

MINUTES
ARCHITECTURAL REVIEW BOARD
VILLAGE OF NORTH HILLS
SEPTEMBER 10, 2024 @ 7:00 PM
VILLAGE HALL

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

1. **Announcements:** Next meeting is Tuesday October 8, 2024 at 7:00 pm.
2. **Approval of Minutes:** The meeting was called to order at 7:00 pm. Ms. Orlando moved that the board accept the minutes from the August 6, 2024 meeting as distributed. Mr. Zakin seconded the motion which carried.
3. **Board Discussion:**
4. **Application ARB # 24-12** Applicant: Louis Schwartz, P.E. Tiderunner Engineering & Design, P.C. Homeowners: Yiyun Zhang and Yanquin Zhu, 97 Windsor Gate Drive, New Hyde Park, NY 11040. Requests approval for style replacement of windows and sliding glass door. Sliding glass door to be Pella in the color Brown same as existing. All exterior hardware to be polished brass. Window schedule #11, #20, #35 to be Pella 250 series, right and left windows to be casement with egress access, and center window to be fixed. Window schedule #25 to be Pella 250 series sliding window direct replacement. Window schedule #30 over garage to be Impervia casement with egress access and side panel window to be fixed. Window schedule #15 to be Lifestyle 2-wide, double hung direct replacement. A letter of approval was received from Allison Forrester, President of The Gates at North Hills. The homeowner will clarify the sliding glass door hardware to be polished brass if available from manufacturer or satin brass with approval letter from President of The Gates at North Hills Board. Mr. Zakin made a motion for approval for the direct replacement items and the new style windows. Mr. Ramnani seconded the motion which carried.
5. **Application ARB # 24-09** Applicant and Homeowners: Choon Sun An, Martin An, Steven An and Maryann An, 88 Windsor Gate Drive, New Hyde Park, NY 11040. Requests approval for style replacement of windows with Andersen in the color Dark Bronze. Window schedule #1, #5, #9 to be Andersen 100 Series,

right and left widows to be casement with egress access, and center window to be fixed. Window schedule # 6 over garage to be Andersen casement with egress access and side window panel to be fixed. A letter of approval signed by Allison Forrester, President of The Gates at North Hills was received. Mr. Ramnani made a motion for approval of the new style windows. Ms. Marsden seconded the motion which carried.

6. **Application ARB # 24-11** Applicant: Rui Gomes, Architect, Paul Russo, AIA Architect P.C. Homeowners: Steven and Shanna Silva, 331 Baltustrol Circle, Roslyn, NY 11576. Requests approval for deck renovation, pavers under porch and new generator screened by skip laurels. Roof shingles GAF Timberline color Shakewood to match existing. Direct replacement windows Andersen 400 Series in White to match existing, with the exception of all second-floor windows on the front elevation to be replaced with casement windows. Painted wood soffits, window surrounds, trim in Navajo White to match existing. Replace 6" aluminum gutters and 4x3 leaders in color Benjamin Moore Richmond Bisque to match existing. Patio under deck Nico stone Mocha to replace gravel. Trex Transcend deck planks to replace existing wood to match Cabots Redwood #80 in the color Tiki Torch. Replace guardrails with 36" tall wood painted Navajo white to match existing. Install 3 new exterior a/c condensers and 1 back-up generator at the rear of the home camouflaged with skip laurels. A letter of approval signed by William Kayen, President of The Links at North Hills HOA was received. Mr. Kayen was also in attendance to approve the materials and colors, and he will also provide a list of approved materials and colors for exterior changes to the Village. Mr. Zakin made a motion for approval of the renovations, the installation of the generator, the new Trex planks and railing modifications and window style changes. Mr. Garibaldi seconded the motion which carried.

7. **Application ARB # 24-10** Applicant: Zhong (John) Ren, Registered Architect – Truthful Design. Homeowner: Yan Rong Meng, 55 Bristol Drive, Manhasset, NY 11030. Requests approval to replace existing vinyl siding with Gray Slate James Hardie Plank lap siding Statement Collection in Select Cedarmill, all trim around windows and doors to be same size in Arctic White. Replace existing deck with Toasted Sand Trex Decking and White railing with black balusters Trex Transcend railing collection. A letter of approval signed by Thomas McManus, President, Hamlet Estates Board of Directors was received. Mr.

Garibaldi made a motion for approval of the installation of new Hardi Plank siding and the Trex deck planks and railing system. Ms. Marsden seconded the motion which carried.

8. **Application ARB # 24-13** Applicant: Timothy John Costello, RA Hierarchy Architecture & Design, PLLC. Homeowners: Michael and Susie Wu, 35 Aldgate Drive, Manhasset, NY 11030. Requests approval to replace all windows and doors with Pella Lifestyle in Brown. Exterior window trim 4" Azek painted to match existing beige siding. Eliminate rear elevation (west) sliding doors for family room and install 3 windows in same opening. Remove south facing exterior mudroom door. Install 2 new egress window wells at North elevation and install new egress stairwell with wrought iron black railing at South elevation. Install dense evergreen privacy hedge to screen HVAC units and railing. Add 2 Warren Outdoor Wall Sconce by Sean Lavin on either side of front door in Black and 2 sconces on either side of the garage doors. Remove window in the primary bathroom at North elevation. Install new fixed transom window at West elevation to match East elevation. Redesign the deck to reduce the size. Repaint all existing wooden deck and rails in existing color by Behr SC-148 Adobe Brown Smooth Solid Color. Replace existing brown gutters and leaders as needed. Remove 3 garage doors and replace with 2 garage doors with double pane clear glass windows by Clopay Classic Steel Premium Series. Replace roofing to match existing XT25 Certainteed Timber Blend as needed. A letter of approval signed by Thomas McManus, President, Hamlet Estates Board of Directors was received. Mr. Zakin made a motion for approval of the revisions. Mr. Garibaldi seconded the motion which carried. Applicant was asked to return for additional approvals. Board requested a color rendering of the front elevation to include a new 2-door front entry with sidelights and additional lighting.

9. New Business – discussion about ARB checklist and request form. All suggestions for improvement to be emailed to Wendy at the Village.

Meeting was adjourned at 8:45 pm

Respectfully submitted,
Alison Chimerine