

MINUTES
ARCHITECTURAL REVIEW BOARD
VILLAGE OF NORTH HILLS
JANUARY 14, 2025 @ 7:00 PM
VILLAGE HALL

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

1. **Announcements:** Next meeting is Tuesday February 11, 2025 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 November 12, 2024 meeting as distributed. Mr. Zaken seconded the motion which carried.
3. **Board Discussion:**
4. **Application ARB # 24-21** Applicant: Daniel Hurley, P.E., Subsurface Engineering Owner: Acorn Ponds Condominium HOA, 13 Acorn Ponds Drive, Roslyn, NY 11576. Requests approval for removal of timber deck and to replace it with Trex floor boards in Transcend Tropics, Color – Spiced Rum and new 42” high railings in Trex Transcend, Color – Vintage Lantern. The existing deck footprint will be maintained. A section of flat roof, which meets the deck, will be replaced in kind with 55 mil Duradek PVC roof membrane. A letter of approval signed by Sharon Freidlander, President, Acorn Ponds Homeowners Association was received. Mr. Zaken made a motion for approval of the new deck for the club house. Ms. Marsden seconded the motion which carried.
5. **Application ARB # 24-22** Applicant: Michael Briza and Ydelfonso Sosa, Britz Consulting Homeowners: Dr. Howard Pomeranz and Mr. Allan Grabkowitz, 24 Fox Run, Roslyn, NY 11577. Requests approval for the replacement and enlargement of existing deck by 10’ with Decking by Timber Tech composite in the color Dark Cocoa with Trex Transcend railing in the color Dark Cocoa. A letter of approval signed by Jack Lenson, President, Board of Managers, High Point at North Hills Condominium. Ms. Orlando made a motion for approval of the deck enlargement and replacement with new materials. Mr. Ramnani seconded the motion which carried.
6. **Application ARB # 24-20** Applicant: James Ashe, Home Depot Homeowner: Heejeong Kho, 1 Doral Drive, Manhasset, NY 11030. Requests approval for new patio door and 11 new style windows. All eleven (11) windows and one (1) patio door to be Andersen Series 100 in dark bronze with all window caps in dark bronze per provided window schedule. A letter of approval was provided by Alan Kaufman, Board President, The Fairways at North Hills Condominium. Mr. Ramnani made a motion for approval of the new windows and patio door. Ms. Marsden seconded the motion which carried.

7. New Business

Meeting was adjourned at 7:40 pm

Respectfully submitted,
Alison Chimerine

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