

**Village of Tuxedo Park
Board of Architectural Review
Minutes of Meeting
October 2, 2023
5:30 P.M.**

Official Attendees: Ryan Lynch, Chair
Molly Gonzales, BAR Member
Christopher Gow, BAR Member
Rob McQuilkin, BAR Member
Stephanie Rinza, BAR Member
Attorney to the BAR Darius Chafizadeh, Esq. (Harris Beach, PLLC)
Building Inspector & Sec. John Ledwith
Recording Secretary Desiree Hickey

Attendees: TPFYI, Mattew Tinari, David McFadden, Karen Haider,
Erik Shaw, Victoria Alberto, Scott Shaw, Marc Citrin

Genesis Real Estate Partners 1, LLC – 116 Tower Hill Road, Parcel No. 106-1-18, Air Conditioning Units, Window and Storm Doors, Driveway Gravel, Driveway Extension and Generator:

In attendance for the Applicant:

- Victoria Alberto – Homeowner

The Applicant returned to the BAR to address issues discussed at the last Board meeting. Voting on the air conditioning units and windows were tabled until the next meeting. This would give the Applicant time to reflect on the suggestions presented by the Board. The Board requested providing a paint sample, the receipt proving the windows in question were made of wood, and updated site plans indicating the pad site for the air conditioning units.

A motion was made by Chair Lynch and seconded by Member Gow to approve the 40% - 50% mix of gravel on all pathways.

The vote of the Board was 5 – 0, in favor of the motion.

A motion was made by Chair Lynch and seconded by Member Gonzales to approve the driveway extension.

The vote of the Board was 5 – 0, in favor of the motion.

A motion was made by Chair Lynch and seconded by Member Gow to conditionally approve the location of the generator parallel to path with a sound enclosure provided by the manufacturer with a decibel rating of 69.8 with access for servicing as per site plans dated 8/9/23, to include a privacy hedge of American Holly and Juniper as indicated on Fusco Engineering plan, and the installation of a 2,000-gallon buried tank.

The vote of the Board was 5 – 0, in favor of the motion.

Shaw – Tower Hill Loop, Parcel No. 106-1-14, Enhance Parking Area with 18” Blue Stone Capped Wall:

In attendance for the Applicant:

- Scott Shaw – Homeowner

The enhanced parking area will be used as access for workers during the daytime and not for increased parking.

A motion was made by Chair Lynch and seconded by Member Gonzales to approve enhancing the parking area with an 18” blue stone capped wall.

The vote of the Board was 5 – 0, in favor of the motion.

Minutes Approved

A motion was made by Chair Lynch and seconded by Member Rinza to approve the final minutes as read.

September 18, 2023

The vote of the Board was 5 – 0 in favor of the motion.

Adjournment

At 6:30 p.m., a motion was made by Chair Lynch to end the meeting. Member Rinza seconded the motion.

The vote of the Board was 5 - 0 in favor of the motion.

Respectfully Submitted,

Desiree Hickey

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Recording Secretary