

MINUTES
ARCHITECTURAL REVIEW BOARD
VILLAGE OF NORTH HILLS
AUGUST 12, 2025 @ 7:00 PM
VILLAGE HALL

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

1. **Announcements:** Next meeting is Tuesday September 9, 2025 at 7:00 pm.
2. **Approval of Minutes:** The meeting was called to order at 7:00 pm. Mr. Zaken moved that the board accept the minutes from the July 8, 2025 meeting as distributed. Ms. Orlando seconded the motion which carried.
3. **Board Discussion:**
4. **Application ARB # 25-18 (Continued)** Applicants: Shifen Wang of C & J Building and Design and Ming Hua Yuan. Homeowners: Sumei Gao and Minsheng Wang, 3 Meadow Lane, Manhasset, NY 11030. Requests approval to remove the existing window on the left side of the first-floor bathroom and replace it with two (2) new Pella Lifestyle Casement Right 24" x 42" without HGP, in white. To install a new Pella Lifestyle 2-wide casement 48" x 54" in white, centered between the two windows listed above. Install one (1) new Velux CFU Flat Roof Skylight Model 080080, exterior frame 38" x 38" in second-floor hallway. Remove two (2) existing master bedroom windows, and replace with one (1) Pella Lifestyle 3-wide casement 72" x 54" in white. Replace two (2) existing patio doors with Pella Lifestyle double in-swing doors 60" x 102" in white. Cedar siding to be replaced, where necessary, to match existing. A letter signed by Rosanne Breen, Vice President, Gracewood at North Hills, Board of Directors was received. Ms. Orlando made a motion for approval of the new windows and doors. Ms. Marsden seconded the motion which carried.
5. **Application ARB # 25-19** Applicant: John Ren, R.A., Truthful Design, Homeowners: Yanling Wang and Xinxin Yin, 18 Meadow Lane, Manhasset, NY 11030. Ruosen Guo, was present for the meeting. Requests approval to replace existing siding with James Hardie Board, Select Cedarmill texture with 7" exposure width, painted Benjamin Moore OC-48, Hazy Skies, and 6" Azek white trim. Rebuild elevated deck adding 56 square feet by squaring the corners, replace deck boards with TimberTech, Vintage Collection in the color Coastline, and add new white metal railings with black balusters. Replace existing roof shingles with new Timberline UHDZ shingles in the color Charcoal. Replace existing garage door with new 16x7 Clopay steel Premium Series Model #9200 door in standard white. Replace all existing casement windows and patio doors (like for like) with Sierra Pacific wood window with classic prairie grille, aluminum cladding on exterior in the color white. Replace existing asphalt driveway

and brick walkway and front steps with Unilock Treo Smooth 2.5" thick concrete pavers over concrete substrate in the color Slate. Three size paver pattern to include 9x13 squares, 4x9 small rectangle and 9x9 squares. The step treads to be bluestone. Replace the step black railing same as existing. A letter of approval signed by Rosanne Breen, Vice President, Gracewood at North Hills, Board of Directors was received. Mr. Zakin made a motion for approval of the project. Mr. Garibaldi seconded the motion which carried.

6. **Application ARB # 25-20** Applicant: Mike Paterakis S&G Contracting Mgmt. Corp, Homeowner: Ya Wang, 17 Bristol Drive, Manhasset, NY 11030. Requests approval to remove the existing wood siding and replace with Hardi Board smooth lap siding in Arctic White and replace trim with Azek in Sherwin Williams Black around windows and doors. Replace all existing windows and patio doors with new Andersen 400 series – white inside and black exterior. Replace all existing fascia with Black Azek fascia and racks. Install Black triangle vents, and Black soffits. Replace all existing gutters and leaders with new 5" Satin Black gutters and leaders. Replace existing garage door with Hormann four (4) panel garage door with four (4) windows in steel, Model #3400. There are no plans to change front door or exterior lighting fixtures. A letter signed by Thomas McManus, President, Hamlet Estates Board of Directors was received. Mr. Garibaldi made a motion for approval of the new White Azek siding and Black trim, windows and garage door. Ms. Orlando seconded the motion which carried.
7. **Application ARB # 25-21** Applicant: Zachary Mongiovi, Division Architectural Manager Toll Bros., Manhasset Crest. Sequoia Circle, Manhasset, NY 11030. Requests approval for revised design choices pertaining to walkout basement decks. For Lots 15-19, the proposed change includes the addition of stairs to grade extending from either the covered porch or deck. For Lots 23-27, requested walkout basement with Juliette rail only, or walkout basement with covered porch and added stairs to grade or walkout basement with simple deck and added stairs to grade. The decks and stairs will be Trex in the color Gravel Path with black aluminum railings as previously approved. The covered porch or deck will have a black metal roof to match the front elevation. A letter signed by Greg Hammock, President, Manhasset Crest Homeowners Association, Inc. was received. All ARB approvals for Manhasset Crest are pending Building Department review for code and zoning compliance on a lot-by-lot basis. Mr. Zaken made a motion for approval of the proposed modifications to the rear elevations for Lots 15 through 19 and Lots 23 through 27. Ms. Marsden seconded the motion which carried.
8. **Application ARB # 25-22** Applicant: Jack Xia, Mighty Pavers Inc. Homeowner: Nan Lin, 3 Sequoia Circle, Manhasset, NY 11030. Requests approval for a rear yard patio 67' x 37' with a fire pit, planters in (5) five corners and a 20" high garden wall surround. Stairs from the rear of the home will have bluestone treads with stone veneer risers. The patio is to be constructed with 24" x 36" Cambridge paver slabs in the color Platinum. The planters and 20" high garden walls are to be constructed with concrete blocks and faced with R-stone Old New England veneer and Pennsylvania bluestone caps. The outside of the back wall to have grey stucco. A 4' x 4' wood fueled fire pit to be construction on the patio using concrete blocks

and faced with R-stone New England veneer. Suggestions were made for landscape lighting and a return to ARB for approval at a later date. A letter signed by Greg Hammock, President, Manhasset Crest Homeowners Association, Inc. was received. Mr. Garibaldi made a motion for approval of the new backyard project. Ms. Orlando seconded the motion which carried.

Meeting was adjourned at 9:10 pm

Respectfully submitted,
Alison Chimerine