

MINUTES  
ARCHITECTURAL REVIEW BOARD  
VILLAGE OF NORTH HILLS  
JUNE 3, 2025 @ 7:00 PM  
VILLAGE HALL

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

1. **Announcements:** Next meeting is Tuesday July 8, 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 May 13, 2025 meeting as distributed. Mr. Garibaldi seconded the motion which carried.
3. **Board Discussion:**
4. **Application ARB # 25-12** Applicant: Alan J. Cooper Architect, PLLC, Homeowners: Ken and Kazuko Yoshiya, 31 Windsor Gate Drive, New Hyde Park, NY 11576. Requests approval for installation of new 20' 6" x 12' deck with an aluminum access grate on the deck for access to newly installed egress window. Composite material for decking and railing to be Trex Transcend Collection in the color Spiced Rum. The new egress window to be "Wellcraft" prefab polyethylene with ladder installed per specs, with new push up 3'6" x 3'2" hinged, aluminum grating at top, flush with decking as required by code. A letter of approval signed by Allison Forrester, Board President, The Gates at North Hills Condominium was received. Mr. Zaken made a motion for approval and installation of Trex deck with access grate, new egress window and Trex railing. Mr. Garibaldi seconded the motion which carried.
5. **Application ARB # 25-13** Applicant: Matthew Viederman Architect PC., Stephen Kreutzer, Stephen Kreutzer LLC, designer. Homeowner: Geeta Varma, 80 Stone Hill Drive, Manhasset, NY 11030. Requests approval for waterproofing and alterations to resolve all issues with existing rear terrace. Alterations to include removal of finish tiles to expose concrete slab and replace with bluestone, remove cracked stone slab tread and replace with equal to match, remove two (2) steel gates and replace with two (2) new latch operated self-closing glass gate doors framed in black, with black lock and hinges for pool security, existing stairs and stair guardrails to remain, updated with black paint, remove existing brick piers and steel guardrail and replace with fascia mounted glass guardrail, install three (3) glass plank flooring panels in same span (size to be determined on site; either 40" x 36", 42" x 36" or 54" x 36", remove non-structural brick arches and re-purpose the brick to build columns in the same style as existing pavilion columns. A copy of a letter of approval signed by Leon Billis, President, Stone Hill mailed to Greeta Varma was received. Ms. Orlando made a motion for approval of the alterations. Mr. Zaken seconded the motion which carried. Chairman Chimerine abstained.

6. **Application ARB # 25-14** Applicant and Homeowner: Brenda Frank, Daissam LLC, 16 Pony Circle, Roslyn Heights, NY 11577. Requests approval to replace existing first floor deck with Trex Naturals Collection in the color Toasted Sand and Trex Transend railing in the color Vintage Lantern. The deck will be the same size and shape as existing. There will be no changes made to the 2<sup>nd</sup> floor deck. Homeowner understands any other alterations, material or color changes would require additional, prior approvals. A letter of approval signed by Jack Lenson, Board President, Hight Point at North Hills Condominium was received. Mr. Ramnani made a motion for approval of the replacement deck and railings with the same footprint. Mr. Garibaldi seconded the motion which carried.

Meeting was adjourned at 8:20 pm

Respectfully submitted,  
Alison Chimerine