

MINUTES  
ARCHITECTURAL REVIEW BOARD  
VILLAGE OF NORTH HILLS  
FEBRUARY 11, 2025 @ 7:00 PM  
VILLAGE HALL

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

1. **Announcements:** Next meeting is Tuesday March 11, 2025 at 7:00 pm.
2. **Approval of Minutes:** The meeting was called to order at 7:00 pm. Mr. Ramnani moved that the board accept the minutes from the January 14, 2025 meeting as distributed. Mr. Zaken seconded the motion which carried.
3. **Board Discussion:**
4. **Application ARB # 25-01** Applicant: Eric DiGiuseppi and presentation by Bryan Grill, Imagine Remodeling Homeowner: Sarat Vadada and Shanti Mudumba, 20 Esquire Court, Roslyn, Ny 11576. Requests approval to replace existing wood siding with 7" Khaki Brown, Hardie Board Cedarmill siding and replace existing window trim, fascia and soffit materials with white PVC materials. The rear bump out corner trim pieces to match new siding color (not white). Mr. Zaken made a motion for approval of the new siding and trim materials. Mr. Ramnani seconded the motion which carried.
5. **Application ARB # 25-02** Applicant: John Priolo for Alan Cooper, Architect, PLLC Homeowners: Curt and Chicky Granet, 883 Turnberry Lane, Roslyn, NY 11576. Requests approval for the expansion and replacement of existing 18'8" x 11'6" deck using Fiberon Good Life, Escape Collection decking in the color Bungalow and Trex Transcend railing in the color White, and approval for addition of 136 sq ft decking over existing rear patio with same composite material to expand deck size. A letter of approval signed by William B. Kayen, President, The Links at North Hills HOA was received. Mr. Ramnani made a motion for approval of the deck replacement and addition with new materials. Mr. Zaken seconded the motion which carried.
6. **Application ARB # 25-03** Applicants: Rachel Spampinato, R.A. and Nicole Muszynski of Gerald J. Caliendo Architects Owner: Summit at High Point HOA, 225 Power House Road Roslyn Heights, NY 11577. Requests approval for exterior changes to existing Guard House. This will supersede existing application ARB #19-10. Remove window and existing door on North elevation and replace with 72 x 80 Eris Matte Black sliding glass door. Remove existing door on South elevation and replace with 36 x 80 Eris Matte Black Single Patio Glass door. Remove existing exterior stone and replace with proposed Stone Henge quartzite English pattern stone around the base of the Guard House. After discussion, an alternate will be presented at next meeting. Add Stone and Tile Blue and Gray Limestone as a sill trim above

the quartzite. Install 4" Black Aluminum K-Style gutters and leaders. Replace soffit with IPE wood paneling and fascia in Douglas fir wood painted black. Install IPE wood paneling siding on guard house and columns. Alternate wood colors to be presented at next meeting. Install three (3) new exterior lighting fixtures by Kichler, Model# 49475RZ Rubbed Bronze South Hope Outdoor wall lights. One (1) on each side of the sliding glass door on the North elevation, and one (1) alongside the glass patio door on the South elevation. A letter of approval signed by Michael Resnick, President, High Point Properties Association was received. Board requested alternate color palette and materials, and possible camouflage ideas for electric panel. The application was continued.

7. **New Business** - Application ARB #24-18 8 Duke of Gloucester. Anthony Lobosco, Board President, North Hills Colony Condominium provided an approval letter for amended plans for 8 Duke of Gloucester. The letter states "that the Board of Managers reviewed the amendments made to the plans affecting the pitch of the roof and grant our approval." Mr. Garibaldi made a motion to include the letter in our minutes and approve said amendment. Mr. Zaken seconded the motion which carried. Chair Chimerine abstained.

Meeting was adjourned at 8:00 pm

Respectfully submitted,  
Alison Chimerine

APPROVAL

February 6, 2015

To: The Village of North Hills Building Department  
Attn: Mr. Peter Cinquemani

Subject: Modification -- Approval of Amended Plans for Upstairs Renovation in Rear of 8 Duke of Gloucester

Dear Mr. Cinquemani:

Please be advised that the Board of Managers reviewed the amendments made to the plans affecting the pitch of the roof and grant our approval.

If you have any questions, please do not hesitate to contact me directly.

Thank you,



Anthony Lobo  
Board President  
North Hills Colony Condominium

RECEIVED

2015 FEB -7 AM 11:48  
VILLAGE OF NORTH HILLS