

MINUTES
ARCHITECTURAL REVIEW BOARD
VILLAGE OF NORTH HILLS
SEPTEMBER 9, 2025 @ 7:00 PM
VILLAGE HALL

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

1. **Announcements:** Next meeting is Tuesday October 14, 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 August 12, 2025 meeting as distributed. Mr. Garibaldi seconded the motion which carried.
3. **Board Discussion:**
4. **Application ARB # 25-22A (Continued)** Applicant: Jack Xia, Mighty Pavers Inc. Homeowner: Nan Lin, 3 Sequoia Circle, Manhasset, NY 11030. Requests approval for landscape lighting in rear yard. (48) Lumengy 7" hardscape lights for under stair treads and the garden wall caps, (24) Lumengy 0.5" x 12" slim paver lights for intermittent dispersal throughout the patio and walkway, (22) Edishine black, 14.9" high, bollard style landscape lights for planter box corners. An approval letter for low voltage lighting throughout the patio and walkway, signed by Greg Hammock, President, Manhasset Crest Homeowners Association, Inc. was received. Mr. Ramnani made a motion for approval of the new low voltage lighting throughout the patio area and walkway. Ms. Marsden seconded the motion which carried.
5. **Application ARB # 25-23** Applicant: Thomas Anzalone, TAMA Restoration, Homeowner: Mee Oh, 23 Windsor Gate Drive, New Hyde Park, NY 11040. Requests approval for installation of new deck floor boards by Trex Enhance Collection in the color Saddle with railings by Trex Enhance Collection in the color Vintage Lantern. Original deck footprint to remain the same. An approval letter signed by Allison Forrester, President, The Gates at North Hills Condominium, was received. Mr. Ramnani made a motion for approval of the new Trex decking and railings. Ms. Marsden seconded the motion which carried.
6. **Application ARB # 25-24** Applicant: Jose Taveras, Architect – JFT Architect International Homeowner: Efrat Morchi, 29 Fairway Drive, Manhasset, NY 11030. Requests approval to replace existing front elevation, second floor, double-hung window with a new Provia, Endure EN600 Series 625-1-lite casement, hinged left (OLI) (WHITE), extruded full screen, egress window fitted with a horizontal meeting rail (to resemble a double-hung window), vinyl window. An approval letter signed by Joan Gold, Board President, The Greens Condominium, was received. Mr. Garibaldi made a motion for approval of the new

replacement casement window to resemble existing double-hung. Mr. Zaken seconded the motion which carried.

7. **Application ARB # 25-25** Applicants and Homeowners: David Hom and Elaine Ngai, 36 Bristol Drive, Manhasset, NY 11030. Requests approval to replace existing wood deck boards and railings with Fiberon Armor Guard decking in the color Coastal Grey, and Veranda railings, posts, trim and skirting in the color white. An approval letter for the deck renovation signed by Thomas McManus, President, The Hamlet Estates Board of Directors, was received. Mr. Zaken made a motion for approval of the new Trex decking and railings. Mr. Ramnani seconded the motion which carried.

Meeting was adjourned at 8:45 pm

Respectfully submitted,
Alison Chimerine