. Homeowner: Jeri Glaser, 1 Rose Hill Drive, Manhasset, NY 11030. Requests approval for replacement of existing cedar siding with 7 1/4" width Hardie Plank Lap siding in Arctic White, same color as existing. Plank finish with ColorPlus Technology and the texture to be Select Cedarmill. Remove and replace gutters and leaders in white as necessary. Remove and replace trim with white Azek as necessary. Remove fixed picture window with grilles and rounded top and 1 right hand and 1 left hand casement window with grilles on either side, and replace with like for like Marvin windows. Casements to be 20" x 64" with Stone White Clad Sash exterior and center fixed window to be 47"x64" with rounded top. Existing window trim and keystone to remain. A letter of approval signed by Rosanne Breen, Director, Gracewood at North Hills was received. Mr. Zaken made a motion for approval of the installation of Hardie Plank lap siding, gutters and trim windows. Ms. Orlando seconded the motion which carried.
6. **Application ARB # 25-05** Applicant: Tom Coronato, AIA, CXO Architecture PLLC., Damon Scott, Landscape Architect of DSL Huntington, NY. Homeowners: Faeq & Nadia Afridi, 30 Roseanne Drive, Roslyn, NY 11576. Requests approval for work on front roof portico extension, front stoop, patios and retaining walls. All new windows to be Andersen series

400 in white with integrated grille, 7/8" SDL. Front elevation, existing dormers to be removed and replaced with two (2) new dormers with Portland cement stucco, smooth finish clad in color Benjamin Moore Glacier White OC-37 with a new 28x 42 double-hung window with 4" Azek casing in white. New asphalt roof by Certainteed, Landmark Max Def Colonial, Slate. Existing wood roof eave, cornice and soffit to be removed and replaced. Existing gable roof to be extended, new Azek fascia, rake and soffit, stucco clad in Benjamin Moore Glacier White OC-17 and new 42x30 oval picture window to replace existing. Front entrance 1<sup>st</sup> floor existing entry door and sidelites to remain, first floor oval windows on either side of front entry door to be replaced with new 30x42 oval operable windows. 2<sup>nd</sup> Floor balcony with black metal railings. New 36x84 glass swing doors, outswing, performance sill with 16x84 sidelites. Two (2) new 30x36 double-hung windows. New masonry stoop, steps, patio, planters. Four (4) new 18" FRP Classic fiberglass columns, Tuscan Straight w/Astragal #200 in Benjamin Moore Glacier White OC-17. Left elevation, attic, new 28" circular picture window to replace existing. Left elevation basement new 36x48 casement egress window and window well to replace existing. Rear elevation existing dormers to be removed and replaced with two (2) new dormers clad in Portland cement stucco, smooth finish in color Benjamin Moore Glacier White OC-37 with new 28x 42 double-hung window with 4" Azek casing in white. First floor new black metal guardrail. New masonry patio and steps. Veneer at retaining walls by Cultured Stone in Hewn Stone-Span in Arctic. Exterior pavers, steps, top of retaining wall in Pennsylvania Bluestone. New 35x57 double hung windows. New 136x84 multi bi-folding glass doors, outswing, 1L-3R and new 136x20 curved transom to replace existing double doors & transoms. 2<sup>nd</sup> floor new 136x66 fixed picture window. Right elevation new 28" circular picture window to replace existing attic window. Six new Z-Lite # 507PHM-BK-BM, Holbrook 8" wide, 18" high, Black aluminum pier lights with white seedy glass. New landscaping surrounding the home as detailed on schedule. Suggestions made to applicant to return for additional ground lighting approval. Ms. Orlando made a motion for approval of the new design of the front elevation, landscaping, new windows, railings, retaining walls, materials and shrubs. Ms. Marsden seconded the motion which carried.

7. **Application ARB # 25-07** Applicant: Ian Shaw Greenberg, RA – Ian Shaw Architecture, PLLC. Owner: The Hamlet Estates HOA – 31 Shelter Rock Road, Manhasset, NY 11030, Project address: Aldgate Drive, Hamlet Estates, Manhasset, NY 11030. Hamlet Board members in attendance: Allison Wong and Amy Wong. Requests approval for design choices of new community sports courts, swing set and shed. Addition of two (2) Pickleball courts with Tournament Blue and Tournament Green acrylic recreational surface coating by Plush Recreational Coating over asphalt or concrete and one (1) Basketball half court with Tournament Blue acrylic recreational surface coating by Plush Recreational Coating over asphalt or concrete with 'White Line Paint' in similar. The basketball court will have an outdoor, portable, adjustable basketball hoop system by Bison O.A.E. Removal of old shed and addition of a custom built 14'x24' shed, 14' in height by Wood Kingdom West with walls by Haley Paint - Low Luster Acrylic 880 in the color Avocado, white trim and roof with IKO Cambridge roof shingles in Dual Grey, placed on a cement slab in new location. Addition of

a swing set with four (4) swings by SportsPlay in blue frame. The Hamlet Board members will review the materials for the base of the swing set. Removal of thirteen (13) overgrown, diseased or damaged trees to be replaced with fifty (50) trees/shrubs and various landscaping greenery throughout. Excavation of some existing fill and erosion and side yard soil with the addition of new 5' high retaining walls constructed with Versa-Loc stone mosaic with matching cap in Grey. Addition of five (5) 22' tall light poles by Sternberg, Millenia Medium for the courts 2 light fixtures on each pickleball court at center court and 1 light fixture on the basketball half court with down-firing 30"x16" LED fixtures mounted on each pole in the color black to match existing fixtures in the community with color temp to be 4,000K, CRI >70 . New and existing drainage for surface storm water runoff to be diverted to existing retention pond. Repaving existing paved 12' walkway / Emergency Access Road (near new courts) with asphalt and permeable pavers to promote greenery growth. The surrounding chain link fence will be replaced where necessary. Request was made for specific color samples of the new courts and the shed. A letter of approval signed by Thomas McManus, President, The Hamlet Estates Board of Directors was received. Mr. Garibaldi made a motion for approval of the basketball half court, 2 pickleball courts, shed, swing set, lighting and retaining walls and new materials. Mr. Ramnani seconded the motion which carried.

Meeting was adjourned at 8:45 pm

Respectfully submitted,  
Alison Chimarine