

Village of Tuxedo Park
Board of Architectural Review
Minutes of Meeting
September 1, 2022
7:00 P.M.
Via Zoom

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

Attendees: TPFYI, Daniel Sherman, Richard Vail, Ryan Lynch, Jack Perna, Jaime Machado, Roberto Oseguera, Sarah Phillips

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

Chair Tralins announced Josh Aaron's resignation from the Board and thanked him for his contribution during the time he has served. His departure leaves a vacant spot on the Board. Anyone interested in applying was directed to the Village website for details.

Lynch & Pomeranz – 217 West Lake Rd., Parcel No. 103-1-17.1, Exterior changes to doors and windows, renovation of outbuilding, painting, pool:

In attendance:

- Ryan J. Lynch – Homeowner
- Richard Vail – Architect
- Dan Sherman – Landscape Architect

The applicant appeared before the BAR with preliminary plans for exterior changes to doors and windows, renovation of outbuilding, painting and pool. The home has been neglected for some time and in much need of repair. On screen renderings of existing and proposed plans and elevations were provided for the Board and public to view.

The following proposed improvements and changes were presented:

- Replacement of a leaking skylight.
- Addition of a dormer to match the one on the left to create symmetry.
- Aluminum and glass doors installed to enter patio in front of what exists with a 10' x 12' opening. (Aluminum preferred instead of steel).
- Functional carriage doors on one side of the house.

- A glass encasement of a functional stable door on the opposite side of the house.
- A glass entry way.
- A gate on the left side of property will be replaced with something vintage to match original on the estate.
- Construction of a terrace in the rear of the house.
- Construction of a pool.
- The restoration of the outbuilding to create an orangerie/tea house on the property.
- Gravel driveway.
- Proposed colors are HC-190 Benjamin Moore Historic Black for the trim and OC-17 White Dove for the stucco.

The consensus of the Board was the black trim was a little weighted and recommended softening the color. Member McQuilkin suggested Farrow and Ball's Down Pipe (gray). It was further suggested to paint a sampling of color on the house for the Board to review.

Chair Tralins requested a lighting plan for the house and pool area. Dan Sherman will provide specs for the pool and rear landscaping. Grasscrete, which is a self-venting paving system, will be used for paving with grass stepping stones. The grass around the pool will be lined with bluestone pavers with grass coming through. The addition of the pool will include elevated seating behind the pool.

The applicant will need to return to the BAR with specific details regarding specs and materials. No variances are needed.

Thompson – 57 Lookout Road, Parcel No. 107-1-92, Pool deck and stairs material sample review:

The applicant canceled their appearance before the BAR until further notice.

Perna - 29 Lookout Rd., Parcel 107-1-113, Review of architectural elements:

In attendance:

- Jack Perna - Homeowner
- Jaime Machado - Architect
- Roberto Oseguera – Architect

Prior to the Board meeting, a catalogue was provided containing architectural elements to be reviewed. The proposed smart house has the goal of zero emissions that contains the following:

- Windows, glass panels and sliding doors will be manufactured and installed by Reliable Glass and Door.
- Built in bi-fold shades around the pool area will have six sections.
- Sliding door for pool will have fabricated glass.
- Wood panel front door and garage door with vertical metal handle.
- Cedar siding on façade with tongue and groove material.
- Energy efficient modern outdoor LED lighting (7 watts).
- Decking will be raised access flooring by Porcelanosa as a construction system specially designed to raise the floor and compensate the slope of the substrate on which it is installed providing a level walking surface. Venetian plaster will be

used to simulate natural marble in a gray color palette for the tiles in the color similar to the renderings with drainage between tiles.

- Balcony will have cable railing.
- Driveway will be gravel to look like outcrop in order to maintain a natural look.
- Flat white PVC roof.
- The proposed flat roof will not be seen by homes nearby.
- The proposed house will be of slab construction.
- The engineer is working towards unnecessary excavation of bedrock and will reuse excavated materials.

The use of synthetic materials and the color white for the roof were addressed as a concern. Member Gow suggested using another color other than white since white will quickly become dirty. Mr. Perna said he would consider another color such as gray.

Attorney Honan noted the engineering of the project is reviewed by the Planning Board and engineer's comments shared with BAR. Along with the storm water management, the Building Inspector stated the slope of the driveway was an issue which has to be less than 10%.

The applicant voiced concerns with the time allotment for approvals that may delay construction once the weather becomes a factor. Once the Planning Board addresses all the necessary concerns, with the likelihood of an approvals, the BAR can work towards issuing an approval at the next scheduled meeting.

Phillips – 57 Clubhouse Road, Parcel 107-1- 64.2, Paint color change:

In attendance:

- Sarah Phillips – Homeowner

In addition to the proposed color change, the applicant briefly discussed her goals to make improvements to her home, which would involve repointing some of the stonework, replacing gutters, repairing the roof and new copper flashings.

The applicant proposed an exterior color change from the existing brown to a dark green. Sample colors provided were Farrow & Ball Studio Green No. 93 and Benjamin Moore HC 188 Essex Green. The BAR was in agreement that the computerized version of the two colors appeared more black than green and did not represent the color choices accurately. In addition, concerns were raised that the red roof would clash with the green exterior. It was suggested that sample swatches would be painted on site for in person review.

Minutes Approved

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

August 4, 2022

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

Adjournment

At 8:37 p.m., a motion was made by Chair Tralins to end the meeting. Member Gow seconded the motion.

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

Respectfully Submitted,

Desiree Hickey

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Recording Secretary