

MINUTES  
ARCHITECTURAL REVIEW BOARD  
VILLAGE OF NORTH HILLS  
MAY 13, 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 June 3, 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 April 8, 2025 meeting as distributed. Ms. Marsden seconded the motion which carried.
3. **Board Discussion:**
4. **Application ARB # 25-11** Applicant: Alan Cooper Architect, PLLC, Homeowners: Steven and Barbara Cooper (Steven I. Cooper Trust) 411 Links Drive South, Roslyn, NY 11576. Requests approval to replace existing wood decking with Fiberon Good Life Decking/Escape Collection in the color Bungalow and railing in Trex Transcend in the color White, and expand the deck from 290.50 sq. ft. to 509 sq ft. Six (6) Green Giant arborvitae to be planted between decks at 409 and 411 with letter received from Dr. Steven Boral at 409 Links Drive. A letter of approval signed by William B. Kayen, President, The Links at North Hills HOA was received. Mr. Zaken made a motion for approval of the expansion and installation of Fiberon deck and Azek railing. Ms. Orlando seconded the motion which carried.
5. **Application ARB # 25-09** Applicant: Matthew Korn Architecture, Homeowner: Michael Robbins, 153 The Crescent, Roslyn Heights, NY 11577. Requests approval for removal and replacement of the 1<sup>st</sup> and 2<sup>nd</sup> floor exterior deck system with Fiberon Good Life Collection in the color Tuscan Villa and 42" high railing in Fiberon Escapes in the color Simply Brown maintaining the same footprint. The removal and replacement of existing rotted rim joint header on the front elevation below 2<sup>nd</sup> floor window, and the replacement of any disturbed existing tongue and groove cedar above front door to match existing exterior finishes. A letter of approval signed by Victor Pasternack, President, Summit at Hight Point II was received. Mr. Garibaldi made a motion for approval of the replacement and installation of Fiberon deck and railing with the same footprint, and the rotten joint header and cedar. Mr. Ramnani seconded the motion which carried.
6. **Application ARB # 25-10** Applicant and Homeowner: Qianshan Liao, 15 Cherrywood Lane, Manhasset, NY 11030. Requests approval to replace all existing siding with Hardie Board, smooth 8.25" in Navajo Beige, 7" exposure and existing trim in white PVC composite. Homeowner will remove existing gutters, leaders and shutters for the renovation and will re-install same. Homeowner understands any other alterations, material or color changes

would require additional approvals. A letter of approval signed by Jim Dinaro, Director, Board of Directors, Gracewood at North Hills was received. Mr. Zaken made a motion for approval of the Hardie Plank siding installation and trim. Ms. Orlando seconded the motion which carried.

7. **Application ARB # 24-13A** Applicant: Timothy John Costello, RA Hierarchy Architecture & Design PLLC. Homeowners: Michael and Susie Wu, 35 Aldgate Drive, Manhasset, NY 11030. Requests approval to alter previously approved color palette to install Timberline HDZ Lifetime Shingles in Pewter Gray, Pre-painted, smooth, Azek rake boards in Aged Pewter, and James Hardie lap siding with grain texture in Cobblestone. A letter of approval signed by Thomas McManus, President, The Hamlet Estates Board of Directors was received. Owner requests approval of Emtek EMPOWERED 2 touch Entry Set with Ares Grip Keyed front door handle in Oil Rubbed Bronze. This item was not on the approval letter received from Thomas McManus. Applicant will provide an updated letter to include this item and will return at a later date for deck replacement materials approval. Ms. Orlando made a motion for approval of the installation of the roof shingles, rake boards, siding materials and front door handle and lock. Mr. Zaken seconded the motion which carried.

Meeting was adjourned at 8:15 pm

Respectfully submitted,  
Alison Chimerine