

**Village of Tuxedo Park
Board of Architectural Review
Minutes of Meeting
February 2, 2023
5:30 P.M.**

Official Attendees: Paola Tocci, BAR Chair
Christopher Gow, BAR Member
Rob McQuilkin, BAR Member
Molly Gonzales, BAR Member
Stefanie Rinza, BAR Minutes

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, Tiffany Malloy, Karen Arent, Cecilia P. Hekl, Michael Schmidtberger, Todd Ernest, Albert Bailey, Emily Cohen, James Hays, John Smith, Sean Gunther

Chair Paola Tocci opened the meeting at 5:30 p.m. Chair Tocci introduced new BAR members Molly Gonzales and Stefanie Rinza and acknowledged the contributions of former Chair Sheila Tralins, Christopher Boshears and Josh Aaron.

Buckminster – Cliff Rd., Parcel 107-1-3.2, Roofing material change:

In attendance:

- Cecilia P. Hekl – Applicant representative

The applicant is seeking approval for a roofing material change from cedar shake to artificial slate. Concerns were raised with the proposed material change. The scale of the roof panels did not match the scale of the home. Moving forward, Chair Tocci recommended the applicant review the Village’s design guidelines and work with the Building Inspector for roofing alternatives.

No approvals were made at this time.

Malloy – 2 Stable Road, Parcel 107-1-47, Generator, propane tanks, patio, garbage enclosure, and fence and gate:

In attendance:

- Tiffany Malloy – Homeowner
- Karen Arent – Landscape Architect

The applicant's landscape architect presented plans that have not been finalized. The proposed fence has been partially installed. In order to screen the fence, the applicant suggested adding boxwoods, vines and various native plantings. The BAR conducted a prior site visit to the property. The BAR proposed several design changes to the fence by keeping the vertical posts, adding newels and removal of the horizontal slats. All details relating to the fence must be noted on the landscape plans.

During discussions with the overall plans, the applicant proposed painting the timbers on the house the color gray.

The generator, air conditioning unit, and propane tanks will not be seen from the road and will be screened with native plantings such as American Holly and Japanese Pieris. It was noted that there are woods between properties of the neighbors that provides additional screening. If possible, Chair Tocci suggested burying the propane tanks. The garbage enclosure materials will be made of cedar. The proposed extension of the patio will require a picture displaying dimensions.

As discussed, the applicant will return to the BAR with revised plans for the fence, additional details for the landscape plans and a formal submission for a house color change.

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

In attendance:

- Edward Silvestri – Homeowner representative

The applicant presented revised drawings for the carriage house renovations. Per the Building Inspector, there are no negative neighbor comments. The new members of the BAR conducted a site visit to view the property and prepared comments for the applicant to review. The applicant found the comments to be very helpful and as a result presented modifications to the design. Additional concerns remain with the overall design as it is a departure from the original design typology.

It was requested that the applicant continue to refine the large balconies to be in the same design vein and style of the carriage house and not compete with the architectural style of the main house. Additional suggestions included simplifying the railings, and possibly adding divided lights/muntins to the windows. A further suggestion was made to have divided lights/muntins on top and have open pane glass below.

The Building Inspector requested confirmation for setback measurements from the lake. The applicant stated the setback is 108' meeting the 100' requirement.

As discussed, the applicant was advised to return to the BAR addressing the noted design concerns of the BAR.

Turtle Point Road, LLC, -79 Turtle Point Road, Parcel 103-1-22, Landscape plans:

In attendance:

- Edward Silvestri – Homeowner representative.

The applicant presented extensive landscape plans that included an historical perspective of the property.

All plantings will be native to Tuxedo Park exactly as on plans.

The applicant is currently working on final revision plans to replicate a gazebo original to the house and will return to the BAR for approval.

A motion was made by Chair Tocci and seconded by Christopher Gow to approve the landscape plans as presented for 79 Turtle Point Road dated November 16, 2021 and site analysis dated November 14, 2021 to include all four sheets of drawings and legends dated November 16, 2021.

The vote of the Board was 5 – 0 in favor of the motion.

Tuxedo M & M Holdings, LLC- 36 East Lake Road, Parcel 106-1-7, Exterior changes including a pool, new garage, redesign of rear patio, and redesign of front entranceway:

In attendance:

- Michael Schmidtberger – Homeowner
- Todd Ernst – Architect

The applicant appeared before the BAR with preliminary site plans and renderings to address exterior changes including a pool, new garage, redesign of rear patio, and redesign of front entranceway.

The BAR reviewed all comments with the applicant. The applicant found the comments to be valuable. Some materials were previously submitted to the Village office.

The house needs to remove the exterior yellow brick face due to water damage and corrosion. STO will be applied using a mesh system. An EIFS application will not be used. The stucco application will be hand troweled. The exterior colors will be from a warmer white palette with a smoother texture than the sample shown. The architect noted the color “Fine Sand” is the direction the applicant is moving toward.

Steel framed windows will be ordered from the window company OTIIMA. Wood will be restored to the original where possible. Some of the wood is rotting and pieces are missing.

The front door will be glass and wrought iron drawing from historical precedent for houses of this style. A reference to the front door of the Frelinghuysen house/Daum on Circuit Road was noted.

The secondary plans for the balusters were presented. The main guard rails are straight. On top of the portico, a bellied guard rail was proposed. The BAR requested that the guard rails on top

of the portico should align better with the main guard rail design. All steel materials will be hand painted matte black.

The BAR was originally presented with bluestone pavers. Granite pavers are preferred. Pea gravel will be used for the driveway.

The garage door renderings architectural perspective shows an arched eyebrow design. The timber panels should be a more formal design relating to the formality of the house.

Stucco will be on the chimney. The asymmetric design close to East Lake Road was discussed. The reason for the asymmetrical design is due to the interior design of the study.

Cedar wood will be used for the pergola.

On the proposed West façade of the Main House (p.9) the two bays shown with standing seam circular roof will be seen lakeside. The suggestion was made to consider a low 9' parapet with a flat seam roof instead of the raised standing seam roof. This style is more in line and appropriate for the design of the house and would marry better with the upper fenestration below the roof line.

The proposed pool measures 18' x 38' with Bedford granite around the pool exterior. The proposed interior color of the pool is deep blue.

Proposed light fixtures will be traditional lanterns. Samples were not provided at this time. Landscape lighting will be subtle.

The meeting was opened up to public comment. James Hays (4 Cliff Road) questioned how the pool would be drained during maintenance and if the side area facing East Lake Road will be screened. The pool will not be emptied only lowered in the winter. The area in question will be screened and was partially the reason for realigning the garage entrance.

The overall design for this project is not final as the applicant is in the design development stage. Detailed architectural drawings and elevations were requested with all renderings to be colored.

Minutes Approved

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

November 3, 2022

The vote of the Board was 5 - 0 in favor of the motion.

Adjournment

At 7:18 p.m., a motion was made by Chair Tocci to end the meeting. Member Gonzales seconded the motion.

The vote of the Board was 5 - 0 in favor of the motion.

Respectfully Submitted,

Desiree Hickey

Desiree Hickey
Recording Secretary