

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

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

1. **Announcements:** Next meeting is Tuesday, January 13, 2026 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 November 13, 2025 meeting as distributed. Mr. Ramnani seconded the motion which carried.
3. **Board Discussion:**
4. **Application ARB # 25-38** Applicants: Dan Masterson, Toll Brothers – Division Vice President, NY Metro LI Region and Zachary Mongiovi – Division Architectural Manager, NY Metro LI Region. Owner: Toll Brothers Northeast V Corp., 16 Sequoia Circle, Manhasset, NY 11030. Requests approval to amend prior approval for rear elevation modifications for addition of 2<sup>nd</sup> story rear deck and stairs to grade extending from rear 1<sup>st</sup> floor bluestone patio. Board members did not make a motion and applicants request to amend prior approval for rear elevation modifications was declined.
5. **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, Select Cedarmill from the 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. Board members made a site visit. Discussion continued regarding color palette and Board requested homeowner to attend next meeting. Application was continued.
6. **Application ARB # 25-33** Applicant and Homeowner: Stephen Fanuka, 35 Bluebird Hill court, Manhasset, NY 11030. Requests approval to replace existing double hung windows with an egress slider window including matching grilles to maintain consistency with existing design. An approval letter for the window replacement, signed by Alan Rothenberg, President, The

Estates at North Hills II, was received. Ms. Orlando made a motion for approval of the new slider, egress window. Mr. Ramnani seconded the motion which carried.

7. **Application ARB # 25-36** Applicant: Matthew Korn, Architect. Homeowner: Michael Robbins, 153 The Crescent, Roslyn Heights, NY 11577. Requests approval to replace existing front elevation 2<sup>nd</sup> floor window with an egress casement window. An approval letter for the window replacement, signed by Victor Pasternack, President, Summit at High Point, was received. Mr. Ramnani made a motion for approval of the new casement, egress window. Mr. Zaken seconded the motion which carried.
  
8. **Application ARB # 25-35** Applicant: Michael Rosana ASLA, Michael Rosana Design, Michael Rant, P.E. and Luis Guevara, Northcoast Civil, Homeowner: Sanjay Chablaney, 31 Sequoia Circle, Manhasset, NY 11030. Presentation by Michael Rosana, ASLA. Requests approval for design choices for rear-yard to include 48' x 18' in-ground swimming pool, marble dust color in medium grey with bluestone pool coping, 1' wide x 2" thick x 6' long, thermal finish, Marmiro Stone, pool patio and small patio off rear steps with adjacent pre-fabricated outdoor kitchen by BBQ Guys, Model 3093452 Mont Alpi Black Series 11' natural gas outdoor kitchen island with side burner, beverage center and fridge, areas will have porcelain tile, 24" x 48" x ¾" in the color Clay White, with bluestone patio border 1' wide x 2" thick x 6' long, thermal finish Marmiro Stone, with area off pool patio to have two (2) Skydance S2 Aluminum 19' x 13' black powder coated pergolas by Pergolux, and at the edge of pool to be a linear fire stone wall veneer Afyon Cloud Split Face by Marmiro Stone for pool fire feature by Warming Trends, Crossfire linear style burner 120" x 10" aluminum Plate. Landscape lighting plan provided which includes sixteen (16) FX Luminaire BD path lights, six (6) FX Luminaire MP up lights and eighteen (18) paver lights slim 0.5 x 12" glare free by Lumengy to be installed throughout, and landscape planting plan provided. Perimeter standard black picket aluminum fence, 5/8 x 5/8 flat top pickets & top rails with 3 5/16 spacing to be installed with access by two gates. An approval letter for the rear-yard site improvements signed by Greg Hammock, President HOA, Manhasset Crest, was received. Mr. Zaken made a motion for approval of the exterior rear yard site improvements. Applicant provided a detailed lighting schedule, sample of marble dust color for pool, and additional fencing information. Ms. Orlando seconded the motion which carried.
  
9. **Application ARB # 25-37** Applicant: Ben Dardashtian, Leon Jaworowshi, Engineer, Owner: The Estates at North Hills I HOA, Estates I Guard House, 888 Estates Terrace South, Manhasset, NY 11030. Requests approval for the following window changes in the Estates 1 Guard House. On the North elevation to replace one (1) 23.25" wide x 41.25" high and install one (1) larger double hung window 23.25" wide and 57" high, for the South elevation replace one (1) 23.25" wide x 41.25" high and install one (1) larger double hung window 23.25" wide and 57" high, and on the East elevation to replace two (2) side by side picture windows each 36" wide x 48.25" high and replace with one (1) 72" wide x 48.25" high picture window in the existing opening. An approval letter for the window replacement, signed by Michael Strauss, President, The Estates at North Hills I, was received. Mr. Zaken made a motion for approval of one (1) new 72" wide x 48.25" high for the East elevation only. No other window

replacements were included in the motion. Ms. Orlando seconded the motion which carried.

Meeting was adjourned at 9:10 pm

Respectfully submitted,  
Alison Chimerine