MINUTES

ARCHITECTURAL REVIEW BOARD

October 13, 2026 @ 7:00pm

VILLAGE OF NORTH HILLS

VILLAGE HALL

BOARD MEMBERS PRESENT: Ms. Orlando, Ms. Marsden, Mr. Zaken, Mr. Ramnani, Mr. Garibaldi

1. **Announcements:** The next meeting will be on Tuesday, November 10, 2026

2. **Approval of Minutes**: The meeting was called to order at 7:00pm. Mr. Zaken moved to approve the minutes from the September 8, 2026 meeting, Ms. Marsden seconded the motion which carried.

3. **Board discussion**:

A. **Application ARB #26-20** Applicant: Natalie Riley, NY Operations Coordinator Momentum Solar. Owner: Smitha Lodha, 7 Oakridge Lane, Roslyn, NY 11576. Requested approval to install 56 solar panels on the roof. This application was continued due to the lack of rendering showing location of the solar power storage system.

B. **Application ARB #26-21** Applicant: Mike Meinardus, Zenith Contractors LLC. Owner: Louise Barber, 7 Evergreen Circle, Manhasset, NY 11030. Requested approval for replacement of existing deck and railings with Trex decking in the color Malted Barley and white Trex railing. Mr. Ramnani made a motion to approve the deck material and replacement, Mr. Zaken seconded the motion which carried.

C. **Application ARB #25-37** Applicants: Ben Dardashtian and Michael Strauss, Estates at North Hills I HOA President, Owners: Estates at North Hills I HOA. Requested approval to amend prior decision pertaining to installation of windows of guard booth. Mr. Zaken made a motion to approve the amended window, Mr. Ramnani seconded.

DRAFT

D. **Application ARB #26-22** Applicant and Owner: Milene Mansouri, 111 Firestone Circle, Roslyn, NY, 11576. Requested approval for replacement of existing deck and railings with Fiberon composite decking in the color Bungalow with white railings. Mr. Zaken made a motion to approve the materials, Ms. Marsden seconded.

E. **Application ARB #26-04A** Applicants and Owners: Stanley and Sandy George, 600 Oakridge Lane, Albertson, NY 11507. Requested approval for roof replacement with TAMKO StormFighter FLEX Shingles in Black Walnut, this color is a change from what was originally approved at the May 12, 2026 ARB meeting, at that time, the color Rustic Cedar was approved. Mr. Ramnani made a motion to approve the new roof color, Mr. Zaken seconded.

Requested approval to extend the roof eaves and overhangs approximately 12 inches, as was shown on the architectural plans and elevations. New fascia, soffits, gutters and related trim will coordinate with the renovated exterior. Mr. Zaken made a motion to approve the extension, Ms. Marsden seconded.

Requested replacement of windows with Anderson 400 Series units with Dark Bronze exterior finish. Mr. Zaken made a motion to approve the windows to match the same Anderson 400 series on other windows approved at the ARB meeting on May 12, 2026. Mr. Ramnani seconded.

Requested replacement of sliding patio doors with Anderson 400 Series in Dark Bronze to match windows that were approved at the May 12, 2026 ARB meeting. Ms. Marsden made motion to approve, Mr. Ramnani seconded.

Requested replacement of existing window/opening with a new Anderson 400 Series 6'-0" x 6'-8" two-panel sliding patio door. Ms. Marsden made motion to approve replacement, Mr. Zaken seconded.

Requested approval of installation of exterior stucco with Dryvit Acrylic Finish #104 Dover Sky on front elevation: on columns of portico and around front door frame. Mr. Ramnani motioned to approve, Mr. Zaken seconded.

DRAFT

Requested approval to install R Stone Natural Thin Stone veneer – Spring Lake – Ledge Cut at base of portico columns and at front elevation. Mr. Zaken motioned to approve the veneer, Ms. Marsden seconded.

Requested approval for Board and Batten siding, the board did not approve this material, a sample of the material was requested to be presented at next meeting.

Requested approval for front entrance Portico, a new low-slope portico designed for positive drainage, with coordinated fascia, columns/piers, stone/stucco detailing. It was recommended that the columns be 12" square, when stucco completed. Ms. Marsden made motion to approve, Mr. Zaken seconded.

Requested approval for installation of limestone landing and 3 limestone steps at the front entrance. Mr. Zaken made a motion to approve the material, Mr. Ramnani seconded.

Requested approval for Garage door replacement, the board did not approve due to the fact we were not presented with the exact color sample.

Requested approval for front entrance door, the board did not approve due to the fact we were not presented with the exact color sample.

Requested approval for deck renovation using Fiberon Sanctuary – Moringa decking coordinated with Simple Brown Railing both materials provided. Motion to approve was made by Mr. Zaken, Mr. Ramnani seconded.

Requested approval to reconstruct the deck area adjacent to the new kitchen sliding door to provide a landing and revised stair configuration. Motion was approved by Ms. Marsden, Mr. Ramnani seconded.

Requested approval of exterior lighting including upper-wall floodlights aimed and positioned to minimize glare and spill lights, decorative and vertical wall sconces, deck post/rail lights, landscape up-lights, recessed soffit downlights and the integrated wall light/security camera above garage. All exterior lighting will be in bronze.

Requested approval for driveway, pavers and Curb Cut. The ARB board did not approve this paver material presented, we requested to see more of the various paver blocks in the colors chosen, to make a decision. The curb cut application for a permit has been submitted to the building department.

DRAFT

Requested approval for a new mailbox design structure. The mailbox will be situated at the end of the driveway entrance, the pedestal will mirror the veneer approved for the residence, Stone Spring Lake Ledge Cut. Motion to approve the mailbox structure was made by Mr. Ramnani, Mr. Zaken seconded.

Requested to approve gutters and downspouts coordinated with the Anderson Dark Bronze windows and doors. The materials presented were approved. The motion was made by Mr. Zaken and seconded by Ms. Marsden.

Requested to approve installation a Generac Guardian Series 22 kw natural gas standby generator. The placement will be by the side of the house, where the air conditioning units are currently. Landscaping was suggested to camouflage the units. Motion to approve was made by Mr. Ramnani, Mr. Zaken seconded the motion.

4. **New Business:**

Application ARB #26-10 Applicant: Lawrence O'Brien Sr., High Point Engineering, Owners: Bikramjit Singh and Chahat Saini, 76 Stone Hill Drive, Manhasset, NY 11030. Request to revise the addition of a small window that was originally approved by the ARB on 7/14/26. The window will no longer be added. Mr. Zaken made a motion to approve the change to the application. Mr. Ramnani seconded the motion which carried.

Meeting was adjourned at 8:30 pm

Respectfully submitted,

Terri Orlando

DRAFT