

MINUTES
ARCHITECTURAL REVIEW BOARD
VILLAGE OF NORTH HILLS
MARCH 10, 2026 @ 7:00 PM
VILLAGE HALL

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

1. **Announcements:** The next meeting is Tuesday, April 14, 2026, 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 amended minutes from the February 10, 2026 meeting as distributed. Chair Chimerine seconded the motion which carried.
3. **Board Discussion:**
4. **Application ARB # 26-01 Applicants and Homeowners:** Rosanne Breen, Gracewood HOA President, Michael James Paladino Architect PC. Gracewood at North Hills, 1 Mansion Lane, North Hills, NY 11030. Requests approval to remove existing composite 7" cap on Glen-Gery brick knee wall and replace with the installation of a 5" layer of matching brick 53-DD and mortar (approx. 429.2" linear ft. wall), and atop the brick place a 2" thick Pennsylvania blue thermal Bluestone cap to run the perimeter of the knee wall. Requests approval to install 66 sections of new (or reusable existing to be painted Black) industrial grade Black matte sheen 4' high aluminum/wrought iron style Estate fence by Gemstone Fence Company Model E06101IND with crimped, pointed decorative top anchored into the bluestone cap and existing stanchions. Remove existing 4 pier caps and install 4 new pre-cast pier caps. The existing 7" permacast composite cap to remain on the brick wall only surrounding the planters. An approval letter for the replacement of the composite wall caps with brick and bluestone, the new black decorative fencing, the pier caps signed by James Dinero, Vice President, Gracewood at North Hills Board of Managers, was received. An additional letter of approval specifying the custom fence will be made to the exact specifications provided by Michael Palladino Architect to match the existing fence signed by Rosanne Breen, President, Gracewood at North Hills Board of Managers, was received. Mr. Garibaldi made a motion for approval of the new fence, bluestone cap, additional matching bricks and composite caps for the piers for the front gate wall project. Mr. Ramnani seconded the motion which carried.
5. **Application ARB # 26-02 Applicant:** Kenneth W. Siegel RA, AIA, Daniel Zarabi of Zarabi Design & Development, Homeowners: Andrew and Beth Tarica 489 Links Drive, Roslyn, NY 11576. Requests approval for replacing all windows in kind with Marvin Elevate white aluminum windows. The exception for windows will include three (3) 68" wide x 60" high double hung bedroom windows and one (1) master bathroom window to be updated to code compliant egress casement windows with simulated double hung lites, one (1) rear facing master

bedroom window to use same width opening but enlarge height to install a glass swing door with fixed sidelites and transom (dimensions to be same as existing right side living room and family room patio doors), and install two (2) basement egress window and wells for finished basement. Requests replacement of deck floorboards on existing deck and enlargement not to exceed house footprint. (NO drawings provided) Deck material should be Trex composite decking in Tiki Torch with white composite railings with square spindles. Request replacement of front door (to be White in color) in kind, hardware to be determined. Requests the home to be painted condo approved color of Richmond Bisque with Navaho White trim. An updated approval letter will be required from Dr. William B. Kayen, Board President, The Links at North Hills HOA. Application was continued pending deck drawings with material and color confirmation, window schedule with dimensions, front door information, hardware confirmation, home paint color confirmation. The application was continued and applicant was advised to provide all necessary material to the Village Clerk and request to be placed on the next agenda.

6. **Application ARB # 26-03** Applicant: M. Sergio Tedesco, RA, Core Group Architects, LLP Homeowner: Charles Cara, 16 Stone Hill Drive North, Manhasset, NY 11030. Requests approval for design choices for two-story front entry addition and two-story rear addition, all new black custom Vetrex Lum Up imported casement windows, with the exception of the four fixed windows on the second floor (see attached window schedule for dimensions on all windows and doors). Requests new Custom Iron imported front doors 7' wide x 8' high with 2' 8" overhead window in Black. Outdoor wall light fixtures by Buster & Punch in matte black metal and glass cage with cast metal back panel model NCA-063541 requested 2 for front door, 2 for garage door and 3 for rear covered terrace. Front door Hardware by Schlage, Century half plate handle set Model FCT58CEN622 in Matte Black. Garage door by Clopay Reserve Wood Extira herringbone pattern in Black with NO hardware. Roof by DaVinci, single width slate in Slate Black, 6" half round aluminum gutters and 5" leaders in black. Front elevation clad in Belden Brick 23-39 in the color Polar White Clear Jumbo with brick grout color by Glen Gary G-501, and E.I.F.S. Sto Signature smooth finish in STO 20001 ITS White where indicated on drawings. Matching brick to be used for front entrance stair risers. Front entrance patio and rear terrace stone to be 24 x 24 x 2cm by Kroncarber in Carriere Bruges, with matching treads for front entrance steps. Rear stone 60 x 15 terrace to be covered with standing seam roof in black. An approval letter for the changes to the home per the plans submitted signed by Leon Billis, President, Stone Hill Homeowners Association, was provided to the homeowner. Mr. Ramnani made a motion to approve the exterior design choices. Ms. Marsden seconded the motion which passed.

