

**Village of Tuxedo Park  
Board of Architectural Review  
Minutes of Meeting  
September 2, 2021  
7:00 P.M.**

**Official Attendees:** Sheila Tralins, BAR Chair  
Christopher Boshears, BAR Member  
Josh Aaron, BAR Member  
Rob McQuilkin, BAR Member  
Attorney to the BAR Donald Feerick, (Feerick Nugent MacCartney,  
PLLC)  
Building Inspector & Sec. John Ledwith  
Recording Secretary Desiree Hickey

**Absent:** Christopher Gow, BAR Member  
Andrew Warren, Engineer to the BAR

**Attendees:** Meg Vaught, Daniel Sherman, Natalia Tyhovych,  
Karen Arent, David Getz, Randy St. John, Casey Klossner,  
JoAnn Hanson

Chair Tralins opened the meeting at 7:05 p.m.

**Tyhovych – 18 Acoma Rd., Parcel No. 105-1-24, Driveway apron and entrance pillars**

In attendance:

- Natalia Tyhovych – Homeowner

The applicant appeared before the Board to review their application. The application does not require a variance. The entrance pillars will not have lighting. Samples and drawings were provided for the Board to review. The BAR agreed on the patina for the darker stone and noted the patina will darken with age.

A motion was made by Chair Tralins and seconded by Member McQuilkin to approve the samples as provided and the entrance pillars in the presented drawings.

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

**The Tuxedo Club – 1 West Lake Road, Parcel No. 107-1-3.2, Changes to the parking area.**

In attendance:

- Karen Arent-Landscape Architect
- Randy St. John – General Manager/Tuxedo Club
- Casey Klossner – Director of Grounds/Tuxedo Club
- David Getz – Engineer representing the applicant

The applicant returned to the BAR, as requested at the June 17, 2021 meeting, to complete review of the project and after approval of variances. On September 1, 2021, the applicant appeared before the BZA and was granted approval for three variances not including the parking

lot pole. The approvals include the fencing, sight line, and egress for the new lot. The Drainage Plan was deemed acceptable by the Village Engineer (Andy Warren). The BZA deferred approval of the parking light pole until the BAR's review and the neighbors properly noticed. Chair Tralins noted any action regarding the lighting pole will have to wait until the next meeting.

Chair Tralins entered into the record a letter written by Mayor McFadden, referencing safety issues raised by Police Chief Conklin. A second letter was entered into the record written by resident and former Trustee Alan Barnett stating his concerns with the Tuxedo Club application and suggesting oversight by the Board of Trustees.

Randy St. John provided an overview of the proposed plans. On screen plans were provided for the Board's review. The Village Code requires 250 feet of sight distance. The Tuxedo Club received a variance reducing coverage to 190 feet when making a left turn from the egress. If the 250 feet sight distance were to remain, significant landscape removal would be required. The 190 feet sight distance provides more green space. The safety concerns of the current 15-car employee parking area have zero visibility when backing out into the roadway for all cars. The new employee lot improves the safety issues as does the turning radius for the main lot and loading dock. Concerns were raised with left hand turns out of the new lot. The applicant noted few left turns would be necessary exiting out of the new parking lot and would have a 190' sight distance. Emergency vehicles will be able to access the building from both lots. Aesthetically, the arrival experience to the Club would be an upgrade for its members and all service vehicles. The applicant's goal is to start working on the proposed project this fall.

In review of the Landscape Plan, it was noted tree removal was based on a report by Ira Wickes submitted 8 – 9 years ago indicating specific trees that were beyond their normal life and were weak and wooded. The majority of these trees are hemlocks and white pines with some oaks and a sugar maple located mostly along the stockade fence. New plantings will include native plants such as native dogwood (Alleghany Dogwood, Eastern Redbud and Sparkleberry Holly). All lighting will be night sky compliant.

In order to mitigate potential traffic and safety issues, the Board suggested signage, mandated speed limits or speed bumps. Chair Tralins reviewed a couple of options to mitigate the safety issues the Mayor and the Police Chief addressed. For one, the Board has the right to act on their own volition and can vote on the application and grant approval if they see fit. Second, the Board can seek conditional approval to address the lighting and any variances that may be required while relying Village experts to determine if the egress cuts are considered safe. The Police Department can do the investigation followed by a review performed by the Board of Trustees. Chair Tralins asked Village Attorney Feerick for council on the second option. Attorney Feerick stated that the Village code allows the BAR to request a review or investigation by whomever they deem most suitable to provide meaningful input. The BAR can conduct their own investigation, the Board of Trustees can be asked to conduct an investigation or this can be done by an independent third party.

Overall, the Board agreed the plan as presented addressed any existing safety hazards, improved access for emergency vehicles and was sensitive to the environment and surrounding neighborhood. Chair Tralins did note the Board is not made up of safety experts but did agree on the majority of points made by the Board and would not be disappointed if the application was approved.

A motion was made by Member McQuilkin and seconded by Member Boshears to approve the proposed landscape drawings and design with safety enhancements, prepared by Karen Arent, to include site plans L1, L2, L3, L4 (omitting the lighting plans) to include the storm water plan (C1, C2, C3) and drain report prepared by Engineer David Getz dated August 20, 2021.

The vote of the Board was a 3 – 0 approval in favor of the motion and 1 abstention.

Vote of the Board:

Chair Tralins – Abstained

Member Aarons – aye

Member Boshears – aye

Member McQuilkin - aye

### **Minutes Approved**

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

### **August 5, 2021**

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

### **Adjournment**

At 8:07 p.m., a motion was made by Chair Tralins to end the meeting. Member Aaron seconded the motion.

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

Respectfully Submitted,

Desiree Hickey  
Recording Secretary