

**Village of Tuxedo Park
Board of Architectural Review
Minutes of Meeting
January 16, 2024
5:30 P.M.
Via Zoom**

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	Darius Chafizadeh, Esq. (Harris Beach, PLLC)
Building Inspector & Sec.	John Ledwith
Recording Secretary	Desiree Hickey

Due to unsafe weather conditions, the meeting for the Board of Architectural Review and all participants was conducted entirely on Zoom.

Attendees: TPFYI, Pamela Breeman, Margie Sung, Todd Ernst, Peter Allen, David Ramos, Emily Cohen

Breeman – 55 Mountain Farm Road, Parcel No. 101-1-18, Review gate sample:

In attendance for the Applicant:

- Pamela Breeman – Homeowner

The Applicant returned to the BAR to review as presented, the installation of a black painted wood gate in keeping with the simple design of the home instead of using iron or metal material as originally suggested by the Board. As depicted in the sample photo, the wood gate will be installed between the existing stone piers with wheels to support it below.

Chairman Lynch made a motion to approve the gate as presented for 55 Mountain Farm Road. The motion was seconded by Member Gow.

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

Tuxedo M & M Holdings, LLC, - 36 East Lake Road, Parcel No. 106-1-7, Change to approved plans involving removal of one window to the left of the entrance of the house:

In attendance representing the Applicant:

- Margie Sung – Homeowner
- Todd Ernst – Architect
- Peter Allen - Architect

The Applicant returned to the BAR to make a change to approved plans involving removal of one window to the left of the entrance of the house as presented in the revised plans. The Board was unanimously in agreement that the elimination of the window was an improvement.

A motion was made by Chairman Lynch and seconded by Member McQuilkin to approve to approve as presented the removal of a window on the east side exterior elevation of 36 East Lake Road revised on 11-20-2023.

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

Ramos– 73 Clubhouse Road, Parcel No. 107-1-52, Change to approved plans involving addition of stone wall around base of house:

In attendance representing the Applicant:

- David Ramos – Homeowner

The Applicant presented a change to approved plans to add a stone wall around the base of the house. The applicant provided stone samples that were placed in front of the house for Board members to view in advance. In addition, photos of the stone samples were viewed on screen during the Board meeting.

A motion was made by Chairman Lynch and seconded by Member Rinza to approve a change to the previously approved plans as presented for 73 Clubhouse Road to include a stone base around the house that will consist of a medley of small stacked stone set with recessed concrete to cover the joints. The stone will be placed horizontally measuring 1” to 2 ½” inches in size, depth of stone will measure ¾” to 7/8”, and approximately 10” to 12” from the ground up to the cedar wood of the home.

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

Minutes:

Approval for the **November 20, 2023** minutes were tabled until the next scheduled meeting.

Adjournment

At 6:07 p.m., a motion was made by Chairman Lynch to end the meeting. Member McQuilkin seconded the motion.

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

Respectfully Submitted,

Desiree Hickey

Desiree Hickey
Recording Secretary