

**Village of Tuxedo Park  
Board of Architectural Review  
Minutes of Meeting  
July 17, 2023  
5:30 P.M.**

**Official Attendees:** Christopher Gow, BAR Member  
Molly Gonzales, BAR Member  
Ryan Lynch, BAR Member  
Attorney to the BAR Stephen Honan, Esq. (Feerick Nugent MacCartney, PLLC)  
Building Inspector & Sec. John Ledwith  
Recording Secretary Desiree Hickey

**Absent:** Rob McQuilkin, Stefanie Rinza

**Attendees:** Sheila Rifkin, Daniel Rifkin, Andrea Buckingham, Jeff DeGraw, Alexa Yannuzzi, Todd Yannuzzi, Brian Horan, TPFYI, Victoria Alberto (Bright), David Lin, Kaiyu Ma Lin

**Rifkin – 97 West Lake Road, Parcel No. 103-1-42, Landscaping plan review:**

In attendance for the Applicant:

- Sheila and Daniel Rifkin – Homeowners
- Andrea Buckingham – Landscape Architect
- Jeff DeGraw – Architect (DeGraw and DeHaan Architects)
- Todd and Alexa Yannuzzi (Neighbors)

The applicant’s landscape architect presented the revised landscape plans dated June 23, 2023, which indicated removal of the wrongful fill added next to the wall and property line of neighbors Todd and Alexa Yannuzzi. No French drains will be installed. Fill will be brought back to pre-existing conditions based on the pre-construction 2006 survey provided by engineers Lanc & Tully. The landscape architect agreed to add contour lines to match the existing survey to satisfy the neighbor’s concerns.

Currently, the Yannuzzi’s and their attorney Brian Horan are not in agreement with the reviewed plans as presented. As a result, no final approvals were granted.

**Genesis Real Estate Partner 1, LLC – 116 Tower Hill Road, Parcel No. 106-1-18, Construction of mechanical platforms to shield the condenser units, install stone and flowers and other landscape features, repair west porch roof:**

In attendance for the Applicant:

- Victoria Alberto (Bright) – Homeowner

A motion was made by Member Gow and seconded by Member Lynch to grant approval to repair the northwest porch roof with a standing seam, copper trim ( no windows, only wood

beams) reference number 22-332, sheet #1. Survey issued by Fusco Engineering & Land Surveying, D.P.C., Consulting Engineers dated May 15, 2023 and general specifications as shown on A-1 dated June 26, 2023.

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

All other approvals as presented have been paused. The applicant was requested to reassess the shielding of the air conditioning units and piping with her engineers.

Neighbor notifications for the generators will be forthcoming.

**Lin – Lorillard Road, Parcel No. 104-1-41, Create rough gravel path across property to Wee Wah Lake:**

In attendance for the Applicant:

- David and Kaiyu Ma Lin – Homeowners

A motion made by Member Gow and seconded by Member Gonzales to approve on a conditional basis, a rough gravel path, after a sample is viewed. The path will measure 4' to 6' wide and 440' long and walkable to lake and brooks. No large trees will be removed, only 3 - 4 dead trees.

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

**Minutes Approved**

A motion was made by Member Gow and seconded by Member Gonzales to approve the final minutes as read.

**June 5, 2023**

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

**Adjournment**

At 8:05 p.m., a motion was made by Member Gow to end the meeting. Member Gonzales seconded the motion.

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

Respectfully Submitted,

*Desiree Hickey*

Desiree Hickey  
Recording Secretary