

**Village of Tuxedo Park  
Board of Architectural Review  
Minutes of Meeting  
November 6, 2023  
5:30 P.M.**

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

**Attendees:** TPFYI, Victoria Alberto, Dennis Lynch, Stephanie Rinza, Conrad Roncati, Tyler Ballo, Francis Walsh, Kristen Walsh, Carl Rivera, Claire Davenport, Adalberto Angulo Sosa, Ryan Lynch, Jonathan Pomeranz

**Due to technical difficulties Zoom was not available for this meeting. An audio recording was provided.**

**Board of Architectural Review Procedures:**

Chair Lynch asked the BAR Attorney to put together a memo clarifying seat assignment from the prior administration and to address three specific points regarding his chairmanship as follows: 1) procedures for altering the configuration of the Board, 2) the Mayor's unilateral power to alter the confirmed configuration of the Board without a vote of the Trustees and 3) all administrative remedies that must be exhausted to challenge the Mayor's conduct. Attorney Jared Kasschau stated he would provide a memo for BAR review within the week.

**Genesis Real Estate Partners 1, LLC – 116 Tower Hill Road, Parcel No. 106-1-18, Air Conditioning/Heat Pump Units, Window and Storm Doors, Generator and Enclosure:**

In attendance for the Applicant:

- Victoria Alberto – Homeowner
- Dennis Lynch – Attorney

The applicant returned to the BAR for Board approvals with no new alternate plans. The applicant is not in compliance with design guidelines.

After lengthy discussions between the Board and the applicant, a motion was made by Chair Lynch and seconded by Member Gow to approve eight air conditioning/ heat pump units in the utility area on this historical home and presented as the units currently stand with the addition of planting very robust screening of evergreen vegetation to hide it as much as possible. The one that is not in the utility area, a plan was submitted on June 26<sup>th</sup> with a wood shelf and hickory privacy slats one inch apart.

The vote of the Board was 3 – 2 in favor of the motion.

Vote of the Board:

Chairman Lynch – nay  
Member Gonzales-nay  
Member Gow – aye  
Member McQuilkin – aye  
Member Rinza – aye

A motion was made by Member Gow and seconded by Member McQuilkin to approve the windows as presented. The windows have been remedied and are now 95% wood and were installed due to a hardship issue during covid as vinyl windows are not considered appropriate and was made clear by the Board this was not establishing a precedent.

The vote of the Board was 3 – 2 in favor of the vote.

Vote of the Board:

Chairman Lynch – nay  
Member Gonzales – nay  
Member Gow – aye  
Member McQuilkin – aye  
Member Rinza – aye

The generator and enclosure were previously approved.

**15 Summit Road, LLC – 15 Summit Road, Parcel No. 104-1-15, Entrance Gatehouse Building, and Landscaping:**

In attendance representing the Applicant:

- Conrad Roncati – Architect
- Tyler Ballo – Landscape Architect, Janice Parker Landscape Architects
- Mr. and Mrs. Francis Walsh - Homeowners

The Applicant’s representatives returned to the BAR to further review the application with revised plans as presented with modifications. The BAR suggested further modifications such as removing the gate, dormer, and mullion.

An application has been sent to the BZA for the proposed gatehouse as both front and side yard variances are required. After the BZA has rendered their decision, the applicant will return to the BAR for a formal review.

**Rivera – 126 Summit Road, Parcel No. 104-1-6, Window and Door Modifications including replacements of PVC Windows with wood, Painting, Decorative Façade Trim and Trellis work:**

In attendance representing the Applicant:

- Carl Rivera – Homeowner
- Claire Davenport – Architect
- Adalberto Angulo Sosa – Project Manager

A motion was made by Chair Lynch and seconded by Member Gonzales to approve plans from Claire Davenport Architect Inc., G-000.0, A300, A301, A302, A600, A900, A901 dated October 27, 2023, replacing PVC windows with wood, decorative façade and trellis work, and paint as described.

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

**Rinza – 174 East Lake Road, Parcel No. 105-1-20.1, Restore Gaden Wall and Path:**

In attendance representing the Applicant:

- Stephanie Rinza – Homeowner  
(As a BAR Member, Ms. Rinza recused herself to present her application.)

A motion was made by Chair Lynch and seconded by Member McQuilkin to approve the restoration of a garden wall and path as presented.

The vote of the Board was 4 – 0 in favor of the motion.

**217 West Lake, LLC - 217 West Lake Road, Parcel No. 103-1-17.1, Informal Review of Two Failing Windows:**

In attendance representing the Applicant:

- Ryan Lynch and Jonathan Pomeranz - Homeowners  
(As BAR Chairman, Mr. Lynch recused himself to present his application.)

The applicant presented an informal review of two failing windows and restoring wooden shutters on the larger double hung windows on the lower level. Two existing vinyl windows need replacement. The applicant discussed potential replacement options with the Board. Three of the original garage doors on the lower level are in disrepair. Behind one of them exists a pair of half doors with all original hardware that can be coddled together to create one. The applicant would like to rebuild the doors back to spec based on the original. Specs for replacement of failing skylights that leaked were presented. The Board was pleased with the design.

The submitted landscape plan for the generator was sent in too late for a formal review.

The applicant will return to the BAR for a final review to include the necessary specs and paperwork.

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

**Vendor: Feerick Nugent McCartney, PLC**

Rifkin – Invoice # 5924/9-19-23: \$675.00

Rifkin – Invoice # 6065/10-5-23: \$337.00

DeHaydu – Invoice # 5951/9-19-23: \$180.00

Brooke – Invoice # 6028/10-5-23: \$225.00

Thompson – Invoice # 6027/ 10-5-23: \$67.50

Massey – Invoice # 6066/10-5-23: \$45.00

Genesis – Invoice # 6071/10-5-23: \$540.00

A motion was made by Chair Lynch and seconded by Member Gow to approve all professional fees as presented.

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

**Minutes Approved**

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

**October 16, 2023**

The vote of the Board was 4 – 0 in favor of the motion. Member Rinza was not in attendance for this meeting and chose to abstain.

**Adjournment**

At 8:12 p.m., a motion was made by Chair Lynch to end the meeting. Member Gow seconded the motion.

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

Respectfully Submitted,

*Desiree Hickey*

Desiree Hickey  
Recording Secretary