

**Village of Tuxedo Park  
Board of Architectural Review  
Minutes of Meeting  
October 16, 2023  
5:30 P.M.**

**Official Attendees:** Ryan Lynch, Chair  
Molly Gonzales, BAR Member  
Rob McQuilkin, BAR Member  
Attorney to the BAR Jared Kasschau, Esq. (Harris Beach, PLLC)  
Building Inspector & Sec. John Ledwith  
Recording Secretary Desiree Hickey

**Absent:** Member Christopher Gow and Member Stephanie Rinza

**Attendees:** Mattew Tinari, Sally Sonne, Richard Bartlett, Keri Bartlett,  
Russel Riccardi, Aaron Follett, Conor O'Brien, Conrad Roncati,  
Janice Parker, Tyler Ballo, Devangini Paes, Wilkie Paes, Heather,  
Kidde

**Genesis Real Estate Partners 1, LLC – 116 Tower Hill Road, Parcel No. 106-1-18**

Genesis Real Estate Partners 1, LLC chose not to attend the October 16, 2023 Board meeting.

**Nelson – 117 Tower Hill Road, Parcel No. 106-1-16, Approve House Wall Panel Sample:**

A motion was made by Chair Lynch and seconded by Member McQuilkin to approve the house wall panel sample as presented that includes a Black Forest finish on a natural wood product that is treated with heat and tung oil, which is more sustainable than charred.

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

**Paes – Tower Hill Road, Parcel No. 107-1-20, Review Soffit Moldings Samples:**

In attendance representing the Applicant:

- Devangini Paes and Wilkie Paes ( via Zoom) - Homeowners

A motion was made by Chair Lynch and seconded by Member Gonzales to approve the revised soffit molding sample as presented.

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

**Bartlett – 161 Continental Road, Parcel No. 104-1-54, Alterations to Rear of the House:**

In attendance representing the Applicant:

- Kerri and Richard Bartlett – Homeowners
- Aaron Follett – Project Architect, Russell Riccardi Architect PC
- Conor O’Brien – Senior Project Manager, Summerhill Associates LLC

A motion was made by Chair Lynch and seconded by Member McQuilkin to approve alterations to the rear of the house to include spec sheets as presented for Blue Label #1-100% hardwood cedar shingle and Marvin Ultimate Series 100% wood windows, revised plans dated 9/21/2023 for T-000, A-001, 9/27/23 for A-101, A-102, 9/20/23 for A-103, 9/19/23 for A-200, A-201, A-202, 9/27/23 for A-203, 8/9/23 for Landscape Plans L1.0 and L2.0 to include the addition of solar panels to the south/west-facing roof areas that will be out of sight to all neighbors.

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

**15 Summit Road, LLC – 15 Summit Road, Parcel No. 104-1-15, Informal Review:**

In attendance representing the Applicant:

- Conrad Roncati – Architect
- Janice Parker – Landscape Architect, Janice Parker Landscape Architects
- Tyler Ballo – Landscape Architect, Janice Parker Landscape Architects

The Applicant’s representatives appeared before the Board to present a preliminary outline for the proposed project that includes landscaping and the building of a small gatehouse and structure 50’ in from the roadway, which will require a front and side yard setback variance. No BAR approvals until BZA variances are granted. In addition, samples of all materials and specs with elevations were requested for the next meeting.

**BAR Applicant Professional Review Invoices – Review to approve payment.**

Until further review, the Board deferred approval until the next BAR meeting.

**Minutes Approved**

A motion was made by Chair Lynch and seconded by Member McQuilkin to approve the final minutes as read and edited to include Mayor Marc Citrin as in attendance.

**October 2, 2023**

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

**Adjournment**

At 7:11 p.m., a motion was made by Chair Lynch to end the meeting. Member Gonzales seconded the motion.

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

Respectfully Submitted,

*Desiree Hickey*

Desiree Hickey  
Recording Secretary