

**Village of Tuxedo Park
Board of Architectural Review
Minutes of Meeting
November 18, 2021
7:00 P.M.**

Official Attendees: Sheila Tralins, BAR Chair
Christopher Gow, BAR Member
Josh Aaron, BAR Member
Rob McQuilkin, BAR Member

Attorney to the BAR Matthew Lizotte, (Feerick Nugent MacCartney, PLLC)

Building Inspector & Sec. John Ledwith
Recording Secretary Desiree Hickey

Absent: Christopher Boshears, BAR Member, Andrew Warren, (McGoey, Hauser, and Edsall Consulting Engineers, D.P.C.)

Attendees: Mary Graetzer, Jeffrey Small, Stuart Wilensky, Alexander Nicholson, Carol Ann Nicholson, Dan Sherman, David McFadden

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

Wilensky – 92 Pine Hill Rd., Parcel No. 106-1-68.2, Driveway Lanterns and Canopies:

In attendance:

- Stuart Wilensky – Architect

The applicant appeared before the BAR with preliminary plans to install 6 – 8 driveway lanterns and iron framed/glass top canopies to preside over the front door and center garage door bay. No variances are required. There were no negative responses from neighbors. In addition, neighbor Coen presiding at 94 Pine Hill Road, responded to the Village office reflecting no issue with the project. The Village Engineer reviewed the project.

The applicant presented photo samples of the proposed project. The finish on the lanterns will have a cast iron look with a handmade antique style frosted glass, to include LED candelabra lights with 650 lumens. The applicant is working with a blacksmith to design the canopies.

After a review amongst the Board members, the majority consensus was the proposed lighting should be less ornate. Something more subtle would be preferred. Concern was addressed with the canopies capability to withstand a heavy snow load and should be reviewed with the blacksmith. The Board Chair noted she was not opposed to the project and expressed that the preliminary presentation was helpful.

The applicant will return to the BAR, at an unspecified date, with revised plans.

Nicholson – 25 Mountain Farm Road, Parcel No. 103-1-37.22, New Pool and Pool House:

In attendance:

- Alexander and Carol Ann Nicholson – Homeowner
- Jeffrey Small - Architect
- Dan Sherman – Landscape Architect

The applicant appeared before the BAR to review site plans and photos of their proposed project to install an 18' x 40' in-ground concrete pool and a pool house. The pool house design will mimic the house, garage and existing studio. The location of the pool is proposed to be erected in a wooded area off of the landscaped area of the property. A small footbridge and a retaining wall were included in the plans. Neighbors were notified and there was no negative responses. Julia and Jeffrey Simet, of 14 Patterson Brook Road, notified the Building Inspector of their support for the project.

The proposed pool house will include a small kitchen, dressing room, bathroom and outdoor shower. The proposed location of the pool filter will be 300' from any property line. Materials will match all existing on the property. The lighting for the pool house will match existing lighting.

The Board would like to preview a tree and landscape plan to include tree removal and replanting. Member Gow recommended the applicant include native trees such as Dogwood and Cherry in their landscape plans when considering replacement trees. The plans require a variance for deck and floor coverage for the pool house.

The Board was pleased with the overall presentation. Once the applicant has received variance approval they can return to the BAR for approvals.

Local Law Review

Chair Tralins reviewed and updated the Board on the proposed Local Law No. 3 of 2021 for site plan adjustments in Tuxedo Park. The Planning Board Attorney drafted the Planning Board comments and has provided a new draft version of the law. The changes are substantive and cannot be discussed until the new draft has been posted for the public to review. Mayor McFadden was in attendance for the discussion and noted the Village Code and Procedures had not been addressed since 2007.

Minutes Approved

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

October 21, 2021

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

Adjournment

At 7:36 p.m., a motion was made by Chair Tralins to end the meeting. Member McQuilkin seconded the motion.

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

Respectfully Submitted,

Desiree Hickey
Recording Secretary