

MINUTES
ARCHITECTURAL REVIEW BOARD
VILLAGE OF NORTH HILLS
JANUARY 13, 2026 @ 7:00 PM
VILLAGE HALL

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

- 1. Announcements:** The next meeting is Tuesday, February 10, 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 amended minutes from the December 9, 2025 meeting as distributed. Chair Chimerine seconded the motion which carried.
- 3. Board Discussion:**
- 4. Application ARB # 25-40** Applicant: Lawrence O'Brien Jr, HPE High Point Engineering
Homeowners: Bikramjit Singh and Chahat Saini, 76 Stone Hill Drive South, Manhasset, NY 11030. Requests approval to replace existing four (4) sets of two (2) side-by-side double hung windows with a total of eight (8) new casement egress windows. All window frames to be Marvin Ultimate Casement Window UCA3054E in Marvin Stone White with divided lites SDL with spacer bars to replicate existing grid style. The existing wood trim will be preserved, however, in areas that need replacing, white Azek trim will be used to match existing. An approval letter for the replacement windows, signed by Leon Billis, President, Stone Hill Homeowners Association, was received. Ms. Marsden made a motion for approval of the new egress casement windows. Mr. Zaken seconded the motion which carried.
- 5. Application ARB # 25-30 (Continued)** 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' textured siding with 5 1/4" exposure in the color Cobble Stone, Select Cedarmill from the Statement Collection, and replace existing window trim, fascia, and rakes with 3" 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. The homeowner, Seong Moon Kim, attended the meeting to review color palettes. Mr. Zaken made a motion for approval of new siding, gutters, leaders and trim. Ms. Marsden seconded the motion which carried.
- 6. Application ARB # 25-41** Applicant: Todd O'Connell, TOC Architects, Homeowner: Max Weiss, 6 Stone Hill Drive, Manhasset, NY 11030. Requests approval for design choices related to front elevation addition, double garage door replacement and rear deck addition. The new front addition to be Glen-Gery brick in the color Shelby, the siding to be Hardie Plank

Lap smooth siding in the color Light Mist, with Hardie Plank smooth trim in Arctic White. The roofing to match existing GAF Timberline in the color Birchwood and the 6 x 5 windows by Pro-Via Endure to be double hung, no grille in White. The new double garage door by Clopay, Coachman Collection Model CG/CD12 with Arch3 windows to be 18' x 7' in White and replace two existing. The rear main floor deck to be 55'6" in length x 14' deep with 36" high handrail in white. 8' of the deck to have full membrane roofing over 15# building felt over $\frac{3}{4}$ plywood and add screening system panels. 12 x 12 decorative column surround over 4" steel column under deck. Trex Signature composite in the color Whidbey with Trex T-Rail railing with square composite balusters in White. Three separate approval letters, signed by Leon Billis, President, Stone Hill Homeowners Association, were received for installation of new double garage doors, addition to the front of the home as shown on plans dated November 18, 2021, and addition of rear deck as shown on plans dated November 18, 2021. Mr. Zaken made a motion for approval of new garage doors, new expanded deck with screened in area, and the addition to front of the home. Ms. Marsden seconded the motion which carried.

7. BOARD DISCUSSION regarding an addition to the ARB application to request project completion photos.

Meeting was adjourned at 8:10 pm

Respectfully submitted,
Alison Chimerine