

AGENDA
ARCHITECTURAL REVIEW BOARD
VILLAGE OF NORTH HILLS
NOVEMBER 13, 2025
7:00 P.M.
VILLAGE HALL

- 1. Announcements**
- 2. Approval of Minutes** – October 14, 2025
- 3. For Board Discussion:**
 - A. Application ARB #25-27 Applicant: Helen Bogdanos P.E., Homeowner: Sameer Gilda, 41 Windsor Gate Drive, New Hyde Park, NY 11040. Requests approval for existing deck and railing replacement. Materials used were Fiberon decking Good Life - color Cabin and Fiberon Brio brown hand railings.
 - B. Application ARB #25-34 Applicant: Konstantinos Theodoropolous AIA, KT Architecture PLLC, Homeowners: Natasha and Hemal Parmar, 2 Belvedere Court, Manhasset, NY 11030. Requests approval to replace existing double hung window with a new 400 Series Andersen glider window with a grill pattern and color to match existing window.
 - C. Application ARB #25-31 Applicant: Paul Russo, AIA Architect, PC. Homeowners: Gary and Melissa Antenberg, 333 Baltustrol Circle, Roslyn, NY 11576. Requests approval to replace one double-hung window with a casement window to meet egress requirements. All other windows being replaced are direct replacement. Also requests approval to replace existing deck with Trex decking in color Tiki Torch, white PVC railings and one new egress window and window well. Homeowner is also installing new asphalt roofing to match existing, 2 skylights to match existing, gutters, leaders in Almond Beige and trim in Navajo White to match existing where needed.
 - D. Application ARB #25-30 Applicant: Mike Paterakis, S&G Contracting. Homeowner: Seong Moon Kim, 25 Bristol Drive, Manhasset, NY 11030. Requests approval to replace existing siding James Hardie smooth lap siding in the color Coble Stone and replace existing trim with Azek trim in the color Azek White and replace existing trim with Azek fascia, rakes, triangle vent, gutters, leaders and soffits in white.
 - E. Application ARB #25-29 Applicant: Mike Paterakis, S&G Contracting. Homeowner: Helena Chan, 22 Bristol Drive, Manhasset, NY 11030. Requests approval to replace existing siding with James Hardie smooth lap siding in the color Navajo Beige and replace existing trim with Azek trim in the color Musket Brown, Azek fascia, rakes, triangle vent, gutters, leaders and soffits in Musket Brown. Approval also requested for installation of Nicolock pavers Chesapeake Blend for front stoop, side stoop and walkway and bullnose stone for all steps, cultured stone for risers and sides.

F. Application ARB #25-32 Applicant: Steven Affelt, AIA. Owners: Cricket Club Condo. Assoc. – Cricket Club Drive, Roslyn, NY 11576. Requests approval for design and material choices related to the community's renovation project of the pool, life guard station, bathrooms, retaining walls and fences.

4. Unfinished Business

5. New Business