

**Village of Tuxedo Park  
Board of Architectural Review  
Minutes of Meeting  
November 3, 2022  
7:00 P.M.**

**Official Attendees:** Sheila Tralins, BAR Chair  
Christopher Gow, 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.)  
Christopher Boshears, BAR Member

**Attendees:** TPFYI, Randy St. John, Casey Kossner, Karen Arent, Ryan Lynch,  
Dan Sherman, Richard Vail, Edward Sebastian, Karen Haidar,  
Stephanie Ranza

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

**Tuxedo Club – 1 Westlake Rd., Parcel 107-1-3.2, Landscaping and lighting:**

In attendance:

- Randy St. John – General Manager
- Casey Kossner – Director of Agronomy
- Karen Arent – Landscape Architect

The applicant previously obtained approvals from the BAR and BZA for their project. The applicant presented minimal revisions to landscape plans in addition to newly presented lighting plans dated through 9-1-22. Lighting poles will be added to match what exists.

Chair Tralins noted the BAR was in receipt of a letter from Anne Gwathemy (17 Clubhouse Rd.) relating to this project. The letter was entered into the official record.

The landscaping enhancements around the stucco wall was discussed. The BAR would like to see an improvement of what exists. The stucco wall will be power washed with vegetation around it to be maintained and will include native perennials. Plantings will include Inkberry Holly, Alleghany Pachysandra, Ansonia and Erodium. The existing tree plan will include River Birch, Flowering Dogwood and Oak that is tolerant of wetness to provide bioretention areas. A discussion of the handicap area front entrance improvements was reviewed with the Board.

The three light fixtures will be close to existing lighting in design with down facing glazed glass with 2700K output LED lighting and kept at 5 watts with a warm glow. The 2700K lighting is

considered adequate to meet legal and safety requirements as per the Building Inspector. There are no dimmers or timers. Lighting is proposed to shut off at about midnight.

Proposed plans are scheduled to start in late February into early March with the goal of concluding before Memorial Day of 2023.

A motion was made by Chair Tralins and seconded by Member Gow to approve the latest plans with revisions through 9-1-22 to include landscape and lighting plans L1, L2, L3, L4, L5 and plans provided by David Getz on Engineering Survey and property drawings C1, C2, C3 as of 8-17-22. The 2700K LED lighting (warm glow) will be kept at 5 watts and proposed to go off at midnight.

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

**Lynch & Pomeranz – 217 West Lake Rd., Parcel 103-1-17.1, Exterior changes to doors and windows, renovation of outbuilding, painting, pool, driveway gate:**

In attendance:

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

The applicant returned to the BAR with revised plans and material samples as requested.

The windows and doors in the outbuilding will be restored with vintage glass and plans to replace a damaged cedar roof with a greenhouse roof.

The pool area will include a natural flagstone terrace against wall to include path lighting to illuminate seating area with six on each side. Lighting will be low to ground with 294 lumens(warm) and less than a 40-watt bulb facing down to include a bronze finish that will oxidize. Lighting will be installed inside the pool as required. The light above the entry door will have a goose neck facing down and will be simple enamel with a classic barn style light. Specs were provided.

The applicant is in search of a vintage iron gate and will return to the BAR when the appropriate fence is found.

Gravel samples were provided for the driveway. The pea gravel above the sub layer will be a Delaware blend.

Proposed landscaping plans include hydrangea bushes by the pool area and a couple of boxwood to hide the air conditioning unit.

Color palette includes HC-190 (Historic Black/Full Gloss) for the trim and OC-17(White Dove) for the structure.

A motion was made by Chair Tralins and seconded by Member McQuilkin to approve the exterior changes as presented by Dan Sherman for L1 and L2 dated 8-18-22 with materials as provided in the presentation for lighting, driveway Delaware blend, bluestone #3, painted block (Historic Black/Full Gloss and Whit Dove), and plans as presented by Richard Vail A1, A2, A3,

A4, A5 with attachments dated 8-8-22. The applicant will return to the BAR with the gate and Orangerie roof.

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

**Turtle Point Rd., LLC, – 79 Turtle Point Rd., Parcel 103-1-22, Carriage house renovation:**

In attendance:

- Edward Silvestri – Homeowner representative

The representative for the applicant presented plans for the carriage house renovations. Existing and proposed plans were displayed for BAR review.

The BAR raised concerns that the renovations will be visible to the lake. The house is historic and the carriage house should complement the home and the historical perspective should be respected.

Although the Board was positive about the applicant renovating the carriage house, various issues with design suggested that the iron work for the columns should be less and not so dressy and to keep in mind that divided light is the Tuxedo Park standard while the roof was considered not substantial enough.

Plans for a raised wooden deck were presented and discussed but no formal plans were submitted.

The applicant's representative noted the setback from the lake is 114' and meets the 100' required setback. Plans indicating the setback measurements must be in writing for approval.

Samples for all materials are needed for further review to include windows and stucco along with formal plans indicating all specs and measurements.

As discussed, the large terrace, the uniform and excessive size and numbers of windows are not considered appropriate for the carriage house, neither was the overly decorative style. The carriage house is surrounded by some of the most important historically listed buildings in Tuxedo Park and is visible from both the lake and the road so the standard expected is correspondingly high!

The applicant will return to the BAR with changes and all additional information as communicated.

**Minutes Approved**

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

**October 20, 2022**

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

**Adjournment**

At 8:14 p.m., a motion was made by Chair Tralins to end the meeting. Member McQuilkin seconded the motion.

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

Respectfully Submitted,

*Desiree Hickey*

Desiree Hickey  
Recording Secretary