Meeting was adjourned at 9:40pm

Respectfully submitted,
Alison Chimerine

WINDOW SCHEDULE

NO.	MANUF.	MODEL NO.	COLOR	QTY.	DESCRIPTION	FRAME SIZE	REMARKS
BASEMENT							
A	VETREX LUMPUP	CUSTOM - ALUM	BLACK	2	CASEMENT - INSWING	3'-0" x 3'-8"	EGRESS PER 2025 RCNYS SEC. R319
B	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	SLIDER	2'-2" x 3'-4"	SAME R.O.
FIRST FLOOR							
1	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	CASEMENT - INSWING	2'-8" x 6'-2"	SAME R.O.
2	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	CASEMENT - INSWING	2'-8" x 6'-2"	SAME R.O.
3	VETREX LUMPUP	CUSTOM - ALUM	BLACK	2	CASEMENT - INSWING/FIXED	[2] 2'-8" x 6'-2"	SAME R.O.
4	VETREX LUMPUP	CUSTOM - ALUM	BLACK	2	CASEMENT - INSWING/FIXED	[2] 2'-8" x 6'-2"	SAME R.O.
5	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	FIXED	2'-8" x 5'-2"	SAME R.O.
6	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	FIXED	2'-8" x 5'-2"	SAME R.O.
7	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	CASEMENT - OUTSWING	3'-0" x 4'-0"	NEW R.O.
8	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	INSWING DOOR	2'-10" x 8'-0"	NEW R.O.
8T	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	FIXED TRANSOM	2'-10" x 1'-4"	NEW R.O.
9	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	CASEMENT - OUTSWING/FIXED/OUTSWING	[3] 2'-10" x 4'-6"	NEW R.O.
9T	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	FIXED TRANSOM	[3] 2'-10" x 1'-4"	NEW R.O.
10	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	SLIDING DOOR WITH SIDELIGHTS	13'-4" x 8'-0"	NEW R.O.
10T	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	FIXED TRANSOM	13'-4" x 1'-4"	NEW R.O.
11	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	FIXED DOORS	13'-4" x 8'-0"	NEW R.O.
11T	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	FIXED TRANSOM	13'-4" x 1'-4"	NEW R.O.
SECOND FLOOR							
12	VETREX LUMPUP	CUSTOM - ALUM	BLACK	2	CASEMENT - INSWING/FIXED	[2] 2'-8" x 4'-8"	EGRESS PER 2025 RCNYS SEC. R319 - NEW R.O.
13	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	FIXED W/ MUNTINS	2'-4" x 3'-0"	NEW R.O.
14	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	FIXED W/ MUNTINS	2'-4" x 3'-0"	NEW R.O.
15	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	FIXED W/ MUNTINS	2'-4" x 3'-0"	NEW R.O.
16	VETREX LUMPUP	CUSTOM - ALUM	BLACK	2	CASEMENT - INSWING/FIXED	[2] 2'-8" x 4'-8"	EGRESS PER 2025 RCNYS SEC. R319 - NEW R.O.
17	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	FIXED W/ MUNTINS	2'-8" x 3'-2"	NEW R.O.
18	VETREX LUMPUP	CUSTOM - ALUM	BLACK	2	CASEMENT - INSWING/FIXED	[2] 2'-8" x 4'-6"	EGRESS PER 2025 RCNYS SEC. R319 - SAME R.O.
19	VETREX LUMPUP	CUSTOM - ALUM	BLACK	2	CASEMENT - OUTSWING/FIXED	[2] 2'-8" x 3'-8"	NEW R.O.
20	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	CASEMENT - OUTSWING	2'-8" x 3'-8"	NEW R.O.
21	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	FIXED	2'-0" x 3'-8"	NEW R.O.
22	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	FIXED	2'-8" x 3'-8"	NEW R.O.
23	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	FIXED	2'-0" x 3'-8"	NEW R.O.
24	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	CASEMENT - OUTSWING	2'-8" x 5'-8"	NEW R.O.
24T	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	FIXED ARCHED-TRANSOM	2'-8" x ARCHED	NEW R.O.
25	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	FIXED	5'-8" x 5'-8"	NEW R.O.
25T	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	FIXED ARCHED-TRANSOM	5'-8" x ARCHED	NEW R.O.
26	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	CASEMENT - OUTSWING	2'-8" x 5'-8"	NEW R.O.
26T	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	FIXED ARCHED-TRANSOM	2'-8" x ARCHED	NEW R.O.
27	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	CASEMENT - OUTSWING	2'-0" x 3'-8"	NEW R.O.
28	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	FIXED	2'-8" x 3'-8"	NEW R.O.
29	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	CASEMENT - OUTSWING	2'-0" x 3'-8"	NEW R.O.
30	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	CASEMENT - OUTSWING	2'-8" x 3'-8"	NEW R.O.
31	VETREX LUMPUP	CUSTOM - ALUM	BLACK	1	FIXED	2'-8" x 3'-8"	NEW R.O.