

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

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

1. **Announcements:** Next meeting is Thursday, November 13, 2025 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 9, 2025 meeting as distributed. Mr. Garibaldi seconded the motion which carried.
3. **Board Discussion:**
4. **Application ARB # 25-26** Applicants and Homeowners: Choon Sun An, Martin An, Steven An, and Maryann An, 88 Windsor Gate Drive, North Hills, NY 11040. Requests approval for proposed enlarged deck (11'10" and 25' 10" including the staircase) with new TimberTech Prime+ Collection – color Coconut Husk with Railings by Trex Transcend Collection in the color Spiced Rum. The Board of Appeals issued a zoning variance July 22, 2025. An approval letter for 11'10" x 25'10" deck, signed by Allison Forrester, President, The Gates at North Hills Condominium Board, was received. Mr. Zaken made a motion for approval of the new expanded deck. Mr. Garibaldi seconded the motion which carried.
5. **Application ARB # 25-28** Applicant: Paul Russo, AIA Architect PC, Homeowners: Henry and Kara Rakowski, 448 Links Drive South, Roslyn, NY 11576. William Kayen, President, Links HOA was in attendance. Applicant requests approval for installation of new roof to match existing GAF Timberline, HDZ shingles in the color Shakewood. Install new 6" K style aluminum gutters and 4x3 leaders in the color Almond to match Benjamin Moore Richmond Bisque. Installation of all new White, Andersen E-Series, double-hung windows to match existing, with the exception of three (3) new casement bedroom windows on the North side of the home to be egress compliant, but will replicate the appearance of double hung windows, and two (2) new basement egress windows and concrete window wells, and add one new skylight to be 24 x 48 that will not be visible from the street. Replace existing deck with Trex Transcend in the color Tiki Torch to match Cabot Redwood #80, and new PVC railings in the color white. Original deck footprint to remain the same. Installation of a new gas generator on the west side of the house next to the A/C units, camouflaged by Skip Laurel plantings. An approval letter signed by William Kayen, President, The Links at North Hills HOA, was received. Mr. Garibaldi made a motion for approval of the new Andersen windows, an additional skylight, new GAF Timberline roof, new Almond aluminum gutters and leaders, new Trex deck and railings, two (2) new basement egress windows and cement window wells, and a new generator. Ms. Orlando seconded the motion which carried.

Meeting was adjourned at 7:55 pm.

Respectfully submitted,
Alison Chimerine

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