

MINUTES
ARCHITECTURAL REVIEW BOARD
VILLAGE OF NORTH HILLS
JULY 8, 2025 @ 7:00 PM
VILLAGE HALL

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

1. **Announcements:** Next meeting is Tuesday August 12, 2025 at 7:00 pm.
2. **Approval of Minutes:** The meeting was called to order at 7:00 pm. Mr. Zaken moved that the board accept the minutes from the June 3, 2025 meeting as distributed. Mr. Ramnani seconded the motion which carried.
3. **Board Discussion:**
4. **Application ARB # 25-15** Applicant and Homeowner: Prasan Singh, 8 Bristol Drive, Manhasset, NY 10030. Requests approval to remove all existing wood siding and replace with James Hardie Plank, Dream Collection siding, 6.25 x 12' lengths, in Highline White. All existing windows to remain, white 4" Azek trim moldings to be installed around windows and corners. Replace all existing fascia with Vernado fascia board in White. Replace all existing soffits with Ply Gem White vented soffit. Install four (4) 42x15.75" white triangle gable vents by Ekena Millwork. Remove and replace all gutters and leaders in white. Remove and rebuild condenser enclosure with Hardie Plank siding in Highline White with white Azek trim. Remove and replace two (2) patio doors with Andersen 400 Series Frenchwood Gliding Patio Doors in white. A letter of approval signed by Thomas McManus, President, Hamlet Estates Board of Directors was received. Mr. Garibaldi made a motion for approval and installation of new siding, trim, gutters, leaders and gables, a new enclosure for a/c condenser and 2 new patio doors. Ms. Orlando seconded the motion which carried.
5. **Application ARB # 25-16** Applicant and Homeowner: Hanlong Zhong and Qing Liu, 27 Windsor Gate Drive, New Hyde Park, NY 11040. Requests approval for construction of a new 22' x 10' deck with TimberTech composite wood, Reserve Collection, deck boards in the color Dark Roast and TimberTech composite railing system, RadianceRail Express, in the color Kona. A letter of approval signed by Allison Forrester, Board President, The Gates at North Hills was received. Existing basement window to remain, no alterations to basement. The a/c compressor will be moved to make room for the deck. Mr. Ramnani made a motion for approval of the new deck. Mr. Zaken seconded the motion which carried. Chairman Chimerine recused herself.
6. **Application ARB # 25-17** Applicant: Henry Sombke, Dubner Landscaping and Construction. Homeowners: Lana and Moris Bakhash, 33 Sequoia Circle, Manhasset, NY 11030. Requests approval for design choices related to property improvements. Requests 16'x40' gunite

swimming pool with automatic cover, 6x6 spa with pool tiles by Artistry in Mosaic Glass – Moonscape Black, a 20'x21.6' dining terrace with a 10'x9'3" outdoor kitchen and grill area with Napa Stone in Ice White Sandblasted Marble. Requests a fire pit by Prism Hardscapes: Tavola VI Gas Fire Pit area, a natural garden retaining wall constructed with Native Long Island boulders, and bluestone walkway leading to rear yard. 48" tall, black aluminum estate fence with self-closing, self-latching gate to surround rear of property. Pool equipment and air condensers to be installed on west side of home, surrounded with Green Mountain boxwoods. Requests masonry retaining wall with 2" bluestone cap, Natural stone veneer Delgado New York Blend, and masonry steps with 12" wide bluestone tread, natural stone veneer, Delgado New York Blend. A letter of proposed changes signed by David Goldstein, Managing Agent, Total Community Management, on behalf of Manhasset Crest HOA, Inc. was received. A suggestion was made for additional landscape lighting. Mr. Ramnani made a motion for approval of the new property design and construction. Ms. Orlando seconded the motion which carried.

7. **Application ARB # 25-18** Applicants: Shifen Wang of C & J Building and Design and Ming Hua Yuan. Homeowners: Sumei Gao and Minsheng Wang, 3 Meadow Lane, Manhasset, NY 11030. Requests approval to remove existing window on left side first floor bathroom, and replace with two (2) new Lifestyle Casement Right 24x42 without HGP, in white – flanking another newly installed Lifestyle 2-wide casement 48x54 in white. Install one (1) new Velux CFU Flat Roof Skylight Model 080080, exterior frame 38x38 in second floor hallway. Remove two (2) existing master bedroom windows, and replace with one (1) Lifestyle 3-wide casement 72x54 in white. Replacement of two (2) patio doors with Lifestyle, double in-swing door 60x102 in white. A letter signed by James Dinaro, Director, Gracewood at North Hills, Board of Directors was received with different approvals than what is requested by applicant. Requested applicant provide a revised letter to address the addition and removal of bedroom and bathroom windows. Requested color rendering and material samples. Application was continued.
8. **Application ARB # 25-19** Applicant: John Ren, R.A., Truthful Design, Homeowners: Yanling Wang and Xinxin Yin, 18 Meadow Lane, Manhasset, NY 11030. Ruosen Guo, was present for the meeting. Requests approval to replace existing siding with James Hardie Board, Select Cedarmill texture 7" exposure width, painted Benjamin Moore OC-48, Hazy Skies, and 6" Azek white trim. Replace elevated deck boards using Timbertech, Vintage Collection decking in the color Coastline with white metal railings with black balusters. Replace existing roof shingles with new Timberline UHDZ shingles in the color Charcoal. Replace existing garage door with new 16x7 Clopay steel Premium Series Model #9200 door in standard white. Replace existing casement windows and patio doors (like for like) with Sierra Pacific wood window, aluminum cladding on exterior in the color white with grid design. Replace and widen existing asphalt driveway by 2 feet with Unilock 2.5" thick concrete pavers over concrete substrate in the color Gray. Re-pave front walkway with red brick to match existing. A letter of approval signed by Roseanne Breen, Vice President, Gracewood at North Hills,

Board of Directors was received Requested applicant return with a color rendering of the front elevation and material samples and colors for review. Application was continued.

Meeting was adjourned at 9:00 pm

Respectfully submitted,
Alison Chimerine

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