

MINUTES
ARCHITECTURAL REVIEW BOARD
VILLAGE OF NORTH HILLS
NOVEMBER 13, 2025 @ 7:00 PM
VILLAGE HALL

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

1. **Announcements:** Next meeting is Tues, December 9, 2025 at 7:00 pm.
2. **Approval of Minutes:** The meeting was called to order at 7:00 pm. Ms. Marsden moved that the Board accept the minutes from the October 14, 2025 meeting as distributed. Mr. Ramnani seconded the motion which carried.
3. **Board Discussion:**
4. **Application ARB # 25-27** Applicant: Helen Bogdanos, P.E., Homeowner: Sameer Gilda, 41 Windsor Gate Drive, North Hills, NY 11040. Requests approval for existing deck and railing replacement. Deck dimensions are 12' x 22'6" including the staircase. The deck floorboards are to be replaced with Fiberon Good life in the color Cabin, and the railings will be Fiberon Brio in the color Brown. An approval letter for the deck materials, signed by Allison Forrester, President, The Gates at North Hills Condominium Board, was received. Mr. Ramnani made a motion for approval of the new materials for the existing deck. Ms. Marsden seconded the motion which carried.
5. **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, 2nd floor, double hung window with a new Andersen 400 Series glider window with a Colonial grille pattern in the color white with a white handle to replicate existing 4 x 6 window. An approval letter for the new window, signed by Chris Lee, Board President, The Chatham at North Hills, was received. Mr. Zaken made a motion for approval of the new white, Andersen glider window. Mr. Ramnani seconded the motion which carried.
6. **Application ARB # 25-31** Applicant: Paul Russo, AIA Architect PC, Homeowners: Gary and Melissa Antenberg, 333 Baltustrol Circle, Roslyn, NY 11576. Applicant requests approval for installation of new roof to match existing GAF Timberline, HDZ shingles in the color Shakeswood. Install new 6" K style aluminum gutters and 4x3 leaders in the color Almond to match Benjamin Moore Richmond Bisque. All trim to be painted to match existing. Installation of all new White, Andersen 400 Series, double-hung windows to match existing, with the exception of four (4) new casement bedroom windows on the North side of the home, but will replicate the appearance of double hung windows with a simulated checkrail, and one (1) new basement egress double hung window and concrete window well, and replace existing two (2) skylights with Velux, same dimensions as existing (31" x 42" and 59"

x 20") and same location, one existing skylight to be eliminated. Replace existing deck floorboards with Trex Transcend in the color Tiki Torch to match Cabot Redwood #80 and replace existing railings with new PVC railings in the color white. Original deck footprint to remain the same. Installation of a new gas generator on the northwest corner of the house next to the new A/C units, camouflaged by Skip Laurel plantings. An approval letter signed by William Kayen, President, The Links at North Hills HOA, was received. Mr. Ramnani made a motion for approval of the new Andersen windows and skylights, new GAF Timberline roof, new Almond aluminum gutters and leaders, new Trex deck and railings, one (1) new basement egress window and cement window well, and the placement of a new generator and two (2) new A/C units. Mr. Zaken seconded the motion which carried.

7. **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 with James Hardie 6.25" x 12' smooth lap siding with 5" exposure in the color Cobble Stone from Statement Collection, and replace existing window trim, fascia and rakes with White Azek. Install new white triangle vents, and new soffits with Royal T3 hidden vent soffits in white. Install all new 6" gutters and leaders in the color white. An approval letter for the siding and trim replacement, signed by Thomas McManus, President, Hamlet Estates Board of Directors, was received. Discussion continued regarding color palette. Site visit will be required to see neighboring homes. Application was continued.
8. **Application ARB # 25-29 Applicant:** Mike Paterakis, S&G Contracting, Homeowner: Helena Chan, 22 Bristol Drive, Manhasset, NY 11030. Requests approval to replace existing wood siding with James Hardie 6.25" x 12' smooth lap siding with 5" exposure in the color Navajo Beige from Statement Collection, and replace existing window trim, fascia and rakes with Azek in the color Musket Brown. Install new triangle vents, new soffits, new 6" gutters and leaders in the color Musket Brown. Discussion regarding the 2nd story deck on the rear of the home and the small wooden steps under the windows, and the expansion of the front walkway and stoop generated request for site visit. Requests approval for installation of Nicolock pavers in Alpine Ridge, Chesapeake Blend for existing walkway front stoop, side stoop. An approval letter for the replacement of the siding, trim, gutters, leaders, existing front walkway, side stoop and new stoop, signed by Thomas McManus, President, Hamlet Estates Board of Directors, was received, but no permission for walkway expansion or rear deck and step renovation. Application was continued.
9. **Application ARB # 25-32 Applicant:** Steven Affelt, AIA. Lou Sussan, Cricket Club Pool Project Manager. Owners: Cricket Club Condo, Assoc. – Cricket Club Drive, Roslyn, NY 11576. Requests approval for design and material choices related to the renovation project. Requests approval for new community 20' x 40' pool with standard bullnose coping by Old Castle in the color white, tile band by Daltile Model D621 in the color Nautical Blue, with pool finish by Pebblequartz, White Classic with dark blue accents. Pool handrails by SR Smith, model 3HR-8-049 in brushed stainless steel. Pool ladder in brushed stainless steel. The patio pavers by Cambridge Model XL Ledgestone in the colors Beige/Light Red, and the retaining wall by Cambridge, Maytrx Collection Large, in the colors Sahara Chestnut Light.

The ADA ramp will be Standard Gray concrete. The pool fencing by Regis, 5000 Series, aluminum, 6' high Black. The bathroom and life guard station will be a single pitch roof structure 17' x 24' and 13' high. The roofing will be by GAF, Ruberoid Gafglas in Black with Alcoa roof fascia in Oil Rubbed Bronze. The siding by NuCedar in Roughsawn Vertical Modern Shiplap will be in White. The doors by LIFD, HM Steel will be Grey. The windows by Kawneer, Model# AA 4325 (Outswing Awning) will be Grey. An approval letter for the community renovation project, signed by Okan Toklucu, President, Cricket Club Condominium Association, was received. Mr. Zaken made a motion for approval of the new materials for the existing deck. Mr. Ramnani seconded the motion which carried.

Meeting was adjourned at 8:55 pm

Respectfully submitted,
Alison Chimere