

Village of Tuxedo Park
Board of Architectural Review
Minutes of Meeting
Conducted via video/tele-conferencing
March 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 and Stephen Honan (Feerick Nugent MacCartney, PLLC)
Engineer to the BAR	Andrew Warren (McGoey, Hauser, and Edsall Consulting Engineers D.P.C.)
Building Inspector & Sec. Recording Secretary	John Ledwith Desiree Hickey

Attendees: Karen Arent, Kevin Brodie, Devangini and Willkie Paes, Ryan Curtis, Jon-Carlos Marras, Alan McHugh, Mary Graetzer, Tyler Folino, Bill Fairclough, Josh Mailman, David Higgins, Monica Winsor, Eugenia Sucre, Laura Denberg, Jeff DeGraw, Sheila and Dan Rifkin

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: 899 3249 7577
Password: 795124

WEBLINK: <https://zoom.us/j/89932497577?pwd=SUlxM093np6TWNaTmw5bEkwaGR2UT09>

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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 returned to the BAR with updated preliminary plans for window configurations, relocation of the outdoor condenser, lighting, materials and color schemes as recommended by the BAR.

Architect Kevin Brodie displayed on-screen photo options for front elevation window configurations. Site plans included A4.00a, A4.00b, A4.00c and A4.00d.

The Architect addressed the design of the three garages as herringbone doors.

Only two condensers will be placed in the pit instead of the three as originally presented. The geothermal option is still in consideration by the applicant.

Four different color schemes were presented to the Board. The Board recommended avoiding white and off white for window trim. Suggestions were provided for a future palette of slate, cast stone, and stucco. Darker and more muted colors were preferred and more consistent with the historical home of the Biltmore.

The lighting fixture redesign proposals were based on the previous meeting recommendations. The proposed custom handmade lighting fixtures were described as dark copper trim for glass fixtures (L0.10) that will be scaled to size for entrance and walkway. Lumins will be controlled by an automated system.

A motion was made by Chair Tralins and seconded by Member McQuilkin, granting conditional approval subject to compliance with the resolution granted by the Planning Board in accordance with terms of current last revised plans set by Engineering and Survey Properties and the Landscape Architect as discussed with the BAR and subject to provisions put together by the architect to include drawings A4.00b and 4A and approved by the Building Inspector with a follow-up written resolution and in receipt of stucco, color, materials, lighting and Genie House Co. photo samples with approvals subject to samples.

Vote of the Board: Chair Tralins – aye
Member Gow – aye
Member Boshears – aye
Member McQuilkin – aye
Member Aaron – nay

Vote of the Board was 4 – 1 in favor of the motion.

Rifkin – 97 West Lake Road – Parcel No. 103-1-42, Demolition of house, new construction of house and boathouse:

In attendance:

- Dan and Sheila Rifkin – Homeowners
- Jeff DeGraw – Architect
- Tyler Folino - Architect

The applicant presented proposed plans for a boathouse.

All neighbors were notified and only one response by neighbor Walter Deane approving of the project.

The Architect noted that the two-story boathouse will be built over the existing slip. The design will keep in line with the main house using the same materials and details fitting into the hillside. The existing foundation will not be used. The boathouse will tie into an existing pathway leading to the main house. There will be no bathrooms or heated space.

Chair Tralins noted, due to the location of the boathouse and its direct proximity to the reservoir, the project will require both the DEC and the Village's Board of Trustees approval.

Engineer Warren 's comments included two items that needed review. The plantings on elevation drawings present as new plantings. The Architect noted the plantings were not part of the proposed plans and will be removed and revised on plans. Secondly, under Village Code, Boral is not an approved material and will need to be addressed by the Board of Trustees.

Member Gow voiced concerns about water run-off and recommended more plantings on the hillside to mitigate drainage into Tuxedo Lake.

Proposed paint colors are Benjamin Moore-sail cloth and nightfall. Color currently not on rendering of drawings and will need to be provided.

Moving forward the applicant requested conditional approval while keeping the application for the home and boathouse together as one. As per the Village Code, the Board of Trustees have final approval. The BAR contemplated whether to grant conditional approval or wait for the Board of Trustees to issue approval. Board Attorney Honan recommended waiting based on Village Code provision 65-2D. After a brief discussion, the BAR decided to move forward in granting conditional approval.

A motion was made by Chair Tralins and seconded by Member Gow to approve the application of the Rifkin's residence, Lot 103-1-42, at 97 West Lake Road, with the boathouse for use as presented and discussed subject to DEC and BOT approvals to include the last revised boathouse plans dated 3-15-21 and to include the most recent drawings for the house dated 1-22-21 with the architectural spec book. The proposed use of Boral as an alternative material will be set aside for the Board of Trustees.

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

Mailman - 115 Tower Hill Road, Parcel No. 106-1-22, Landscaping:

In attendance:

- Josh Mailman and Monica Winsor – Homeowners
- Bill Fairclough – Contractor
- David Higgins – Project Engineer/Lance&Tully

The applicant appeared before the BAR to correct landscaping issues created by the previous owner.

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

Included in the plans are removal of materials encroaching on the adjacent neighboring property, clearing the area of invasive species before stabilizing the soil and regrading of the hillside to reduce the slope. All comments by the Board Engineer were reviewed. Previously, Board Engineer Pat Hines recommended reconstructing a dry laid wall, which was damaged due to a large pile of soil placed next to it, in order to prevent storm water run-off and adding a mixture of native plantings such as maple trees, oak trees and white pine to stabilize the hillside and prevent erosion moving forward. The remediation will eliminate any negative impact to the downhill neighboring properties. No materials will be trucked into the site.

A portion of the remediation will take place on the adjacent property. Written permission from neighbors to go on their property prior to the start of construction is mandatory. No work can be done without neighbor approval and must be in the resolution.

A motion was made by Chair Tralins and seconded by Member Gow to approve the remediation landscape plans with neighbor approval.

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

Denberg – 33 Turtle Mountain Road, Parcel No. 103–1-18, Screened in outdoor porch:

In attendance:

- Laura Denberg – Homeowner

The applicant presented to the Board a preliminary description of plans for an outdoor screened in porch for the home. The home was built in 1890 and has a clapboard façade and a shingle roof.

The applicant will need approval for a variance from the BZA for a front yard setback before moving forward. Specific architectural details are needed in order for the BAR to provide design guidance.

The Building Inspector noted the applicant will have to apply to the BZA 30 days in advance and will refer the applicant to the BZA for the May meeting.

The applicant will return to the BAR with design details as noted for BAR review.

Minutes Approved

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

February 18, 2021

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

Adjournment

At 9:11 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