

MINUTES  
ARCHITECTURAL REVIEW BOARD  
VILLAGE OF NORTH HILLS  
May 12, 2026 @ 7:00 PM  
VILLAGE HALL

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

1. **Announcements:** The next meeting is Tuesday, June 9, 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 of the April 14, 2026 meeting as distributed. Ms. Marsden seconded the motion which carried.
3. **Board Discussion:**
4. **Application ARB # 26-06** Applicant: Kelly Bennett, JAM Design Services, Inc. Owner: 21 Pheasant Run, LLC (managing member Marek Wojcik) 95 Windsor Gate Drive, North Hills, NY 11040. Requests approval to maintain existing 6'-6" x 8' rear wood deck with 9 stairs by staining the deck floorboards and hand railings with Tudor Brown Stain. No change to the existing footprint. An approval letter for the maintenance of the rear deck, signed by Allison Forrester, President, The Gates at North Hills Condominium Board was received. Ms. Orlando made a motion for approval of the deck maintenance. Mr. Ramnani seconded the motion which carried.
5. **Application ARB # 26-07** Applicants/Owners: Sin Hang Chan and Hsin Ho Fan, 94 Windsor Gate Drive, North Hills, NY 11040. Requests approval to enlarge the rear deck to 24' x 12' (which includes the 3' wide staircase) and rebuild and replace deck floorboards and the hand railings with pressure treated wood in the color Charleston Brown. An approval letter for the enlargement of the deck to 24' x 12' and replace the wood with pressure treated wood in the color Charleston Brown, signed by Allison Forrester, President, The Gates at North Hills Condominium Board was received. The applicant received a zoning variance for the enlarged deck. Mr. Zaken made a motion for approval of the deck enlargement and color. Ms. Marsden seconded the motion which carried.
6. **Application ARB # 26-08** Applicant: Christopher Nielsen R.A., Owner: William Chang, 35 Rose Hill Drive, Manhasset, NY 11030. Requests approval for replacing rear deck materials using Deckorators Voyage composite decking in the color Voyage Khaya and Timberteck Classic Composite Radiance railing system with square balusters and pyramid post caps in the color Matte Espresso while keeping the deck all on one level (instead of two) and adding three (3) treads to the staircase to reduce the height of the stair risers from 7" to 5". The overall square footage of the deck remains the same as existing. There will be an addition of dark brown Deckorators composite lattice panels used for screening below the deck. An

approval letter for the new composite deck and railing system replacement, stair revision, and lattice addition signed by Rita Sheena, Director, Gracewood at North Hills Board of Directors was received. Mr. Zaken made a motion for approval of the deck and railing material replacement, the change to a one level deck, the addition of 3 treads to the staircase and the lattice panels for below the deck. Ms. Marsden seconded the motion which carried.

7. **Application ARB # 26-09** Applicant and Owner: Stephen Fanuka, 35 Bluebird Hill Court, Manhasset, NY 11030. Requests approval for replacing rear wood deck with Azek Landmark Collection in the color American Walnut for the flooring, and Premier Collection in the color Matte Espresso for the railing. Existing footprint of 6' x 14' to remain. An approval letter for the new Azek deck and railing system signed by Alan Rothenberg, President, The Estates at North Hills II was received. Mr. Ramnani made a motion for approval of the deck replacement materials. Ms. Marsden seconded the motion which carried.
8. **Application ARB # 26-05** Applicant: John Ren, Truthful Design, Owner: Ya Wang, 17 Bristol Drive, Manhasset, NY 11030. Requests approval to install a new 15'-2" x 12'-8" roof with GAF Timberline Charcoal asphalt shingles to match existing and the addition of two (2) 50" x 50" black frame Velux VCS 4646 venting skylights to enclose existing central atrium. An approval letter for the new roof and skylights signed by Thomas McManus, President, Hamlet Estates Board of Directors was received. Mr. Ramnani made a motion for approval of the new roof section to enclose the atrium and two (2) skylights. Ms. Orlando seconded the motion which carried.
9. **Application ARB # 26-04 (Continued)** Applicant/Owner: Stanley and Sandy George, 600 Oakridge Lane, Albertson, NY 11507. Architect: Raymond Doner, R.A. Requests approval to replace existing solarium with new exterior walls, three (3) new sets of 5'-3" x 5' casement windows by Andersen 400 series in Dark Bronze, and two (2) new 2'-6" x 3'-9" roof skylights by Supreme Skylights in the color Dark Bronze and roof to match existing with Tamko Heritage Series in Rustic Cedar. Requests the enlargement of first floor bedroom window to be 4'9" x 4'5" and replace first floor rear elevation window with Andersen 400 casement 2'4" x 4'5" same opening as existing. Replace 2<sup>nd</sup> floor master bathroom windows with five (5) 2' 5/8" x 4' 5" Andersen 400 casement windows. Kitchen windows to remain. Replace roof to match existing in Tamko Heritage Series – Rustic Cedar. No change to existing light grey ashlar stone veneer, existing exterior cedar siding in the color Weathered Cedar Grey (semi-transparent stain finish) and existing blue stone portico steps. Applicants will return at a future meeting with plans for kitchen window/slider and for front portico. Mr. Zaken made a motion for approval of the changes to the atrium, the replacement windows, and the roof and siding additions needed to match existing. Ms. Orlando seconded the motion which carried.

Meeting was adjourned at 8:30 pm

Respectfully submitted,  
Alison Chimerine