

Village of Tuxedo Park
Board of Architectural Review
Minutes of Meeting
Conducted via video/tele-conferencing
May 6, 2021
7:00 P.M.

Official Attendees:	Sheila Tralins, BAR Chair Josh Aaron, BAR Member Christopher Boshears, BAR Member Christopher Gow, BAR Member Rob McQuilkin, BAR Member
Attorney to the BAR	Stephen Honan and Brian Nugent (Feerick Nugent MacCartney, PLLC)
Engineer to the BAR	Andrew Warren, (McGoey, Hauser and Edsall Consulting Engineers, D.P.C.)
Building Inspector & Sec. Recording Secretary	John Ledwith Desiree Hickey

Attendees: Claude Guinchard, Lauren Palazzola, Spence Cass, Dale Schafer, Eli Sands, Joan Palazzola, David McFadden, Adam Gordon, Scott Ulrey, Jeff Greenbaum, Charlotte Worthy, Bill Mincey, Bryan Natinsky, Carol Ann Nicholson, Susan Young, Jasmine Frances, Jacob Matthews, Stuart McGregor, Cindy Maleike, Michael Santoianni, Meg Vaught

Village Attorney Honan will leave the meeting early and will be replaced by Attorney Nugent for the duration of the meeting.

Chair Tralins opened the meeting at 7:03 p.m.

There was no physical meeting location. In order to ensure the health, safety and welfare of all involved, for the purpose of compliance with the applicable law, the meeting was conducted via video/tele-conferencing.

Meeting ID: 861 6036 5268
Password: 023447

WEBLINK: <https://zoom.us/j/86160365268?>

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Guinchard/Palazzola – 66 Clubhouse Road – Parcel No. 107-1-33, Rear addition, driveway change, landscaping:

In attendance:

- Claude Guinchard and Lauren Palazzola – Home Owners
- Spence Cass - Architect
- Dale Schafer – Landscape Architect
- Eli Sands – Landscape Architect

The applicant is proposing a rear addition to include two levels for a living room and master bedroom, a driveway change and landscaping. All variances have been received.

Screen shots of all site plans were presented to the BAR depicting front elevations(A202), rear elevations (A201), south side elevations(A203) and north side elevations (A202).

Landscape plans were presented with a planting diagram that specifies all proposed plantings. All plantings are to be native species with screening on the north side for utilities.

Member Gow pointed out that hedges on the roadside are more traditional and recommended placing the hedges in front of the grass. In addition, he recommended that the Hameln Dwarf Fountain Grass, as depicted on drawings L300, should be substituted with a native grass.

Drawings were provided for the deck and stair railings. Review of materials included a flat roof with slate roof shakes, copper downspouts and gutters, copper exterior lighting with seeded glass as depicted in the sample photo (6406 Imperial Collection Wall Mount). Photos of paint and stain swatches were provided and labeled. Photo specs were provided of the traditional double hung windows and the crank-out casements (page 20). Drawings for the shingle design is preferred for more detail.

All technical review comments were detailed and addressed. Resident Jake Matthews questioned the dimensions of the driveway. The applicant was asked to provide accurate dimension specs for the driveway.

A motion was made by Member Gow and seconded by Chair Tralins to approve the Guinchard/Palazzola plans dated 3-18-21 for the architectural drawings and 5-6-21 for the landscape drawings (Parcel No. 107-1-33) at 66 Clubhouse Road. Site plans include A200, A201, A202, A203, L001, L100, L200, L300, L500, L501 and L502. To include the exterior paint color selection sheet (page 17) for the stucco Sail Cloth/OC-142, Cognac Mahogany for the house doors and Squirrel Tail/1476 for the trim with conditions to provide dimensions of the driveway, removal of grass and adding more texture to the shingles, pending samples of the trim and shingle detailing.

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

O’Neal & Gordon - 457 West Lake Road, Parcel 102-1-15, Garage addition, proposed greenhouse, architectural changes to the house:

In attendance:

- Adam Gordon – Homeowner

- Bryan Natinsky – Architect

The applicant presented a recap of the proposed project with changes from the last presentation to the BAR. A few variances are still required.

The garages are no longer facing West Lake Road and the back windows will no longer be aluminum. Steel windows will be used all around in order to stay within the design guidelines. The garages are re-oriented towards the house and reduced in size.

