

**Village of Tuxedo Park
Board of Architectural Review
Minutes of Meeting
October 7, 2024
5:30 P.M.**

Official Attendees:	Stefanie Rinza, Chairwoman Christopher Gow, BAR Member Rob McQuilkin, BAR Member Julie Reid, BAR Member Jared A. Kasschau, Esq. Harris Beach, PLLC
Building Inspector & Sec.	John Ledwith
Recording Secretary	Desiree Hickey

Attendees: TPFYI, David J. Kenny, Sophia Delanner, Brian Stolar, John Sarcone, Claudio Guazzoni De Zanett, Carl Waldekranz (Rivera), Irene Ioffe, Anatoly Umansky

Sophia Delanner - 66 Summit Road, Parcel No. 104-1-11.1, Signs, and posts:

In attendance representing the Applicant:

- Sophia Delanner – Homeowner
- David J. Kenny – Attorney/Snyder & Snyder, LLP

Attorney Kenny and Ms. Delanner presented an amendment for the deer fence while seeking additional approvals for the camera posts and no trespassing signs at 66 Summit Road.

The proposed changes to the deer fence include a change in material from metal to nylon mesh. The applicant included an addition for a proposed gate at the driveway intersection at the end of East Summit Road. This will be an emergency entrance access as per the fire department's guidelines. The gate measures 5 ft, the fence rear and side measures 6 ft, and the front measures 4 ft. The fence is code compliant. Hedges are planted around the property inside the fence. No plantings are on the road.

The camera posts and signs have already been installed without approvals. The applicant installed the posts and signs to prevent trespassing on her property and was not aware she needed Board approval before installing. The applicant indicated she would limit the no trespassing signs to one once the fence has been approved as amended.

Suggestions for the fence included a minimalist metal gate, a black mesh fence for less visibility and green posts.

Chair Rinza noted, although the proposed plans are an improvement she was disappointed the plans were designed by lawyers and not a landscape architect. In addition, she pointed out the plantings and posts were installed without the Board's approval. Ms. Delanner indicated she designed the landscape plans herself.

In attendance, neighbor Claudio Guazzoni De Zanett and his Attorney addressed their continued disapproval of the proposed plans and their continued dispute with Ms. Delanner.

The Board recommended the fire department sign off on the proposed gate, present sample materials, provide a proper and comprehensive plan with a plan A or a plan B scenario to include the gate, fence, and plantings. A site visit is planned to have a better understanding for what is there, what has been approved and what has been changed.

Ms. Delanner will return to the BAR with comprehensive plans as discussed.

Rivera – 126 Summit Road, Parcel No. 104-1-6, Review of arborist's report:

In attendance representing the Applicant:

- Carl Waldekranz (Rivera) – Homeowner

The applicant returned to the BAR with his arborist's report for review. The Board had requested, the applicant seek out an arborist to guide in removing dead trees and topped trees from the property.

Nine trees were taken down. A quantification from arborist, John Linsor, was provided. The report indicated the species of trees in question and what is going to be replaced. Like trees should be replaced in terms of the canopy.

A motion was made by Member Gow to approve the clean-up as proposed, replacing what is damaged with the appropriate species under story and overstory, planting of two like trees for every tree removed. The property is on the Ridgeline and permission must be granted to remove any trees. The motion was seconded by Chair Rinza.

In 2025, a landscape plan will be presented by landscape architect Andrea Buckingham in consult with arborist John Linsor for 126 Summit Road..

The vote of the Board was 4 – 0, in favor of the motion.

Vanum Properties, LLC, 182 Tuxedo Road, Parcel No. 106-1-26, Construction of a new house on a vacant lot:

In attendance representing the Applicant:

- Anatoly Umansky – Homeowner
- Irene Ioffe – Architect

The applicant presented a preliminary design plans to construct a new house on a vacant lot. The lot is located within the Gateway District.

The current design is a Tudor Revival/English Manor style house. The proposed structure measures 5,000 sq ft and 43 ft in height. The Architect will work with the existing grading. The driveway will not be on Tuxedo Road. The entrance driveway will be the existing shared driveway. Proposed materials reviewed include stucco, bluestone, granite, and antique brick. Benjamin Moore/Sail Cloth was the proposed paint color. Low down lighting along a gravel driveway was discussed.

The Board addressed the high visibility of the proposed home and the importance of the aesthetics. It was suggested that there were too many windows in front and for a calming down of the roof line. The design should look like a beautifully restored older home instead of a brand-new home.

The Board would like the applicant to return to the BAR with revised comprehensive plans and a 3D rendering.

Review of Minutes:

Chair Rinza made a motion to approve the minutes as read for August 28, 2024 and September 16, 2024. The motion was seconded by Member McQuilkin.

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

Member Reid abstained due to her absence at both meetings and as a new member to the Board.

Adjournment:

At 7:44 p.m., a motion was made by Chair Rinza to close the meeting. The motion was seconded by Member McQuilkin.

The vote of the Board was 4 - 0 in favor of the motion.

Respectfully Submitted,

Desiree Hickey

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Recording Secretary