



September 11, 2026

Chairwoman Stephanie Rinza and the
Village of Tuxedo Park Board of Architectural Review
Village Office
80 Lorillard Road
Tuxedo Park, NY 10987

Re: Voldstad Residence at 5 Ridge Road; Section 106 Block 1 Lot 48

Dear Chairwoman Stephanie Rinza and the Village of Tuxedo Park Board of
Architectural Review:

Enclosed please find site and grading and planting plans that propose the following: low boulder retaining walls and plantings along the front walkway, plantings along the front façade of the home, shrub plantings to provide separation between the property and Ridge Road while creating a sense of entrance to the property, a larger lawn area in the rear yard, screen planting along the northern property line, and colorful native plantings along the existing raised rear patio.

The existing stacked stone walls along the front walkway will be removed and replaced with low boulder walls. The soil will be graded to slope away from the house to improve drainage and help prevent water from flowing toward the foundation.

To create a larger lawn area, the existing stacked stone retaining wall located in the middle of the rear yard will be removed and the grade will be sloped.

Bottlebrush Buckeye and Aphrodite Sweetshrub are proposed along the base of the existing stone retaining wall on the north side of the property. These plantings will provide some screening between the rear yard and the neighboring residence located downhill to the north. Colorful native perennials are proposed around the rear raised patio.



karenarentdesign

12 Old Minisink Trail
845-294-9958 Phone



Goshen, NY 10924

KarenArentDesign@frontier.com

www.KarenArentDesigns.com

A variety of perennials, shrubs and trees are proposed along the front façade of the house and the front walkway to enhance the look of the home and walkway.

Along Ridge Road, a hedge of native Chokeberry shrubs is proposed to provide a defined lawn area and separation from the roadway. Native groundcovers, punctuated by round Boxwoods, will define the driveway entrance, while Bottlebrush Buckeye will reinforce the northern edge of the driveway.

Please schedule this application for consideration at the next Board of Architectural Review meeting.

Kind regards,



Karen Arent, RLA, NY Certificate #001237

-Page 2 of 2-



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BUILDING DEPARTMENT - APPLICATION/PERMIT
VILLAGE OF TUXEDO PARK-LORILARD ROAD-TUXEDO PARK, N.Y. 10987 845-351-4745

PROPERTY LOCATION - SECTION 184 BLOCK 1 LOT 48

OWNER: Conrad P. Voldstad PROPERTY STREET ADDRESS 5 Ridge Road

MAILING ADDRESS 4951 Bonita Bay Pr. PH103 TELEPHONE 902-334-1719

NATURE OF CONSTRUCTION NEW ALTERATION ADDITION RECONSTRUCTION

ACCESSARY USE X OTHER-DESCRIBE Landscape

IF STRUCTURE BRIEF DESCRIPTION _____

ESTIMATED COST OF CONSTRUCTION \$75,000.00

THE OWNER/AGENT Conrad P. Voldstad CERTIFIES THAT HE IS THE OWNER OR AGENT OF ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND AND OR BUILDING DESCRIBED IN THE APPLICATION AND IF NOT THE OWNER THAT HE HAS BEEN DULY AND PROPERLY AUTHORIZED TO MAKE THIS APPLICATION AND TO ASSUME RESPONSIBILITY FOR THE OWNER IN CONNECTION WITH THIS APPLICATION AND AGREES THAT THE VILLAGE OF TUXEDO PARK ZONING ORDINANCE AND STATE OF NEW YORK BUILDING CODES WILL BE COMPLIED WITH AS WELL AS ANY OTHER REGULATIONS RELATING TO CONSTRUCTION OR USE OF THE PROPOSED BUILDING AND LAND HERE IN OR ON THE PUBLIC, STATE OF NEW YORK

NOTARY: Registration No. 01LE5053631

Qualified in Orange County

**** SIGNED Conrad P. Voldstad

N.Y. Commission Expires DECEMBER 2011 LICENSED ENGINEER NAME Karen Arant Landscape Arch.

ADDRESS 12 Old Minisink Trail, Goshen, NY TELEPHONE 845-294-9958

BUILDING OR CONTRACTOR Bilco Landscape Contractors

ADDRESS 27 Contractors Rd, Tuxedo, NY TELEPHONE 845-781-3621

BUILDERS INSURANCE INFORMATION: WORKMENS COMPENSATION # _____

LIABILITY # _____

AGENT OR COMPANY _____

ADDRESS _____

TELEPHONE _____

VILLAGE CLERK: DATE RECEIVED 9/15/24 FEE PAID C/12/1204 \$200.-

BUILDING INSPECTOR: PRELIMINARY INSPECTION- APPROVED DISAPPROVED

DATE _____ COMMENTS _____

BOARD OF ARCHITECTURAL REVIEW: APPROVED DISAPPROVED - DATE _____

SIGNATURES _____

AHRB. COMMENTS _____

BOARD OF TRUSTEES: APPROVED DISAPPROVED -- DATE _____

SIGNATURES _____

TRUSTEES COMMENTS: _____

I HAVE EXAMINED THIS APPLICATION AND THE PLANS (BUILDING AND PLOT) THAT ARE A PART OF THIS APPLICATION AND FIND THAT THEY ARE IN COMPLIANCE WITH THE VILLAGE OF TUXEDO PARK ZONING ORDINANCE AND HEREBY ISSUE THIS BUILDING PERMIT.

PERMIT # _____ DATE OF ISSUE _____ EXPIRATION DATE _____

SIGNED-BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER _____

