

**Village of Tuxedo Park
Board of Architectural Review
Minutes of Meeting
August 5, 2024
5:30 P.M.**

Official Attendees: Stefanie Rinza, Chairwoman
Christopher Gow, BAR Member
Rob McQuilkin, BAR Member
Building Inspector & Sec. John Ledwith
Recording Secretary Desiree Hickey

Absent: Molly Gonzales, BAR Member
Darius Chafizadeh, Esq. Harris Beach, PLLC

Attendees: TPFYI, John Collins, Jim Dillon, Karen Haidar, Colin Moriarty, Robert Klimecki

Hu – 42 Circuit Road, Parcel No. 107-1-82, Tree work within Ridge Line & Precipice Overlay Property District:

In attendance representing the Applicant:

- John Collins and Jim Dillon – Contractors

Home owner Anne Hu's representatives presented a plan to do tree work on her property due to dead trees or soon to die trees before causing property damage. The property is within the Ridge Line & Precipice Overlay Property District. All neighbors were notified.

An arborist was hired by the Applicant to inspect the trees and two Board members visited the property to mitigate what trees need to be removed, pruned, and replaced. The Applicant agreed the dead trees would be stump ground. In addition to BAR approval, the Applicant must seek BOT approval to remove the trees.

A motion was made by Chair Rinza and seconded by Member Gow to approve tree work to prune and remove dead trees at 42 Circuit Road with provisions to include pruning at a minimum tree #1 and #2, and save maple tree #6 as outlined by Perfect Cut Tree dated July 8, 2024 and as mitigated by the Board. The next step for the Applicant is to seek the mandatory approvals by the Board of Trustees.

The vote of the Board was 3 – 0, in favor of the motion.

Karen Haidar – 119 Turtle Point Road, Parcel No. 103-1-5, Landscaping Plan:

In attendance representing the Applicant:

- Karen Haidar – Home owner

Mrs. Haidar appeared before the Board to present preliminary landscape plans as outlined by Miranda Brooks Landscape Design for 119 Turtle Point Road. The plans are based on the extensive research by

the Applicant to revitalize and restore the property with the goal of maintaining the historical nature of the topography, home, and Tuxedo Park. A letter of support by neighbor Joseph McCann was sent to the Board.

As presented, the landscape plans are to restore the south garden, replace invasive plantings with native plantings, build a round reflecting pool on the lakeside of the property, the removal of 24 overgrown hemlock trees that are compromising a wall and their root system, relocation, and replacement of trees along the driveway, a perennial garden by the boathouse, and the planting of an oval hedge with native sherry trees along the perimeter of the north lawn.

The Applicant would like to relocate the large trees along the driveway and move along the pathway to the lake. The goal is to replace with fewer trees of a native species.

The location and design of the proposed round reflecting pool was based on the Applicant's historical research. An article was found at the Tuxedo Historical Society indicating the previous existence of a similar one on the site.

The removal of the 24 Hemlock trees along the wall is a concern. The Board would like the Applicant to reconsider not removing the trees and propose a different solution with their landscape designer. In addition, the Applicant will need approval from the Board of Trustees.

Although the addition of the native sherry trees was enthusiastically embraced, the Board did recommend the addition of native ornamental plum trees as an alternative.

The perennial garden will follow the topography and grade of the property and will share a wall with an existing oval hedge. The Applicant proposed a few steps constructed with rocks on the property to express the architectural characteristics of what exists.

The Applicant would like to reinstall an awning that was historically indicated on the property during the 1920's. No specs were provided. The Applicant would like to return to the BAR for consideration.

Overall, the Board was pleased with the landscape design plans apart from the removal of the 24 Hemlock trees. The Applicant agreed to revisit the removal of the trees with Miranda Brooks and consider an alternate plan.

A motion was made by Chair Rinza and seconded by Member Gow to approve the landscape architectural design of Miranda Brooks, at 119 Turtle Point Road, dated July 10, 2024 to include the removal and relocation of the trees along the driveway, the perennial garden, and the oval hedges. The Applicant will return to the BAR with alternate plans for removal of the Hemlock trees as discussed.

The vote of the Board was 3 – 0, in favor of the motion.

Colin Moriarty - 36 East Stable Road , Parcel No. 106-1-36, Request to use AZEK material for outside trim:

In attendance representing the Applicant:

- Colin Moriarty – Home owner

Mr. Moriarty appeared before the Board to request a change of material for his project at 36 East Stable Road. His application was previously approved using cedar for the outside wood frame. The rotting porch needs to be replaced. Unfortunately, due to termite infestation he would prefer to use AZEK for the frame. A sample was provided for the Board. AZEK is a PVC based material. PVC is not endorsed by the BAR.

Although the Board's preference for an alternative material is a wood product that is more reliable, the Board suggested using Boral, which is a composite of materials as a middle option. Mr. Moriarty agreed to provide a sample for the Board to review.

A motion was made by Chair Rinza and seconded by Member McQuilkin to provisionally approve, pending inspection of the composite material, as a change in material for the outside trim in a product known as Boral for the application of Colin Moriarty at 36 East Lake Stable Road in conjunction with the builder's confirmation that the trim can be effectively constructed as discussed with a sample to review as soon as possible.

The vote of the Board was 3 – 0, in favor of the motion.

Robert Klimecki – East Lake Stable Road, Parcel No. 106-1-31, Entranceway, and garage door changes:

In attendance representing the Applicant:

- Robert Klimecki – Home owner

Mr. Klimecki presented plans to relocate the main entranceway at his home at East Lake Stable Road. Site plans were provided for review.

The current configuration does not work well with the interior of the home. A site inspection took place for both alternate design plans A and B that included that included windows, lighting, and a landscape plan. Plan B, a barn door with trim all around, was the Board preference.

A motion was made by Chair Rinza and seconded by Member Gow to approve the garage doors exhibit #3 for the latest drawings dated August 5, 2024, Alternate B exhibit #1 dated August 5, 2024, divided light over existing door, new entrance over head entrance light exhibit #2 dated August 5, 2024, and landscape plan with pathway paver steps exhibit #4 dated August 5, 2024.

The vote of the Board was 3 – 0, in favor of the motion.

Minutes:

The July 25, 2024 will be voted on at the next scheduled BAR meeting.

Adjournment:

At 7:15 p.m., a motion was made by Chairwoman Rinza and seconded by Member Gow to close the meeting.

The vote of the Board was 3 - 0 in favor of the motion.

Respectfully Submitted,

Desiree Hickey

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Recording Secretary