The greenhouse was originally proposed with aluminum framing and is now a zinc material in graphite gray that is pre-patinaed.

The scale of the original entrance gate as presented has been reduced. The piers were originally proposed as 8' and now measure 6'8".

Several concerns still remain with the Board. The windows facing the lake do not have a dialogue with the front of the house and are considered too big. Suggestions for the project included modifying the wall openings for new windows, remove dormers facing street side of the garage, clean up roof line on the main house by trimming off all the dormers.

Materials for the greenhouse are needed in order to have a clearer picture. The modern style of the greenhouse needs to show a sensibility in drawing together the street side and the lake side. It was proposed to possibly shaving down the greenhouse so there is more of stone masonry and less glass and steel. Landscaping in front of the greenhouse will need to be provided with proposed plantings.

The applicant will return to the BAR with further updates.

Farmerie – 119 Laurel Road, Parcel No. 107-1-79.2, Address fence violation, construction of pool and tennis court:

In attendance:

- Jasmine Frances – Homeowner

The applicant installed a fence without a building permit and BAR approval. Portions of the fence measure 64' wide and 4' high and extends to an 8' wide and 8' high section that is 2' above what is stipulated. Fencing is required to be less than 6' high and 2' feet from the property line. A variance will be required. There is a deed restriction on the property for the homeowner to maintain the driveway along both sides.

The 8' fence side is very visible from the road and was constructed on a huge scale. The BAR would like to see more of a buffer incorporated. It was proposed to the applicant to create a buffer without a fence by providing a screen of plantings to provide coverage. However, there was concern that unless the buffer was on the neighbor's side of the fence it would still be visible from the road. American wisteria and American holly were given as examples of non-invasive plantings that could provide a visible barrier.

In addition, a suggestion by Member McQuilkin for the pool was to create a raised pool with stone walls to avert blasting or chipping.

No decisions were rendered at this time.

Ulrey – 6 Clubhouse Road Ext., Parcel No. 104-1-53, Paint color change and adding shutters:

In attendance:

- Scott Ulrey and Jeff Greenbaum – Homeowners

The homeowners are proposing to change the color of their home from yellow to white and keep the shutters black while adding shutters to the first floor to match the second floor 3 windows.

Since the shade of white presented was considered too bright against the landscape a variance of white or gray was recommended. It was suggested to view other examples in the park and show the Building Inspector their choices and the BAR will do a site visit.

A motion was made by Member Boshears and seconded by Member Gow to approve a paint color change, at 6 Clubhouse Road, in a white scheme subject to viewing samples that are provided with the chosen shutters in Black Iron by Benjamin Moore and the same materials as the existing shutters.

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

Mincey – 50 Clubhouse Road, – Parcel No. 107-1-27, Removing asphalt and installing Belgian block cobblestones:

In attendance:

- Bill Mincey and Charlotte Worthy – Homeowner and Architect

The applicant presented proposed plans to remove existing asphalt from the driveway and resurface with dry laid Belgian block cobblestones. The material will be natural granite using sources that are available. Planting beds will be located on either side.

A screen schematic was presented of construction plans (MC-01) and included a sample reference image located at 29 Serpentine Road.

After concluding a review of the on-screen schematic, the BAR moved to approve the plans.

A motion was made by Chair Tralins and seconded by Member Gow to approve the application for Mincey at 50 Clubhouse Road to remove asphalt and install Belgian block cobblestones.

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

Santana – 24 Tower Hill Road, Parcel No. 107–1-19, Paint color change:

In attendance:

- Nanahya Santana – Homeowner

The applicant presented sample colors for a paint color change for the house (Benjamin Moore-Graytint 1611) and trim (Benjamin Moore-Newburyport Blue HC-155).

After review of the color swatches, the BAR requested the applicant consider alternatives prior to a final selection as the selected blue was deemed too bright. It was advised that the applicant prepare prepped and primed alternative samples for the BAR members on site to preview before the next BAR meeting.

Minutes Approved

A motion was made by Chair Tralins and seconded by Member Gow to approve the minutes as read:

April 15, 2021

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

Adjournment

At 9:21 p.m., a motion was made by Chair Tralins 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
Recording Secretary