

**Village of Tuxedo Park
Board of Architectural Review
Minutes of Meeting
Conducted via video/tele-conferencing
February 18, 2021
7:00 P.M.**

Official Attendees:	Sheila Tralins, BAR Chair
	Josh Aaron, BAR Member
	Christopher Gow, BAR Member
	Christopher Boshears, BAR Member
	Rob McQuilkin, BAR Member
Attorney to the BAR	Alak Shah (Feerick Nugent MacCartney, PLLC)
Engineer to the BAR	Andrew Warren (McGoey, Hauser, and Edsall Consulting Engineers D.P.C.)
Building Inspector & Sec.	John Ledwith
Recording Secretary	Desiree Hickey

Attendees: Karen Arent, Kevin Brodie, Bo and Christine Bazylevsky, Chris Cummins, Ryan Curtis, Jon-Carlos Marras, Alan McHugh, Michael O’Neal, Devangini and Willkie Paes, Mr. and Mrs. Nicholas Shumaker, Nanahya Santana, Hume Steyer, Meg Vaught

Chair Tralins opened the meeting at 7:00 p.m.

There was no physical meeting location. In order to ensure the health, safety and welfare of all involved, for the purpose of compliance with the applicable law, the meeting was conducted via video/tele-conferencing.

Meeting ID: 830 5447 8953

Password: 345068

WEBLINK: <https://zoom.us/j/83054478953?pwd=K1VHUDhTMjNEOEJqL0pPRHZ4TDVidz09>

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Paes – Tower Hill Road – Parcel No. 107-1-20, New home:

In attendance:

- Devangini and Willkie Paes – Home Owners

- Kevin Brodie – Architect
- Karen Arent – Landscape Architect
- Ryan Curtis – Lighting Representative
- Jon-Carlo Marras – Lighting Representative

The applicant appeared before the BAR with modifications for their plans as previously discussed with the Board.

Chair Tralins entered into the record a letter submitted by homeowner and neighbor Christopher Cummins, residing at 222 Continental Road, voicing concerns with the scale of the property and landscape screening.

The applicant summarized the preservation of existing trees by proposing a managed screening system and native ground cover with seedlings coaxed along to replace evergreens as they die.

Karen Arent addressed minor landscape changes to accommodate concerns of neighbors Nanahya Santana and Hume Steyer to mitigate noise from the HVAC units. Proposed changes include moving the HVAC units further away from the property line on the south side of the house sinking units further into the ground to include shrubs to provide cover and a sound buffer. Kevin Brodie proposed the possibility of including geothermal fill to provide additional noise reduction.

An additional change is an inclusion of a mulch path, as an easier way to get down the hill towards the Continental Road property line. The path will include granite steps set in the building envelope above the sewer line.

Kevin Brodie discussed four different options for window changes on the front elevation. The on-screen options were reviewed by the Board. The fourth option was preferred by the Board and the Paes.

Other architectural proposed changes included the following:

- North elevation-cast stone trim taken out.
- South elevation-air conditioning units in pits revised to show stone walkway.
- Rear elevation-banded rustication at turret and softer arches with rose bushes growing around arches.

Ryan Curtis and Jon-Carlos Marras provided an informal presentation of the proposed light fixture plans. On screen examples were provided for review. The main driveway entrance pillars with proposed light fixtures were presented with several options. The BAR expressed concerns with the proportions of the light fixtures on the pillars. The third option presented on-screen was considered a better option with removal of the finial. Lighting on the front proposed pillars will be low lighting. In the back of the house, will be down lighting. The arches will alternate with lights and fans. Side lighting will be recessed and concealed as much as possible. A material board and spec book will be required moving forward with the BAR.

The meeting was opened for public response. Neighbor Christopher Cummins followed up with his written concerns regarding landscaping. His concerns were the commitment of an agreed landscaping plan that would be memorialized as part of the building permit process. The BAR assured Mr. Cummins his concerns for screening and privacy were being attended to carefully

and a greater barrier than originally proposed would be implemented. Chair Tralins stated that the BAR would include a reference to the requirements of the Planning Board to be implemented as stated.

Neighbor Michael O'Neal, residing at 212 Continental Road, questioned how the memorialization would be implemented into a legal document and how it would be continued into perpetuity. The BAR assured Mr. O'Neal that the Board is in receipt of the legal document the Planning Board's attorney has created.

Chair Tralins stated approvals will include implementation of Planning Board approvals. The resolution is a form of a condition and not a deed restriction. The Planning Board created a legal document that provides a legislative history in relation to what was intended if there were a problem. Ultimately, this is a question of the Planning Board attorney.

When the Paes return to the BAR, material samples and a spec book will be presented.

Bazylevsky – 122 Turtle Point Road – parcel No. 103-1-3, Pool, spa, patio, wall, pool fence and trellis:

In attendance:

- Bo and Christine Bazylevsky – Homeowners
- Karen Arent – Landscape Architect

The applicant appeared before the BAR with updated plans. Previously, the Village Engineer had outlined concerns for the applicant to address. A detailed sheet was prepared and adequately addressed all of the Engineer's concerns.

Photos were added to illustrate placement of the pool. All topography now on all drawings and all grades shown, erosion control and lighting identified.

A motion was made by Chair Tralins and seconded by Member Gow to approve the application of the Bazylevsky's at 122 Turtle Point Road, for the pool, spa, patio, pool fence and trellis as presented on drawings L1 and L2 dated 2-8-2021.

The vote of the Board was 5 – 0 in favor of the motion.

Shumaker - 104 Clubhouse Road, Parcel No. 107-1-41, Pool, patio, spa, wall, trellis structure:

In attendance:

- Mr. and Mrs. Nicholas Shumaker – Homeowner
- Karen Arent – Landscape Architect

The applicant appeared before the BAR with preliminary plans.

All neighbors were notified and no comments or concerns were received.

The Building Inspector will work with the BZA to determine what variances for setbacks will be needed.

The property is unique with a huge frontage and small side and back which creates issues for siting the pool.

The 1910 home predates the current zoning of the 50' setback rule. The proposed pool is approximately 25' away from the property line and the layout of the property doesn't conform to current setback regulations.

A photo was presented to the BAR illustrating the proposed location of the pool. Member McQuilkin noted that this location was historically the location of a tennis court and this would be a precedent for recreational use. Lighting and fencing were briefly discussed. The fencing will be concealed behind a boxwood hedge and on the poolside hydrangea will be placed to soften the fence.

The applicant will return to the BAR after they appear before the BZA.

Adjournment

At 8:49 p.m., a motion was made by Chair Tralins to end the meeting. Member Boshears seconded the motion.

The vote of the Board was 5 - 0 in favor of the motion.

Respectfully Submitted,

Desiree Hickey
Recording Secretary