

**Village of Tuxedo Park
Board of Architectural Review
Minutes of Meeting
August 7, 2023
5:30 P.M.**

Official Attendees: Ryan Lynch, Chair
Christopher Gow, BAR Member
Molly Gonzales, BAR Member
Rob McQuilkin, BAR Member
Stephanie Rinza, BAR Member

Attorney to the BAR Chris Powlacka, Esq. (Feerick Nugent MacCartney, PLLC)

Building Inspector & Sec. John Ledwith
Recording Secretary Desiree Hickey

Attendees: Andrea Buckingham, Margie Sung, Michael Schmidtberger, Michael Tripper, Jeff Gunderman, John Thompson, Paul Brooke, Victoria Nelson, Edward Silvestri, Marc D. Citrin, David McFadden, JoAnn Hanson, Chiu Yin Hempel, Peter Allen, Augie Sedora, Ms. Trisgate, TPFYI

Tuxedo M & M Holdings, LLC- 36 East Lake Rd., Parcel No. 106-1-7, Modifications to Pre-Approved Elevations:

In attendance for the Applicant:

- Margie Sung, Michael Schmidtberger – Homeowners
- Andrea Buckingham – Landscape Architect
- Peter Allen - Architect
- Jeff Gunderman – Contractor

A motion was made by Chair Lynch and seconded by Member McQuilkin to approve modifications as presented to include squaring off the front staircase, addition of a small window between the house and garage, removal of a chimney on the north east elevation, and an addition of a door for storage space on lower level behind stairs subject to submission of the July 28, 2023 updated elevations.

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

Thompson – 57 Lookout Road, Parcel No. 107-1-102, Driveway Entrance Apron and Driveway Border:

In attendance for the Applicant:

- John Thompson – Homeowner

A motion was made by Chair Lynch and seconded by Member Gow to grant approval for the driveway entrance apron and driveway border, surveyed as shown dated October 9, 1987, marked by J. Barris Lepley, Jr.

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

Brooke – 34 East Lake Road, Parcel No. 106-1-8, Change Studio Door Materials:

In attendance for the Applicant:

- Paul Brooke – Homeowner

A motion was made by Chair Lynch and seconded by Member Gonzales to approve 3 sets of Marvin custom fiberglass French doors with black trim to mirror the preceding cedar doors. Although the Board was concerned with using synthetic material, it was determined this was an unusual circumstance and was considered a hardship condition.

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

Turtle Point Rd., LLC – 79 Turtle Point Rd., Parcel No. 103-1-22, Complete Exterior Renovations to Carriage House, Exterior Renovations to Main House – Adding Three Windows to Turret:

In attendance for the Applicant:

- Edward Silvestri – Homeowner Representative

A motion was made by Chair Lynch and seconded by Member Gow to grant conditional approval of exterior renovations to the carriage house subject to submission of architectural specs, updated elevations and renderings to reflect changes as discussed to include the original transoms, windows on ground level will remain, the center window boxes will be maintained, iron railing to match original, cancelation of previously presented balcony, chimney will remain, cedar roof, the patio and changes to the doors previously proposed have been removed, existing sconces will be removed, proposed windows will be double hung cedar and mahogany.

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

Nelson – 117 Tower Hill Road, West Parcel No. 106-1-16, Complete Exterior Renovation:

In attendance for the Applicant:

- Victoria Nelson – Homeowner

A motion was made by Chair Lynch and seconded by Member Gow to approve on a conditional basis plan A1 – A11, dated 7/22/2023, subject to submittal of the engineered wood material, lamp post specs, roof line specs for garage and colors for the base stain to darken in order to remove contrast between stucco and wood.

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

BAR Applicant Professional Review Invoices – Review to Approve Payment:

A motion was made by Chair Lynch and seconded Member Gow to approve invoices for professional fees as presented per John Ledwith.

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

Minutes Approved

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

July 17, 2023

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

Adjournment

At 7:26 p.m., a motion was made by Chair Lynch 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

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Recording Secretary