

Village of Tuxedo Park
Board of Architectural Review
Minutes of Meeting
Conducted via video/tele-conferencing
May 20, 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	Donald Feerick, (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: Alan McHugh, Mary Graetzer, Martin Freedman, Susan Waltman, Brett Schneiderman, Andrew Lefkowitz, Nanahya Santana, Hume Steyer, David McFadden, Henry Christensen, Nacole Snoep, Nicholas Shumaker, Carol Ann Nicholson, Karen Arent, Omar Delgado

Chair Tralins opened the meeting at 7:00 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: 811 4863 9828
Password: 944926

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

In attendance:

- Nanahya Santana and Hume Steyer – Homeowner

The applicant presented revised sample colors as requested. After the initial exterior paint colors were proposed at the May 6, 2021 BAR meeting, the Board suggested the applicant consider alternatives prior to a final selection, as the “Newburyport Blue” was considered too bright. The paint color change that was selected by the applicant was (Benjamin Moore- Metro Gray) and trim (Benjamin Moore-Bachelor Blue). Although the BAR did prefer “Ocean Floor” as an alternate instead of the “Bachelor Blue”, the applicant thought the color was too dark and looked black. The applicant did provide a color sample on the home and a site visit was conducted.

Member Aaron provided an historical time-line of the home that included a number of marked changes since the home was constructed in 1886. Although the home has undergone several changes, the color contrast of exterior paint color has remained the same.

Although the home is historic, the applicant does not believe the original 1886 color scheme should have an impact on the color choices. After further review of the color schematic, the BAR’s opinion was that the “Ocean Floor”, as suggested, was an acceptable compromise. The applicant’s chosen color scheme would ultimately present as periwinkle or lavender with blue trim and too bright for the home.

The applicant implied that the BAR was displaying discrimination with their reluctance to accept their color choices. Chair Tralins objected to the comments and noted that the intention of the BAR is to keep the home in line with its historic nature for many years to come. The BAR reached an impasse with the color choices. In addition to the “Metro Gray” and the “Bachelor Blue”, the applicant did not provide an alternative color scheme.

Member Gow noted that he likes the “Bachelor Blue” but the “Ocean Blue” achieves the goal.

Member McQuilkin agrees with the consensus of the Board that the “Ocean Blue” was a good compromise and solution if agreed. He noted, the BAR is responsible in preserving the integrity of Tuxedo Park and is responsible in following the code drafted by the Village. The home is a significant house in Tuxedo Park and the BAR is trying to find a way to be constructive.

Chair Tralins stated, if the application is rejected, the applicant can appeal to the Zoning Board of Appeals.

A motion was made by Chair Tralins and seconded by Member Gow to approve the exterior paint color schematic “Bachelor Blue” for the trim and Metro Gray” for the stucco.

The roll call vote was as follows:

Chair Tralins – Nay

Member Aaron – Nay

Member Boshears – Nay

Member McQuilkin – Nay

Member Gow – Yea

The vote of the Board was 1 – 4 not in favor of the motion.

Shumaker, 104 Clubhouse Road, Parcel No. 107-1-41, Pool, patio, spa, wall, trellis structure.

In attendance:

Nicholas Shumaker and Nacole Snoep – Homeowners

Karen Arent – Landscape Architect

The applicant returned to the BAR after receiving the necessary three variances from the BZA, for north and rear side setbacks, for relief from Section 100-8, “Minimum area and bulk regulations” of the Village of Tuxedo Park Zoning Law, on May 5, 2021.

The BAR’s Engineer’s technical review comments were addressed and satisfied. The applicant added fencing and pool equipment to the proposed plans. Pool equipment will be behind the fence and screened with plantings. Member Gow suggested American Holly. Arborvitae will fill in front of fencing. Existing boxwood will cover new fencing but needs to grow ½’ to 1’, which is expected by summer.

Member McQuilkin noted, the proposed plans are an enhancement to the property.

A motion was made by Member Gow and seconded by Member McQuilkin to approve landscape plans (L1), dated 5-20-21 for Parcel 107-1-41 for the pool, patio, spa, wall and trellis structure.

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

Freidman and Waltman, 2 Ridge Road, Parcel No. 106-1-45, To address installation of skylights without BAR approval.

In attendance:

Martin Friedman and Susan Waltman – Homeowners

Andrew Lefkowitz – Architect

Brett Schneider – Landscape Architect

Henry Christensen – Attorney

The applicant returned to the BAR to address the unapproved skylights and updated plans for the garden gate. The applicant reviewed details of the timeline for the project.

The applicant discussed adding evergreens to screen the view of the Ridge Road skylights and additional plantings on East Lake Road. Member Gow noted, the garden will grow into something amazing but relying on mother nature to screen is not 100%. After further discussion, the applicant agreed to eliminate the largest skylight that is visible on East Lake Road.

An inspirational image for the garden gate revision was presented with updated landscape plans. A reference sheet for the gate hardware with copper details were provided in a screen shot photograph. The revised garden gate was considered appropriate.

A motion was made by Chair Tralins and seconded by Member Gow to approve the landscape plans dated 5-10-21, on page 6 of 7 and removal of the carport skylight and approval of the garden gate as proposed on page 7.

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

Delgado, 20 Ridge Road, Parcel No. 106-1-57.21, Changing front doors.

In attendance:

Omar Delgado – Homeowner

The applicant is proposing changing the front doors of the home as a hardship request. Preliminary plans were discussed. A screenshot of the proposed replacement door and carriage doors were provided.

The current single door is too small to carry large items, such as, furniture in and out of the house. The door cannot be widened because the electrical panel is next to it. The carriage doors are not energy efficient and allows insects, water and moisture to enter the home. The lack of energy efficiency has become a financial burden.

The applicant is proposing to add a side door with an above fabric awning, adding downward faced lighting that will replace the old lighting.

The applicant will return to the BAR with awning samples, hardware specs for the doors, and a proposed outdoor lighting plan.

Tree Advisory Board – Race Track Nature Preserve, Tuxedo Road, Parcel No. 108-1-8, Replacement of notice board.

Member Gow presented the replacement notice board that was previously approved by the Board of Trustees. A screen shot was provided for viewing. The notice board will be placed at the north and south side entrances of the Race Track.

Member Gow announced the tree planting event scheduled for June 5, 2021 to recognize the Stewards of the Racetrack Nature Preserve, as well as, other members of the community.

Minutes Approved

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

May 6, 2021

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

Adjournment

At 8:40 p.m., a motion was made by Chair Tralins 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