

**Village of Tuxedo Park**  
**Board of Architectural Review**  
**Minutes of Meeting**  
**Conducted via video/tele-conferencing**  
**June 3, 2021**  
**7:00 P.M.**

<b>Official Attendees:</b>	Sheila Tralins, BAR Chair Josh Aaron, BAR Member Christopher Boshears, BAR Member Christopher Gow, BAR Member Rob McQuilkin, BAR Member
Attorney to the BAR	Bob Zitt, (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:** Charles Myers, Mary Graetzer, Adam Gordan, Bryan Natinsky, Max Jacobs, Randy Forke, Chrissy Crawford, Hume Steyer, Enrique Ibanez, 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: 821 5018 7133  
Password: 642532

WEBLINK: [https://zoom.us/j/82150187133?  
Pwd=aHJHaHlyenT4OEVKOVVpeE2OU1NUT09](https://zoom.us/j/82150187133?Pwd=aHJHaHlyenT4OEVKOVVpeE2OU1NUT09)  
One tap mobile  
[+16465588656,,82150187133#,,,\\*642532#](https://zoom.us/j/82150187133?pwd=aHJHaHlyenT4OEVKOVVpeE2OU1NUT09) US (New York)

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**O’Neal & Gordon - 457 West Lake Rd., Parcel No. 102-1-15, Garage Addition, Proposed Greenhouse, Architectural Changes to House.**

In attendance:

- Adam Gordon – Homeowner
- Bryan Natinsky – Architect

The applicant presented revised plans for aesthetic review. The house does not need a variance for approval. Before final approval is granted for the remainder of the plans, as presented, the applicant will need to go before the BZA for the required variances. The variances required include the garage, greenhouse, height for the gates and possibly the pillars. Review of technical comments were discussed and addressed.

An on-screen schematic was presented of proposed changes. The garage will include one window on side elevation, cladding for greenhouse will be zinc, the landscape plans will only include existing plantings. The wooden gate will be painted a light gray to match stone and the house. The proposed stucco color is Benjamin Moore OC-142.

The applicant will need to submit a spec sheet for the lighting.

The applicant requested a separate approval of the house since variances will not be needed. After a brief discussion, the Board decided to take a vote to approve only the house.

A motion was made by Chair Tralins and seconded by Member Boshears to approve the most recent submittal for the architectural changes to the O’Neal & Gordon residence dated May 20, 2021, at 457 West Lake Road, for site plans A201, A202, A203, and A204 subject to paint samples, light fixture spec sheets, and landscape plan changes.

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

**Ibanez & Karbowska - 102 Turtle Point Rd., Parcel No. 103-1-6, Driveway pavers.**

In attendance:

- Enrique Ibanez – Homeowner
- Max Jacobs – Project Agent

The applicant appeared before the Board to present proposed changes for the driveway from stone to Belgian block pavers. Samples were provided.

A motion was made by Chair Tralins and seconded by Member Boshears to approve the dark gray Belgian block driveway pavers as reflected in drawings dated April 19, 2021 by Peter C. Kerch of Willow Tree Builders 1 of 1 Project #5678 and acceptable to the Building Inspector subject to data verifying chamber to accommodate storm water drainage.

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

**Myers - 25 Tower Hill Loop, Parcel No. 107-1-14.2, Changing house paint colors.**

In attendance:

- Charles Myers – Homeowner
- Randy Forke – Project Manager

The applicant provided an extensive review of the restoration plans and work to the original Salm residence and included several schematic screen shots of proposed paint color choices for the house to replace the original colors of Mayflower red with Avere green shutters. The proposed change of colors included Nantucket gray with a tan stucco and charcoal shutters.

After a brief discussion, the Board was in general support of the changes but decided to set up a site visit to have a clearer perspective before final approval.

No formal motion was made to approve subject to site visit.

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

In attendance:

- Hume Steyer – Homeowner

The applicant appeared before the Board to present the revised color choices for their home. A physical sample was painted on the side of the house that included Metro grey for the base and Vermont Slate for the trim. The Board members did not have an opportunity to view the physical sample as provided due to a lack of notification to the BAR.

After a brief discussion, the BAR made a motion to approve the paint color changes.

A motion was made by Chair Tralins and seconded by Member Boshears to approve the colors Metro Grey for the base and Vermont Slate for the trim subject to a site visit of the BAR.

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

**Crawford - 81 Lorillard Rd., Parcel No. 104-1-48, Changing Garage paint color.**

In attendance:

- Chrissy Crawford – Homeowner

The applicant presented a preliminary color change of their garage from white to Essex green for the doors and four sides to include some simple molding above each bay door. In addition, the applicant presented preliminary examples of four sconces for the garage. A photo schematic was presented.

The sconces will be low-light and will mimic gas light lanterns.

After a brief discussion, concerns were voiced with the proposed lighting because the BAR has denied similar fixtures in the past due to the clear glass proposed and lack of shielding of the bulbs. The applicant was asked to come back with alternate suggestions for the lighting.

In addition, the Board requested the applicant to paint a physical sample on the garage for a site visit.

**Mincey – 50 Clubhouse Rd., Parcel No. 107-1-24, Belgian Block Driveway**

The applicant did not appear.

The Building Inspector gave a brief overview of the Mincey project located at 50 Clubhouse Road. The Building Inspector was concerned with the installation of the Belgian block pavers used for the driveway because it did not coincide with what was approved. The 6-step process used to create an aged patina has not begun but the Board agreed to have the applicant complete the process that would result in the desired look of antique looking stones. The Belgian block will be locally sourced.

**Minutes Approved**

No minutes were approved. The 5-20-21 minutes will be delayed until review of the Board.

**Adjournment**

At 8:10 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