

Village of Tuxedo Park
Board of Architectural Review
Minutes of Meeting
August 5, 2021
7:00 P.M.

Official Attendees: Sheila Tralins, BAR Chair
Christopher Boshears, BAR Member
Josh Aaron, BAR Member
Rob McQuilkin, BAR Member
Attorney to the BAR Stephen Honan, (Feerick Nugent MacCartney,
PLLC)
Building Inspector & Sec. John Ledwith
Recording Secretary Desiree Hickey

Absent: Christopher Gow, BAR Member
Andrew Warren, Engineer to the BAR

Attendees: Meg Vaught, Daniel Sherman, Nicholas Szendroy,
Omar Delgado, Paul Knodel, Christopher Reebals

Chair Tralins opened the meeting at 7:05 p.m.

Delgado - 20 Ridge Rd., Parcel No. 106-1-57.21, Changing front door, awning, light

In attendance:

- Omar Delgado – Homeowner

Mr. Delgado appeared before the Board to review his application. Prior to the BAR meeting, Mr. Delgado was issued a stop work order by the Building Inspector for changing the front door without official approval. Mr. Delgado apologized for his misunderstanding of what was communicated at the prior BAR meeting. He interpreted the favorable review of his application as an indicator to move forward with the installation of the unstained front door. The BAR accepted Mr. Delgado's explanation and moved forward to finalize the review process.

A photograph of the Simpson installed front door was presented. Instead of a mahogany stain, the BAR recommended using a darker stain in the oak family.

Several options were presented for the awnings in the New Yorker style. Mr. Delgado presented a live sample of the green and white version, which was his preference. It was noted, he would be agreeable to choosing the solid green if preferred by the BAR. After a discussion with the Board, it was agreed that the green and white striped awning was the best choice.

The lighting options were reviewed and option #3, a Colfax wall lantern sconce with frosted glass and a Tucson bronze finish was chosen.

A motion was made by Chair Tralins and seconded by Member McQuilkin to approve the Simpson front door in a dark oak stain as recommended, the New Yorker style striped green and white awning and option #3 Tucson bronze finish sconces as presented.

The vote of the Board was a 4 – 0 approval in favor of the motion.

Knodel – 80 Crows Nest Road, Parcel No. 105-1-3, Pool.

In attendance:

- Paul Knodel–Homeowner
- Daniel Sherman-Landscape Architect

The applicant appeared before the BAR to finalize revised pool details with the BAR. As detailed the 50' x 60' tank pool will be 24" off the ground with a seated frame around the pool and illuminated in a smooth grey porcelain. Safety doors will be alarmed around the pool with 1" horizontal cedar fencing in a matching grey.

A motion was made by Chair Tralins and seconded by Member Aaron to approve revised drawings, prepared by Daniel Sherman, to include site plans L1 and L2 originally dated 5-7-21 and revised 8-5-2021 with sample boards as provided.

The vote of the Board was a 4 – 0 approval in favor of the motion.

Szendroy, 1 Camp Comfort Road, Parcel No. 101-1-16.2, Adding shutters to the house.

In attendance:

- Nicholas Szendroy - Homeowner

The applicant appeared before the Board to propose wood painted shutters to install on his home.

Mr. Szendroy provided a sample of the unpainted shutters he is proposing for approval. He emphasized how challenging it was to find wooden shutters opposed to vinyl. His intention is to paint the shutters green in Secluded Woods by Behr Paint (S420-7).

A motion was made by Chair Tralins and seconded by Member McQuilkin to approve the wooden shutters as provided and painted green in Secluded Woods by Behr Paint (S420-7).

The vote of the Board was a 4 – 0 approval in favor of the motion.

Gonzales & Tinari, 55 Clubhouse Rd., Parcel No. 107-1-64.2, Pool and Tinari, 57 Clubhouse Rd., Parcel No. 107-1-65.2, Porte cochere, gates, windows, stairs, connection barn.

In attendance:

- Mary Gonzales and Matthew Tinari – Homeowners
- Christopher Reebals – Architect

Both applications were presented together for preliminary review. The applications will need to seek several variance approvals from the BZA (the side yard setback, proposed pool, proposed back dormers and proposed gates). The Building Inspector noted, that the number of required variances was typical of sizable additions.

Chair Tralins asked the Architect to summarize the applicant's vision. The Architect stated the intent was to create a cohesive design connecting both sides of the two properties. A PowerPoint presentation was provided that included architectural specifications along with a final animation.

The goal is to transform the center structure into the primary residence that will contain the bedrooms and kitchen while maintaining the other structures as subordinate spaces. The goal is to attach it to the northern structure to include additional bedrooms and a study. The dilapidated barn will be reconditioned into a primary living space with additional windows to incorporate additional natural light. The connection from the barn to the lower house will have improved site circulation by incorporating a site stair underneath this connection. The Porte cochere at the lower house will provide covered parking for two cars. The new roofing will be a Ludowici clay tile roof to replace the existing damaged slate and asphalt roofing. The improved egress compliant windows will match the size and character of the existing windows where possible. The stained glass will be retained. The connection piece for the two structures will be clear glass with the intent not to be seen from the road. The stone veneer on the central structure will be maintained. The significant water damage will be addressed as part of the renovation. A double height window was presented to add to the street facing façade. The consensus of the BAR was the large size of this window was making a bold statement of notable change and the applicant should keep in mind the historical nature of one of the most architecturally significant carriage houses. Also, the BAR would prefer that the color of the muntins and the grade of glass look as historical as possible.

The applicant will return to the BAR after the scheduled September 1st BZA meeting.

Minutes Approved

A motion was made by Chair Tralins and seconded by Member McQuilkin to approve the minutes as read.

July 1, 2021

The vote of the Board was a 4 – 0 in favor of the motion.

Adjournment

At 7:52 p.m., a motion was made by Chair Tralins to end the meeting. Member Aaron seconded the motion.

The vote of the Board was 4 - 0 in favor of the motion.

Respectfully Submitted,

Desiree Hickey
Recording Secretary