

**Village of Tuxedo Park
Board of Architectural Review
Minutes of Meeting
February 3, 2022
7:00 P.M.
Via Zoom**

Official Attendees: Sheila Tralins, BAR Chair
Christopher Gow, BAR Member
Josh Aaron, BAR Member
Christopher Boshears, 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: Andrew Warren, (McGoey, Hauser, and Edsall Consulting
Engineers, D.P.C.)

Attendees: Jeff Small, Daniel Sherman, Meg Vaught, Chris Round, Daniel
Richmond, Neil Garafano, John Boyle, Susan Boyle, Alexander
Nicholson, Carol Ann Nicholson

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

Overton – Mountain Farm Rd., Parcel No. 101-1-21 through 101-1-29, Brush Removal:

In attendance:

- Christopher Round – Overton Engineer
- Daniel Richmond – Overton Attorney

The applicant appeared before the BAR to address brush removal for the Overton 9-lot sub division accessed at the intersection of Camp Comfort Road and Mt. Farm Road. This will allow potential buyers to view and access the property as the applicant starts marketing the project. Daniel Richmond briefly discussed the project's decade long review with the Village's Planning Board and presented a virtual on-screen map of the 9 lots as approved with a snap shot of each lot. Any land clearing activity is limited between November 1st and March 30th, to minimize the impact for the Timber Rattlesnakes and Northern Longhair Bats. No trees greater than 4" in diameter will be removed and there will be no physical land disturbance. The goal is to clear the proposed driveways and areas circled on the map. A roadway will not be constructed and attention will be given to potential drainage or erosion issues that may occur.

Former Planning Board Member and current BAR Member McQuilkin weighed in on his previous institutional knowledge of the project and stated he had no issues with what the

applicant proposed. He acknowledged his acceptance of how the brushwork would follow the contours as specified in the approved plans.

Chair Tralins clarified that the driveways were not formally approved by the Planning Board as part of the individual site plans and were part of the approved conceptual plans. Since there is no formal site approval of the driveways, they may end up in slightly different locations and do meet expectations as required by the Planning Board.

Member Gow noted his satisfaction with the plans and would approve it so the project could move forward. He voiced his concern about the presence of the invasive species Japanese Knotweed that has been spreading slowly on the property. When homeowners and developers dig up the land it spreads by provocation of the roots. He recommended the applicant work with Ira Wickes to come up with a plan to identify and eradicate the invasives and would be happy to meet with the applicant to identify where they are located.

Chair Tralins opened the meeting for public comment.

Neighbor Neil Garafano, residing at 3 Ivy Road, voiced his concerns about how many lots will be worked on simultaneously. He requested the applicant respect the environment and sound for the residents and suggested the Village limit the number of lots that are worked on at one time. Daniel Richmond noted all the brush removal will be completed by April 1st because of the time limitations. He assured Mr. Garafano that the applicant will adhere to all noise ordinances. The Village will monitor hours of operation, which is not permitted before 8 a.m. and after 4:30 p.m., weekends and holidays. Mr. Garafano requested clarification about how much each lot will be cleared and if it will only be the driveways that will be cleared or both the driveways and home sites. It was determined that both the driveways and a portion of the homesites.

Neighbor John Boyle, residing at 51 Camp Comfort Road, questioned the red flags attached to the brush along Camp Comfort Road and asked if they were indicators of what would be cleared. He noted some of these flags were located directly across the street from his home, which is lot 8. In addition, he advised the applicant that the brush grew rapidly during spring and they may find having to repeat the brush removal again in summer. The applicant has not marked anything to date and could not speak to the red flags.

Neighbor Susan Boyle, residing at 51 Camp Comfort Road, questioned why the applicant needed BAR approval to complete this work since the majority of the work that was proposed was brush removal and trees were not going to be taken down. She incorrectly thought that it was the owner's right to do whatever landscaping on their property that they chose to do.

The Building Inspector noted that this section of the Village Code was under some scrutiny because other homeowners had removed the understory on their lots. Since the proposed area includes 9 lots and 9 different pathways, he felt it was important for the BAR to review it.

After completion of neighbor comments, a motion was made by Chair Tralins and seconded by Member McQuilkin with regard to brush removal of the driveway to homesites previously approved for the Overton 9-lot sub division with application approval to mitigate the process amending 5' on either side of driveway brush and circled area.

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

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

In attendance:

- Mr. and Mrs. Alexander Nicholson – Homeowner
- Jeff Small – Architect
- Daniel Sherman – Landscape Architect

The applicant presented revised plans that were reviewed with the applicant's architects. The applicant received BZA approval for the necessary variances.

Revisions included addition of trees along the front of property, the removal of the proposed bridge and replaced by a stone pathway to the pool with Pennsylvania blue stone, and porcelain material around the pool.

The pool house will include a dressing room vestibule. The shingles, roof, gutters and lights to match the house and lights mounted above eaves. Two ceiling fans will be mounted above the porch and one sconce next to the window. The fans will not be visible and sconces similar to sconces around the house. The applicant agreed to lower the wattage. No other lighting will be around the pool.

Chair Tralins noted the woods would provide privacy and no negative neighbor comments were provided.

A motion was made by Chair Tralins and seconded by Member Gow to approve the pool and pool house with the revised architect's plans dated 1-24-22 (1-8), photos (1 & 2), materials (A thru G), landscape plans dated 1-21-22 (L1, L2, L3).

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

Minutes Approved

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

January 6, 2022

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

Adjournment

At 7:56 p.m., a motion was made by Chair Tralins to end the meeting. Member Gow seconded the motion.

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

Respectfully Submitted,

Desiree Hickey

Desiree Hickey
Recording Secretary