MINUTES
ARCHITECTURAL REVIEW BOARD
VILLAGE OF NORTH HILLS
September 8, 2026 @ 7:00 PM
VILLAGE HALL

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

1. **Pledge of Allegiance**

2. **Announcements:** The next meeting is Tuesday, October 13, 2026, at 7:00 pm.

3. **Approval of Minutes**: The meeting was called to order at 7:00 pm. Ms. Orlando moved that the board accept the minutes of the August 11, 2026, meeting as distributed. Mr. Zaken seconded the motion which carried.

4. **Board Discussion:**

A. **Application ARB # 26-19** Applicant and Owner: Harvey Anikstein, 11 Claridge Circle, Manhasset, NY 11030. Requests approval to remove two existing garage doors and replace them with one 16' wide x 7' high White vinyl composite carriage house Garage Door by Fimbel Doors, Series: Presidential RP V-Profile, Model: 12, Design: Lincoln, with 32 lites in traditional square v-grille top, and 8 raised panels. White Azek trim around the garage door to match existing, existing siding to remain. An approval letter for the new single garage door by Wendy Osinoff-Sutton, Director, Gracewood at North Hills, HOA, was received. Mr. Garibaldi made a motion for approval for the new garage door. Ms. Orlando seconded the motion which carried.

B. **Application ARB # 25-32A** Applicant: Steven Affelt, AIA, Owner: Cricket Club Condominium, Cricket Club Drive, Roslyn, NY 11576. Requests approval to change the shape of the existing lifeguard station structure to accommodate the 4' pool location error by the contractor. All previously approved materials from the ARB meeting on November 13, 2025, will remain the same. An approval letter for the new lifeguard structure, signed by Okan Toklucu, President, Cricket Club Condominium Association, was received. Ms. Orlando made a motion for approval of the revised lifeguard/bathroom station structure to meet the clearance area of 6 ft from the pool. Mr. Zaken seconded the motion which carried.

C. **Application ARB # 26-15** (Continued) Applicant: Timothy John Costello, RA and Tom Cardone Hierarchy Architecture and Design, PLLC, Owner" Raj Shahani, 32 Sequoia Circle, Manhasset, NY 11030. Requests approval for design choices related to a two- story rear addition with covered rear porch and rear patio at the first-floor level and covered balcony on the second-floor level with approximate 36" clear tempered Starfire glass. Andersen 400 Series

windows, black to match existing. 2 sets of double door Andersen 400 Series Gliding patio doors on 2nd floor, 2 sets of double door Andersen 400 Series Gliding patio doors on 1st floor and 1 set 4 panel door Andersen 400 Series Gliding patio doors in black. 1 door to 1st floor bathroom and 1 stationery window on 2nd floor. Rear stoops, stairs and patio to be white Afyon marble. 1 Westchester Stone corner planter on left side of rear elevation, and Westchester stone end cap/termination knee wall on right side of rear elevation beneath the black wrought iron railing for the outdoor breakfast room. Side walkways to be Bluestone. The extended roofline to be GAF Slateline Asphalt Shingles in Royal Slate to match existing. Additional siding to be James Hardie Cedarmill texture clapboard siding in Pearl Grey to match existing. Additional gutters to be 5" K-style aluminum gutter in black to match existing. New 1 x 6 White Fascia board and white Fypon molding MLD240-8 to match existing. New 1 x 4 Azek corner boards for window and door casing trim. Additional sconces on Rear and Side of addition by New Visual comfort Co., Audley 15" LED Lantern sconces in black to match existing. A detailed approval letter for the rear elevation design changes signed by Sanjay Chablaney, Board President, Manhasset Crest HOA, was received. Mr. Ramnani made a motion for approval of the changes. Ms. Orlando seconded the motion which carried.

Meeting was adjourned at 8:15 pm

Respectfully submitted,
Alison Chimerine