

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

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

Attendees: Christian Vaught, Julie Kass, Jack Perna, Daniel Sherman, John
Thompson, Mila Harris, John Falvella, Roberto Oseguera, Timothy
Greer

Member Gow opened the meeting at 7:00 p.m. and facilitated the meeting in Chair Tralins absence.

Kass – 24 Cliff Road, Parcel No. 106-1-63, Window shutters and changing color of house:

In attendance:

- Julie Kass – Homeowner

The applicant appeared before the BAR with preliminary plans to change the color of the house to Benjamin Moore's **Breath of Fresh Air** (powder blue) for the house and **Chantilly Lace** (white) for the trim. In addition, reinstallation of wooden shutters painted to match the slate color of the existing deck.

Member Gow raised concerns with the color scheme because of the distinctive style of the shingles. He expressed, the existing color was most likely chosen to give it a more enigmatic, timeless, rustic appeal and changing to a lighter color would draw attention to the unevenness of the shingles. Member McQuilkin was in agreement with Member Gow and added he does not see enough of an architectural framework to carry out the proposed white trim because this would not match the rustic features that exist. He noted, if the house was within the Ridgeline District, the Village Code would dictate a more natural color palate.

A site visit was suggested to view a color palate sample on the house to get a better determination of the proposed color scheme while taking a closer look at the architecture to get an adequate perspective.

The applicant was appreciative of the Board's comments. There was no determination at this time.

Harris – 71 Lorillard Road, Parcel No. 104-1-50, House addition:

In attendance:

- Mila Harris – Homeowner
- Timothy Greer - Architect

The applicant returned to the Board with the approved required variances from the BZA (June 13, 2022).

Timothy Greer remarked how he made some modifications to the west elevation with a simplified entrance in the Hollywood regency style based on previous comments made at the March 17, 2022 Board meeting. In addition, this will include double columns to match double lashes, molded new windows to match existing design, and a new stone veneer. The railings will be refinished and repainted in black to match the existing color.

A motion was made by Member Gow and seconded by Member McQuilkin to approve the updated plans by Timothy Greer, dated May 26, 2022, pending delivery of updated drawings for site plans A200.00, A201.00, A101.00, A102.00, and A103.00.

The vote of the Board was 3 – 0 in favor of the motion.

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

In attendance:

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

The applicant returned to the Board with revised plans that were previously presented. The architect addressed the concerns of the Board.

Roberto Oseguera provided an on-screen simulation of the project. The proposed home will stand 297' away from the nearest neighbor, which provides a natural buffer. In addition, more natural materials were added with expanded cedar around the proposed home and black granite on the entry tower. Also, the intent of the applicant is to respect the existing terrain and trees and have a minimum amount of disturbance as much as possible including the driveway, which was going to be made as small and least invasive to the landscape as possible.

As originally proposed, Member McQuilkin stated the metal details would be a better choice instead of the black granite. He further noted, the black granite would be more problematic and create an unnecessary complication. Looking at the history of architecture there was a noble role for metal as a counterpoint to stucco and concrete. Board Members Gow and Boshears agreed.

The geo-thermal heating for the home will require the drilling of six wells digging 200' deep into the ground. Member Gow suggested notifying nearby neighbors because of potential noise from the drilling. The drilling was expected to take one to two days.

The indoor swimming pool will have a fixed window over the pool and the walls surrounding the pool will have sliding doors to provide a natural flow of air. There will be a dehumidifier for the pool area that will be isolated strictly to the pool area. The pool will have a fitted cover to reduce heat loss and create less humidity.

John Falvella will provide the required technical specifications and all manufacturer elements such as a color palate, lights, and windows for future review. The Planning Board must develop a maximum buildable envelope and the plans must comply. In addition, a storm water management plan is required and compliance with the Village Zoning Code. The applicant agreed to work with their structural engineer to complete plans and provide the necessary specs to present before the next BAR meeting.

Thompson – 57 Lookout Road, Parcel No. 107-1-92, Construction of a pool:

In attendance:

- John Thompson – Homeowner
- Daniel Sherman – Architect

The applicant presented preliminary plans for the construction of a 17' x 50' pool with on-screen photos that included landscaping.

Member Gow requested the applicant present a list of plantings and lighting specs for review.

It was suggested to widen the central upper overlook of the pool and create an eye catcher at the edge of the property to create a vista of which the pool is just a component and move the actual access steps to the side.

Member Boshears recommended that the trees outlined in the plans should be spread around the property instead of in a block.

As discussed, the applicant will return to the BAR with updated plans.

Minutes Approved

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

June 2, 2022

The vote of the Board was 3 - 0 in favor of the motion.

Adjournment

At 8:25 p.m., a motion was made by Member Gow to end the meeting. Member Boshears seconded the motion.

The vote of the Board was 3 - 0 in favor of the motion.

Respectfully Submitted,

Desiree Hickey

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Recording Secretary