

**Village of Tuxedo Park
Board of Architectural Review
Minutes of Meeting
May 15, 2023
5:30 P.M.**

Official Attendees: Rob McQuilkin, BAR Member
Stefanie Rinza, BAR Member
Molly Gonzales, BAR Member
Attorney to the BAR Stephen Honan, Esq. (Feerick Nugent MacCartney,
PLLC)
Building Inspector & Sec. John Ledwith
Recording Secretary Desiree Hickey

Absent: Christopher Gow, BAR Member

Attendees: Richard Massey, Chiu Yin Hempel, Marina De Haydu, Peter
De Haydu, Ellen Roche, Mary Graetzer (TPFYI), Lori Gerety,
Victoria Janashvili, Victoria Alberto (Bright)

Massey – 23 Crows Nest Road, Parcel No. 105-1- 13.2, Adding railing and changing garage doors:

In attendance for the Applicant:

- Richard Massey – Homeowner

A motion was made by Member Gonzales and seconded by Member McQuilkin to approve plans as discussed on a contingency basis to satisfactory match proposed mocha color chips for existing eaves (to be determined in the field) to the proposed painted faux wood metal garage doors (Aspen 138-Mocha District Finish Wood tone-recessed Ranch Grove) without push/pull hardware, to include railing as noted along cement steps leading to the conservatory to the right of the Japanese Maple tree.

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

De Haydu – 106 East Lake Drive, Parcel No. 106-1-2.2, Exterior changes to the house:

In attendance for the Applicant:

- Marina and Peter De Haydu – Homeowners
- Ellen Roche – Architect

The applicant appeared before the BAR to request exterior changes to the originally approved plans (April 7, 2022). The BAR was not in favor of the new elements for the front entrance (revised plans dated May 11, 2023). The applicant was requested to amend drawings and return to the BAR with an appropriate design as discussed. As house sits, it complies with current zoning. All materials the same as originally proposed.

The Building Inspector noted there was not enough time for the plans to be sent and reviewed by neighbors. Even though the entrance was particularly highlighted, the architectural plan was not approved in its entirety, including the roof shape of the extension.

Genesis Real Estate Partners 1, LLC – 116 Tower Hill Road West, Parcel No. 106-1-18, Front patio tile replacement, front entrance paver patio plan and second floor terrace floating wood flooring, fourth floor terrace parapet wall infill:

In attendance for the Applicant:

- Victoria Alberto (Bright)

The applicant presented revised plans.

A motion was made by Member Gonzales and seconded by Member McQuilkin to approve improvements as noted on plans A1 and A2 dated May 10, 2023, to include a front entrance patio paver patio plan as proposed repairing or replacing all broken terra cotta 24”x 24” tile that exists on the front patio, repair rotten wood flooring on the second-floor terrace and proposed fourth floor roof terrace parapet wall infill (wrought iron antique detail).

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

While the applicant prepares for future submissions, the BAR noted specific suggestions for the landscaping, air conditioning screening, driveway gravel, pillars, and serpentine stonework.

Gerety – 32 Lookout Road, Parcel No. 107-1-103.1, Exterior changes to the house:

In attendance for the Applicant:

- Lori Gerety – Homeowner/ Architect

The applicant will return to the BAR on June 5, 2023 with revised plans as discussed

Race Track Nature Preserve - Tuxedo Road & East Lake Stable Road, Parcel No. 108-1-8, Tuxedo Road entrance drain covers, East Lake Stable Road entrance cedar handrail at steps, Tuxedo Road entrance gates:

In attendance for the Applicant:

- Chiuyin Hempel – The Tuxedo Park Tree Advisory Board

A motion was made by Member Gonzales and seconded by Member McQuilkin to approve plans dated May 1, 2023 (pages 1-6) for the Tuxedo Road entrance drain covers, East Lake Stable Road entrance cedar 36” handrail with concrete footings at steps and Tuxedo Road entrance gates anchored by iron field posts.

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

The Race Track Nature Preserves is 20 acres of Village of Tuxedo Park land and will need final approval granted by the Board of Trustees before the proposed BAR approved project proceeds

**Village of Tuxedo Park Wee Wah Park & Beach – 77 Wee Wah Road, Parcel No. 104-1-34,
New storage shed and kiosk:**

In attendance for the Applicant:

- John Ledwith – VTP Building Inspector

The storage shed and the kiosk were previously reviewed by the BOT and forwarded to the BAR for final approval.

A motion was made by Member Gonzales and Member McQuilkin to approve plans as presented for a 5' x 8' cedar prefab kiosk and an untreated cedar shed for storage and visual improvement.

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

Minutes Approved

A motion was made by Acting Chair Gonzales and seconded by Member McQuilkin to approve the final minutes as read.

April 17, 2023

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

Adjournment

At 7:31 p.m., a motion was made by Acting Chair Gonzales 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

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Recording Secretary