

**Village of Tuxedo Park
Board of Architectural Review
Minutes of Meeting
October 20, 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, Jake Matthews, Ryan Lynch, Jack Perna,
Jaime Machado, David Ramos, Evelyn Ramos,
Bernadette Condon, Paola Tocci, Barry Rice,
Stewart Reitzfeld, Sally Sonne

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

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

In attendance:

- Jack Perna - Homeowner
- Jaime Machado - Architect

In addition to all Village Board permit approvals, the Planning Board granted Resolution of Conditional Approval for the Perna site plan on October 12, 2022.

Chair Tralins reviewed the Resolution with the public and read the three specific conditions outlined that specifically pertain to the Board of Architectural Review as follows:

3) This approval is specifically conditioned upon the subsequent approval by the Village Board of Architectural Review as to the design and architecture of the proposed residence, landscaping, specific siting of the residence and other structures within the maximum appropriate buildable envelope as shown on the plans identified above and approved by this Resolution, and any other matter that is within the jurisdiction of the Village Board of Architectural Review. (Page 4)

4) Any lighting fixtures or intensities of lighting that may be noted, included or referenced in the otherwise approved plans are not approved by the Planning Board by this Resolution. Any lighting approvals must be secured from the Village Board of Architectural Review. (Page 4)

11) Any trees in the area of the proposed septic field that can be safely removed shall be replaced on the site. (Page 5)

All letters sent to the Board pertaining to the Perna application have been entered into the record.

All BAR members have done site visits.

The applicant discussed the improved plan for the driveway that will be 20' into the property line using the existing road to achieve the 10% slope to make the grade. All invasive plantings will be removed and eight large oak trees will be saved.

The cut and fill will be equal to each other which avoids bringing any fill from the outside. The gravel driveway will be the same color as the outcrop locally from the area.

The light gray venetian stucco for the house will match the color of the gravel.

The wooden panels across the side elevations will be natural cedar.

Additional screening for the propane tank will include white pine, American holly, American beech, balsam and oak trees with mixed in spice bushes and witch hazel. Trees in the septic field will be in various elevations. Heat and air conditioning will be all internal.

The sixteen 5W light fixtures are simple and modern in cast aluminum.

During public comment neighbors of the proposed project voiced a preference for the driveway location on Lookout Mt. Road and raised concerns for full screening.

Although samples were not physically present at the meeting, a catalogue of materials and design were previously submitted to the Village office for Board review. Neighbor Paola Tocci expressed her concerns for the absence of detailed specs for materials, lighting, and a planting landscape plan.

Neighbor Stewart Reitzfeld raised his concerns with leach fields and bedrock during construction.

Both Barry Rice and Attorney Condon commented on several issues raised by the neighbors they represent. It was noted the potential views of the proposed home at higher elevations during the fall and winter and the stark contrast with all other architecture in Tuxedo Park. Other considerations included landscape plans, samples of materials and the septic field location abutting the Tocci residence.

After completion of public comment, the Board complemented the applicant for a zero-carbon footprint as timely and aesthetically and environmentally exceptional.

A motion was made by Chair Tralins and seconded by Member Gow to approve one sheet of driveway drawings as presented on October 20, 2022, samples of gravel, facade treatment of gray venetian stucco, septic and landscape plan and cedar, based on all comments and submissions in the Village office and all specific conditions as referenced in the approved Planning Board's Resolution on October 12, 2022.

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

Ramos – 73 Clubhouse Rd., parcel 107-1-52, Exterior Alterations:

In attendance:

- David and Evelyn Ramos – Homeowners

The applicants proposed exterior front alterations to include removing the garage, three flat windows changed to matching bay windows, clapboard exterior with black window trim and door, replacement of a 2007 roof and exterior lighting.

The Board suggested a black asphalt roof too match window and door trim.

During public comment, Jake Matthews commented on several of his concerns. Mr. Matthews previously addressed the same concerns to the Village Office in a formal letter that included questions about parking configurations and that demolition materials are properly contained.

Mr. Ramos stated the parking configuration will remain the same with oil and chip for the driveway.

The applicant will return to the BAR with additional information as discussed.

Minutes Approved

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

September 1, 2022

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

Adjournment

At 8:47 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