

Village of Tuxedo Park
Board of Architectural Review
Minutes of Meeting
Conducted via video/tele-conferencing
April 15, 2021
7:00 P.M.

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

Absent: Sheila Tralins, BAR Chair, Christopher Boshears, BAR Member

Attendees: Scott Shaw, Martin Friedman, Suzanne Waltman, Andrew
Lefkowitz, Henry Christensen, David McFadden,
Alan McHugh, Meg Vaught

Due to the absence of Chair Tralins, Member Gow was appointed as the acting Chair for the April 15, 2021 BAR meeting.

Acting Chair Gow opened the meeting at 7:02 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: 849 4021 4574
Password: 258809

WEBLINK: [https://zoom.us/j/84940214574?
pwd=RE9tWhWHpWZVpkUXZpQT09](https://zoom.us/j/84940214574?pwd=RE9tWhWHpWZVpkUXZpQT09)

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Friedman & Waltman – 2 Ridge Road – Parcel No. 106-1-45, To address installation of skylights without BAR approval:

In attendance:

- Suzanne Waltman & Martin Friedman – Home Owners
- Henry Christensen – Attorney
- Andrew Lefkowitz – Architect

The applicant was requested to appear before the BAR to rectify the installation of skylights without BAR approval. All neighbors were notified.

The applicant laid out a timeline starting from the time of purchase of their home in 2016. Final approval was given in 2018 and renovations started in the spring of 2019. During renovations, when the addition was in the process of construction, the surrounding trees created darkness in the kitchen with natural light drastically reduced. After consulting their architect, the applicant was advised to install three discrete skylights. As a result of Covid-19, construction was halted in March 2020 for three months. The applicant weighed the decision to wait to go before the BAR and potentially delaying construction until April 2021 or move ahead with the installation of the skylights. After thoughtful consideration, the applicant did decide to install the skylights keeping in mind the feedback and wisdom of the BAR. The applicant noted the positive comments from their neighbors with their project. The applicant is seeking retroactive approval for their skylights.

Acting Chair Gow expressed, if the applicant had requested skylights before installing them the BAR would have denied approval and noted several applications in the Village were denied the installation of skylights in the past. Although all the work that had been done on the home was appreciated, concerns remain how to resolve the issue at hand.

On the Tuxedo Road side of the house, it was pointed out how jarring the skylight was next to the eyebrow window and possibly trying to find alternatives to hide it from view. The architect shared a screen view of the carport and detailed the process behind the chosen location of the skylights. It was suggested obscuring the view of the skylight, to the left of the carport, with a railing element.

The applicant voiced frustration that the skylights were universally accepted in the Village but no vendor or design techniques were offered to approve skylights and historical homes needed to evolve. The idea of an historic skylight was proposed and discussed with the applicant.

Member McQuilkin suggested softening the joints between the two parts of the building that would be a meaningful change for a benefit and the other side facing Ridge Road is a visibility issue. He further noted a gesture of good faith would be in presenting a design solution for re-evaluation.

Acting Chair Gow stated the BAR wants to find a compromise by finding a way to hide the skylights, which would be a win-win situation.

Member McQuilkin noted the previously approved deer fencing makes sense but the proposed frame of the access door looks like a door to a building and not a garden like door. The door is

very casual for a house that is more formal and offered to provide guidance with the doors and will send samples to the applicant for review.

The applicant will return to the BAR with proposed solutions replicating an historically appropriate skylight that is square and smaller in relation to the dormer and a screening for the skylights to include an amended design for the gate.

Shaw - Tower Hill Road., – Parcel No. 106-1-14, Replacing Fence:

In attendance:

- Scott Shaw – Homeowner

The applicant presented proposed plans to remove a chain link fence along the Tower Hill Loop that is not in line with current code. The applicant proposed replacing the chain link fence with deer fencing that matches what already exists on the property to include an access gate.

The location for the fencing is close to the road but there is not an option to move further back and not enough space to construct a new fence. Nothing is across the street so nothing will face the fencing. Plantings will eventually hide the fence.

Building Inspector Ledwith stated the applicant will not need a variance for the gate. The gate opens inward not outward and the new fence is replacing an existing fence. In addition, he recommended the applicant submit a letter not holding the Village liable for snow plowing that may damage the fence because of its proximity to the road.

A motion was made by Acting Chair Gow and seconded by Member McQuilkin to conditionally approve the replacement fence subject to Mr. Shaw submitting a letter to the Village stating he would not hold the Village liable for any damage as a result of snow plowing.

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

Minutes Approved

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

April 1, 2021

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

Adjournment

At 8:04 p.m., a motion was made by Acting Chair Gow to end the meeting. Member McQuilkin seconded the motion.

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

Respectfully Submitted,

Desiree Hickey

Desiree Hickey
Recording Secretary