MINUTES
ARCHITECTURAL REVIEW BOARD
VILLAGE OF NORTH HILLS
August 11, 2026 @ 7:00 PM
VILLAGE HALL

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

1. **Announcements**: The next meeting is Tuesday, September 8, 2026, 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 of the July 14, 2026 meeting as distributed. Mr. Ramnani seconded the motion which carried.

3. **Board Discussion:**

A. **Application ARB # 26-16** Applicant: Jean-Pierre A. Pirrello, AIA, Owner: BLAHJ Investment Trust, Bruce and Laurie Bendell – Grantors, Steven Harfenist – Trustee, 305 Aerie Court, Manhasset, NY 11030. Requests approval for replacement of an existing, 2nd floor, non-egress compliant single hung window with a new, Andersen egress compliant twin casement window in Dark Bronze with grilles and a simulated check rail to match existing windows on the home. An approval letter for the new casement window by Alan Rothenberg, President, The Estates at North Hills II was received. Ms. Orlando made a motion for approval for the new egress window. Ms. Marsden seconded the motion which carried.

B. **Application ARB # 26-17** Applicant: Michael J. Palladino RA, Owner: Mun Sok Suh, 7 Gracewood Drive, Manhasset, NY 11030. Requests approval for replacement of the existing two-door garage with one single garage door by CHI model 5600 in the color White with 1 x 6 casing in White. Requests replacement of the existing asphalt driveway and front walkway with Cambridge Ledgestone 3-piece design kit in the color Platinum and Sherwood Collection 4 ½ x 9 pavers in the color Coal for the border. The steps to the front door with Bluestone treads existing and Cambridge risers in Platinum. An approval letter for the garage door redesign and replacement and the new use of stone pavers for the driveway and front walkway, signed by Wendy Osinoff-Sutton, Director, Gracewood at North Hills HOA, was received. Mr. Zaken made a motion for approval of the new garage doors and the new pavers for the driveway and walkway. Mr. Garibaldi seconded the motion which carried.

C. **Application ARB # 26-18** Applicant and Owner: Danny Mashal, 21 Gracewood Drive, Manhasset, NY 11030. Requests approval to change the exterior paint color of the home from Benjamin Moore Cameo White to Benjamin Moore HC-177, Richmond Bisque. An approval letter for the exterior color change, signed by Wendy Osinoff-Sutton, Director, Gracewood at North Hills HOA, was received. Mr. Ramnani made a motion for approval for

the exterior color change to Benjamin Moore Richmond Bisque. Mr. Zaken seconded the motion which carried.

D. **Application ARB # 25-41A** Applicant: Todd O'Connell, AIA, Tom Cardone, Owner: Max Weiss, 6 Stone Hill Drive, Manhasset, NY 11030. Requests approval to amend prior approval from 01/13/26 ARB meeting. Requests approval for Trex Select railing, item WTSQ0636HSELTRK, 6' x 36" T-Rail with square composite balusters in Classic White throughout, and to remove the previously approved enclosed deck area with roofing materials. Requests approval to replace the rear basement door with Provia Legacy French door, 460 style, clear glass, 68" x 90", left hand inswing, right door active in White, to replace the first floor door to the deck with Provia Legacy Single entry door, 460 style, 36" x 96" with 16" sidelight in White, and replace the rear sitting room door to the deck with Provia Legacy French entry door, 460 style, 68" x 96", right hand inswing – left door active in White, and replace the mudroom door with 24-gauge single entry door, with clear glass, 2 panel 430 style, 32" x 80" in white with a Provia Spectrum series storm door, single hung model 291SH full view, clear glass in white. Requests approval to remove the existing skylights in the expanded office. Requests approval for the double garage door (previously approved). No storm door for the front entry door. An approval letter for the revised design changes signed by Leon Billis, President, Stone Hill Homeowners Association was received. Current photos of the front and rear elevations of the home showing the changes made to the exterior were provided. The shutters for the front of the home are missing from those photographs and should be re-installed. Mr. Zaken made a motion for approval for the Trex Select T-Rail railing system in Classic White throughout the deck, four (4) new doors, one (1) new storm door for the mudroom, and removal of the enclosed deck area, and removal of the existing skylights from the expanded office. Mr. Garibaldi seconded the motion which carried.

Meeting was adjourned at 8:30 pm

Respectfully submitted,
Alison Chimerine