

Village of Tuxedo Park
Board of Architectural Review
Minutes of Meeting
Conducted via video/tele-conferencing
April 1, 2021
7:00 P.M.

Official Attendees: Sheila Tralins, BAR Chair
Josh Aaron, BAR Member
Christopher Gow, BAR Member
Christopher Boshears, BAR Member

Attorney to the BAR Stephen Honan (Feerick Nugent MacCartney,
PLLC)

Engineer to the BAR Andrew Warren (McGoey, Hauser, and Edsall Consulting
Engineers D.P.C.)

Building Inspector & Sec. John Ledwith
Recording Secretary Desiree Hickey

Absent: Rob McQuilkin, BAR Member

Attendees: Seth Denberg, Laura Denberg, Adam Gordon, Bryan Natinsky,
Alan McHugh, Mary Graetzer

Chair Tralins opened the meeting at 7:04 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: 813 4847 5429

Password: 966790

WEBLINK: [https://zoom.us/j/81348475429?
pwd=UmdzS1FLL2YxdTNMLyt0K1BJMHg4UT09](https://zoom.us/j/81348475429?pwd=UmdzS1FLL2YxdTNMLyt0K1BJMHg4UT09)

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Denberg – 33 Turtle Mtn. Road – Parcel No. 103-1-18, Screened in outdoor porch:

In attendance:

- Seth and Laura Denberg – Home Owners

The applicant returned to the BAR with updated preliminary plans that included colored drawings and elevations of the project for the proposed screened in outdoor porch.

Chair Tralins reminded the applicant that a variance for the front yard setback will be needed. The front yard setback is 12' short of the allowable frontage.

The proposed location of the porch is at the left corner of the house where the pool is located.

Screen shots were provided for the existing and proposed exterior elevations (T-100.00) and the site plan table (C-100.00).

The proposed porch is in keeping with the design of the house and will not include heat or air conditioning and will sit on the existing platform. The porch will not be seen from the road and will be screened with foliage and plantings.

Member Gow acknowledged the architectural challenges of the property and recommended the design to be more harmonious with the beauty of the rest of the house.

The applicant will return to the BAR if the BZA grants a variance for the front yard setback.

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 proposed plans to double the size of the existing garage from 2 to 4, adding gates to the existing pillars and an addition of a greenhouse.

Screen shots of existing and proposed site plan elevations were presented for the BAR to review (A-201.00, A-202.00, A-203.00, A-204.00, A-205.00, A-207.00, A-208.00).

Overall, the BAR is concerned with the super sizing of the garage. The increase in size detracts from the house. It was recommended to rotate the garage to be less distracting and keeping with the profile of the home. The garage doors present as very suburban and give a modern appearance and not a carriage house style. The applicant should move away from prefab aluminum because it is not acceptable and is not part of the design guidelines. The focus should be natural.

The lake facing side windows were deemed too big. Member Gow commented that the proposed entrance is rather grand and considered a big challenge to get right as there is a very high

standard of entry gates in the park and would recommend just keeping the existing ones, unless privacy was a concern.

Chair Tralins recommended a site visit for the BAR to examine a staked-out sizing of the proposed garage and greenhouse. The applicant was advised to refine what is liked on the proposed plans.

The applicant will return to the BAR after a site visit is performed.

Minutes Approved

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

March 18, 2021

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

Adjournment

At 8:08 p.m., a motion was made by Chair Tralins to end the meeting. Member Gow seconded the motion.

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

Respectfully Submitted,

Desiree Hickey

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Recording Secretary