

**Village of Tuxedo Park  
Board of Architectural Review  
Minutes of Meeting  
June 2, 2022  
7:00 P.M.  
Via Zoom**

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

**Attendees:** Meg Vaught, Elizabeth Cotnoir, Mary Burr, Andy Krantz, André  
Stetsenko, Jack Perna, John Falvella, Roberto Oseguera

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

**Krantz & Stetsenko – 18 Patterson Brook Road, Parcel No. 103-1-30.21, Modifications to windows and doors:**

In attendance:

- Andy Krantz and André Stetsenko – Homeowners
- Mary Burr – Architect

The applicant appeared before the BAR with preliminary plans to modify the windows and doors of their home. In addition, the applicant would like to reconstruct the gravel driveway to include an outdoor living space. The overall proposed plans do not change the footprint of the house. Photos and site plans were provided for review.

On the north side of the home, the three garage doors will be carriage style doors with a matching door. On the west side, the plans include dropping the windows and adding one for the kitchen on the first floor. On the south side, the doors will be raised. On the east side, the window sills will be dropped. On the accessory building, a second garage door will be added on the north side and a door added onto the west side replacing a window. The garage doors on the south side will match the carriage style doors on the north elevations of the house. The double hung windows and French-style swing doors with the transom above will be Marvin-stained mahogany. The existing sconces will be shifted.

Chair Tralins requested the applicant should refer to the light guidelines and return to the BAR with plans for landscaping, color, and lighting.

All neighbors were noticed. There were no negative comments and one favorable response.

**Perna – Lookout Stable Road, Parcel No. 107-1-113, Construction of a new home:**

In attendance:

- Jack Perna – Homeowner
- John Falvella – Architect
- Roberto Oseguera – Architect

The applicant presented preliminary plans for construction of a geothermal home with solar panels on 4.5 acres, as presented on site plan labeled C0-01, dated May 16, 2022. The Chris Pardo Design was provided with a schematic presentation for review. The design is intended to provide an indoor/outdoor experience with natural lighting.

The proposed home will have minimal excavation and cut and fill from the site and very little tree removal. The home will be built on a concrete slab with no basement and a radiant floor. The proposed materials called for aluminum windows and doors.

Chair Tralins read comments from two neighbors who raised concerns with the proposed project. Both letters were added into the record as read. Neighbors Joan and Stewart Reitzfeld, of 1 Lookout Road, stated the project is not consistent with the character of Tuxedo Park. Neighbor Paola Tocci, of 25 Lookout Stable Road, raised concerns with sewer/septic lines.

Board Member Aaron opposed the design and found it to be inappropriate for Tuxedo Park. He stated that aluminum windows and doors are not acceptable and have never been approved. In addition, he noted that there was no existing precedent for solar panels on rooftops. The applicant responded that modern designed homes already existed in Tuxedo Park and referenced 247 West Lake Road and 81 Camp Comfort Road as examples. Chair Tralins commented that natural materials should be used.

Roberto Oseguera asked the Building Inspector if fiber cement had been approved in the past as a natural design. It was confirmed that it had not been approved in the past.

Black marble was suggested as an alternative while adding more cedar to appear more natural. Member Boshears noted the materials should relate to each other as much as possible and integrate into the landscape. The applicant agreed that adding more cedar would appear more natural looking and would explore adding more natural materials such as stone.

Chair Tralins noted the applicant's responsiveness to the Board's suggestions and applauded his environmental/ landscaping efforts. She would like the applicant to come back and give more of a nod to Tuxedo Park opposed to Palm Springs.

In addition, Member McQuilkin recommended the applicant provide a visual presentation to defang any misconceptions.

Resident Elizabeth Cotnoir, of 1 Wee Wah Road, reserved comment and will submit to the Village at a later date.

Overall, the Board was pleased that the applicant was open to the Board's suggestions in terms of materials and providing good visual simulations for review.

### **Minutes Approved**

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

### **May 5, 2022**

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

### **Adjournment**

At 8:11 p.m., a motion was made by Chair Tralins to end the meeting. Member Boshears seconded the motion.

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

Respectfully Submitted,

*Desiree Hickey*

Desiree Hickey  
Recording Secretary