

MINUTES  
ARCHITECTURAL REVIEW BOARD  
VILLAGE OF NORTH HILLS  
OCTOBER 8, 2024 @ 7:00 PM  
VILLAGE HALL

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

1. **Announcements:** Next meeting is Tuesday November 12, 2024 at 7:00 pm.
2. **Approval of Minutes:** The meeting was called to order at 7:00 pm. Ms. Marsden moved that the board accept the minutes from the September 10, 2024 meeting as distributed. Mr. Ramnani seconded the motion which carried.
3. **Board Discussion:**
4. **Application ARB # 24-17** Applicant: Ian Shaw Greenberg, RA – Ian Shaw Greenberg Architecture, PLLC. Homeowners: Alexander and Carla Weintraub, 119 The Crescent, Roslyn Heights, NY 11577. Requests approval to replace existing deck with new framing and condo board approved materials, deck to maintain the same location, size and shape. The decking to be replaced with Fiberon composite wood, Good Life, in the color Tuscan Villa. Fiberon composite wood will be used for the post sleeves and balusters, the top rail will be aluminum in the color Simply Brown. A letter of approval signed by Victor Pasternack, President, Summit at High Point II was received. Mr. Ramnani made a motion for approval of the installation of the above referenced deck and railing materials. Mr. Zakin seconded the motion which carried.
5. **Application ARB # 24-13** (Continued) Applicant: Timothy John Costello, RA Hierarchy Architecture & Design, PLLC. Homeowners: Michael and Susie Wu, 35 Aldgate Drive, Manhasset, NY 11030. Received conditional approval for the following. 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 Sconces 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. Applicant

returned for approval on new Thermatru double front entry, fiberglass, solid exterior door with sidelights in Stained Driftwood. The entry door to be 6' 8" x 6' French Door with 14"  $\frac{3}{4}$  sidelight. Install two (2) wall sconces on side walls of entryway by Warren Outdoor Wall Sconce in Black, 8.5" width, 19.5" height, 9.88" depth. Color rendering of the front elevation was provided. 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 addition of the front door and sconces. Ms. Marsden seconded the motion which carried.

6. **Application ARB # 24-14** Applicant: Scott Tirone, Nassau Expeditors, Inc. Homeowners: Howard and Patti Beige, 8 Bradford Road, Manhasset, NY 11030. Requests approval to change front door to Thermatru Mahogany Grain Fiberglass Model Classic Craft Serial # DOOR-CCR8222 Serial # SIDE PANELS- DRF8213SL-le in the color Raven. Install new windows by Pella Lifestyle Series Aluminon clad pine in Black with Black Aluminon trim. Sliding glass doors by Pella in Black, roof by GAF Timber HDZ in Charcoal, and New Castle, Aluminum NCM550S in Black, 6" gutters by Englert, aluminum K-style in Black. Install new siding by James Hardie Model FCH7LM, 7.25" in the color Light Mist. Remove an existing addition, add rear addition. Install raised rear yard patio with Cambridge concrete pavers style Sheerwood ledgestone 3 piece in Onyx, with paver outline of Cambridge concrete style Round Table 6x9 in Coal. Replace blacktop driveway and front walkway with same patio pavers and radiant heating. Use granite stones by R Stone style Ts-39 in Mystic for the retaining wall and exterior stone on the home. Use Limestone wall capping stones imported from India and Rock face coping in Black on the retaining wall. The outdoor kitchen counters in European Granite in the color steel Gray. Install new landscaping and exterior lighting per the landscape design drawing. A letter of approval signed by Thomas McManus, President, Hamlet Estates Board of Directors was received. Mr. Ramnani made a motion for approval of the revisions. Mr. Garibaldi seconded the motion which carried.
7. **Application ARB # 24-15** Applicant: Michael Mallia, AIA, DiProperzio & Mallia, LLP Architects. Homeowners: Howard and Sandra Fox, 23 Willets Pond Path, Roslyn, NY 11576. Requests approval to modify and expand existing 32' wide x 6'10" deep rear wood deck to 32' wide x 12' deep using. The decking and will be replaced by pressure treated wood 2x6 and 2x4 in Benjamin Moore Tudor Brown. The railing will be replaced by using 2x4 railing, cap plate 2x6, posts 4x4 and balusters 2x2 in the color Benjamin Moore Tudor Brown. A letter of approval signed by Arlene Berger, Vice President, Whitewood of North Hills Condominium Board of Directors was received. Approval letters were received from adjacent neighbors at 24 and 22 Willets Pond Path. Mr. Zakin made a motion for approval of the deck and railing expansion and replacement. Ms. Marsden seconded the motion which carried.
8. **Application ARB # 24-16** Applicant: Michael Mallia, AIA, DiProperzio & Mallia, LLP Architects. Homeowners: Luthful and Mukta Hassan, 9 Bristol Drive, Manhasset, NY 11030. Requests approval for 2 new 2 story additions with new roof GAF, Royal Sovereign Slate in the color Gray. New brick veneer by Benden Brick in the color Princess Blend, with brick quoins, mortar to be gray, all new casement windows by Andersen in the color Black with

trim by Azek in the color Black. New Gutters by Amerimax, 5" K-style in the color Black, Black keystones over the windows, new front portico with black metal roof and two (2) Classic style Azek columns applied to the wall in Black. The front steps will be matching brick with Bluestone, and black aluminum railings. Modification of existing driveway to continue the curve to wrap around, pave the driveway with asphalt and edge with Belgian Block. Exterior lighting by Kichler, Model # 9244BK, 12" tall cylinder wall sconce in Black on either side of the front doors. A letter of approval signed by Thomas McManus, President, Hamlet Estates Board of Directors was received. Mr. Ramnani made a motion for conditional approval of the additions and a request for applicant to return with spec information on the front door and hardware. Mr. Garibaldi seconded the motion which carried. Application will be continued.

Meeting was adjourned at 8:15 pm

Respectfully submitted,  
Alison Chimerine