

**Village of Tuxedo Park  
Board of Architectural Review  
Minutes of Meeting  
March 17, 2022  
7:00 P.M.  
Via Zoom**

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

**Attendees:** Ellen Roche, William Boyce, Marina De Haydu, Peter De Haydu,  
Kevin Brodie, Mary Graetzer, Melanie McClennan, Matthew  
McClennan, Timothy Greer, Chandra Metzler, Paul Brooke,  
Elisa Gilbert

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

**Sunnymede, LLC, - 194 East Lake Road, Parcel No. 105-1-49, Landscaping and patio:**

In attendance:

- Melanie and Matthew McClennan – Homeowners
- William Boyce – Landscape Architect

The applicants' appeared before the BAR after receiving the necessary variance to allow disturbance and construction within the 100-foot buffer of their property. William Boyce presented the revised landscape plans with an on-screen presentation.

The presentation of the proposed project outlined decreasing the number of tree removal from 12 to 4, reducing the square footage of the patio to minimize disturbance, a rain garden created to improve ecology and to prevent water run-off within the 100' frontage, an increase in ground coverage along the gravel pathway and maintaining the existing topography within one foot of where it currently falls.

The BAR members were in overall agreement of the proposed project from what already exists. Member Gow stated, although aesthetics is the overall concern of the BAR, landscaping near the reservoir is an issue. He emphasized the functionality of trees and the removal of the 4 trees compromises the property and suggested maintaining tree T14, which is the largest of the 4 trees at 19" in diameter.

Chair Tralins is in agreement with Member Gow that the applicant consider retaining tree T14 and remove a tree of less caliber, if necessary. However, Chair Tralins acknowledged that the Village Code does permit residents to remove up to four trees.

Chair Tralins read into the record a letter from Chui Yin Hempel. Mrs. Hempel thanked the applicants for responding to the concerns of the Board.

Member McQuilkin thanked the applicants and the landscape architect for their plans to heal the butchery of the past resident by mitigating the irrigation, run-off to the lake and the decision to remove only 4 trees.

Chair Tralins made a motion to approve the most recent landscaping and patio plans with a revision date of 3-2-22 by William Boyce in accordance with the approved variance by the BZA as presented on 3-2-22, and all DEC requirements and the presentation on 3-17-22. The motion was seconded by Member McQuilkin.

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

**Harris – 71 Lorillard Road, Parcel No. 104-1-50, Addition to home and architectural changes:**

In attendance:

- Timothy Greer – Architect

Architect Timothy Greer presented an on-screen preliminary proposal for plans with a one-story addition to the Harris home and architectural changes by remodeling the portico entrance way, repointing the masonry and shutter replacement. Drawings depicted several viewpoints and elevations. The applicant's intent is to create a family room. The setback requirement is 50', which will require the applicant to acquire a variance for the side-yard before moving forward.

Chair Tralins asked the BAR members to give their opinion of the project. Members McQuilkin and Boshears both agreed that the proposed project was a smart plan for the addition but addressed concerns with the entrance portico because it wasn't keeping with the Hollywood Regency style of the home. The architect agreed to address their concerns. Member Gow addressed covering the air conditioning unit so it is out of sight from the neighbors.

After meeting with the BZA for the required variance, a return to the BAR with a more detailed review can be presented for approval.

**Brooke - 34 East Lake Road, Parcel No. 106-1-8, One story art studio:**

In attendance:

- Paul Brooke, (Elisa Gilbert) – Homeowner
- Kevin Brodie – Architect

Architect Kevin Brodie presented plans and drawings for a one-story three season art studio. The art studio will be an accessory structure to the main house and is in compliance with the Village Zoning Code. The location proposed will be to the left of the storage shed, positioned behind 25'

of outcropping and will not be visible from the road. The proposed accessory building is 124' from the lake and 125' from the road and is 290' north of any neighboring property.

The cedar structure measures 16' x 22' and will be stained to match the cedar on the main house with a shingle roof, vertical cedar siding and cedar steps. The structure was custom designed by the applicant and will arrive as a kit from a manufacturer in Canada and will be constructed on site by a carpenter.

Member Gow noted it would be helpful to have a view from the lake and to view together with the house to see how they complement each other.

Chair Tralins recommended a site visit with samples of the exterior.

Member McQuilkin commented that the accessory structure is a nice compliment to the house with a playful twist and stated the overall response of the Board is positive but would like to see how the house relates to it. He would like to see a digital rendering to view the patination of color.

As discussed, it was agreed that the applicant will return to the BAR with updated plans for the accessory structure. The plans should include a colorized 3D elevation plan that depicts the proposed color of the stained cedar and it's scale next to the main house with the correct elevations.

**De Haydu – 106 East Lake Road, Parcel No. 106-1-2.2, Addition to first floor and new 2<sup>nd</sup> story:**

In attendance:

- Marina De Haydu, Peter De Haydu – Homeowners
- Ellen Roche – Architect

Marina and Peter De Haydu presented their preliminary plans for an addition to the first floor of their home and adding a new second story to the home they bought shortly before the pandemic. All neighbors were noticed and no variance is required. Their plan is to provide a more suitable living environment for their needs and to improve the aesthetics and structure of their 1989 built home. The De Haydu's noted the home was built with poor quality materials and badly built with stucco on the outside. The home is currently a light gray color and they would like to change the color to a dark gray with sustainable material with the intent of blending with the outside surroundings. Some pruning will take place to accommodate the project but no trees will be taken down.

The architect provided a shared screen with the proposed site plan to include proposed elevations and rooflines along with the interior layout of the second floor. This will include a new interior stairway and an elevator. The home will remain one story on the side of the lake and the second floor will face out towards the entrance and will be seen from the lake. The cantilevers will be 30" to the north and 36" to the south. Since the foundation is not leveled correctly, additional foundation is proposed in order to properly support the structure. No additional basement space will be added and only minor adjustments to the existing floor plate. The windows will be manufactured by Anderson and will match what already exists. All sky lights will be removed.

The majority of the Board embraced the modern style of the project but had concerns with the choice of roofing material and the use of man-made stone opposed to a natural stone façade that would be used around a large section of the front door. The architect noted these choices were based on budgetary expenses. Member McQuilkin stated the stone should be appreciable in size and scale.

Member Aaron was the only Board Member who disagreed with the direction of the project. He would have preferred something more sympathetic to the landscape and noted the design was too angular and square. The architect expressed the limitations of the footprint and setback guidelines.

Member McQuilkin issued a statement noting that the Board members aren't always going to agree with one another on every detail or on the comprehensive whole. He noted the applicant only needs 3 or 4 to agree.

Chair Tralins informed the applicants that they should return to the BAR with revised plans with options for the natural stone and roofing materials.

### **Minutes Approved**

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

### **February 17, 2022**

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

### **Adjournment**

At 8:55 p.m., a motion was made by Member Gow to end the meeting. Chair Tralins seconded the motion.

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

Respectfully Submitted,

*Desiree Hickey*

Desiree Hickey  
Recording Secretary