

**Village of Tuxedo Park
Board of Architectural Review
Minutes of Meeting
Conducted via video/tele-conferencing
June 17, 2021
7:00 P.M.**

Official Attendees:	Sheila Tralins, BAR Chair Josh Aaron, BAR Member Christopher Boshears, BAR Member Christopher Gow, BAR Member Rob McQuilkin, 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. Recording Secretary	John Ledwith Desiree Hickey

Attendees: Mary Graetzer, Daniel Sherman, Karen Arent, Randy St. John, Lev Stravchinsky, Paul Knodel, Anne Gwathemy, Susan and Michael O’Neal, Sanjay Patel, Enrique Corridor, Juan Capello, Keith Woodruff, Mark Rothberg, Matthew Tinari

Chair Tralins opened the meeting at 7:00 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: 821 1702 8961
Password: 027449

WEBLINK: [https://zoom.us/j/82117028961?
Pwd=M21kdW1aR3dGWIVPeUdGZGE4empFdzo9](https://zoom.us/j/82117028961?Pwd=M21kdW1aR3dGWIVPeUdGZGE4empFdzo9)
One tap mobile
[+16465588656,,82117028961#,,,*027449#](https://zoom.us/j/82117028961?pwd=M21kdW1aR3dGWIVPeUdGZGE4empFdzo9) US (New York)

Dial by location:
[+1 646 558 8656 US](tel:+16465588656) (New York)
Meeting ID: 821 5018 7133
Passcode: 642532

Find your local number: <https://us02web.zoom.us/j/82117028961>

Tuxedo Club - 1 West Lake Rd., Parcel No. 107-1-3.2, Changes to parking area.

In attendance:

- Randy St. John – Club Manager
- Daniel Sherman – Landscape Architect
- Karen Arent – Landscape Architect

The applicant presented preliminary plans for changes to the member parking lot, employee parking lot and service yard area. All neighbors and Tuxedo Club members were notified. The start date is anticipated as late fall. This application is a Type II action. A variance will be needed. As per Attorney Honan, the BAR has the authority to review the site plan. The proposed plans are an effort to improve the overall aesthetics of the entrance to the club and make it more user friendly and address some drainage issues with a rain garden as indicated in Engineer's technical comments.

Karen Arent discussed plans to address the drainage issues with a rain garden in the center island to collect storm water and cleanse as it percolates. The project will require site drainage drawings and calculations prepared by a site engineer.

A proposed new employee and service entrance will enter and exit along West Lake Road. The goal is to create a less visible employee parking area. The employee/service entrance will be repressed approximately four feet into the ground in order to keep out of sight. The current employee lot will be removed. A few parking spaces will remain for member parking for the boathouse. The loading dock will no longer be accessible from the member parking lot. Service vehicles will access the loading dock through the new entrance, which will run on a one-way loop. There will be designated spots for the Tuxedo Club owned service vehicles in the lot.

In order to enhance the courtyard, Dogwood trees as well as other large trees will be planted. Ira Wickes will be taking down any top-heavy spruce or pine trees. More significant trees will be planted near the employee and member parking lots. In order to hide the employee garbage dumpsters an 8' wood board on board screen fencing will be added to match the color of the building or will be natural. An 8' fence will require a variance. There will be a buffer of trees and shrubs. The existing stucco wall will remain. In the entrance, tar and chip has been proposed with a center island. Lighting is preserved as existing. Larger landscape plans are forthcoming.

Comments from neighbors included concerns for noise control, snow removal, lighting, and traffic control. In addition, safety issues were addressed as a result of having three entryways along West Lake Road. The traffic flow and curvy section in the road are a concern for pedestrians who walk, bike and jog along the road. A speed limit reduction was proposed as a possible solution or a cautionary sign. Minimum limitations for speed are legally required.

Chair Tralins reminded the applicant that there are guidelines for tree additions and removal requirements. Attorney Honan advised the applicant to prepare a vicinity map to scale with regard to neighbors and lake.

In addition, Chair Tralins asked the applicant to take into consideration all the neighbor concerns and advised neighbors to be aware of the next date for the new reiteration.

The applicant will return to the BAR with new reiterations in the near future.

Stravchinsky - 50 Cliff Rd., Parcel No. 106-1-65, Adding a new dormer and modifying existing dormer.

In attendance:

- Lev Stravchinsky – Homeowner and Architect

The applicant appeared before the Board to present preliminary plans for review and feedback. The applicant has proposed a second-floor extension to extend the roofline in order to add additional dormers while modifying existing dormers in order to bring more light into the house. In addition, the applicant would like to replace existing doors that are damaged and non-functioning.

The submission includes 8 drawings (T-001, A-100, A-200, A-201, A-202, A-300, A301, and A-302) and includes a five-page photographic documentation of existing and proposed conditions with exhibits A-A, B-B, C-C, D-D and E-E.

The Engineer reviewed all technical comments to clarify all labels on drawings and stated the proposed roofline extension will be an improvement of elevation. Specifications of all materials are needed.

The applicant described materials as Marvin triple pane windows with dark bronze metal clad on the outside and wood on the inside. Materials will be consistent with what already exists.

The applicant will return to the next BAR meeting with additional samples.

Knodel – 80 Crows Nest Rd., Parcel No. 105---1-3, Pool.

In attendance:

- Paul Knodel – Homeowner
- Daniel Sherman – Landscape Architect

The applicant appeared before the BAR with preliminary plans. All neighbors were notified. There are no setback requirements and the 6' fence is in back and no need for a variance.

The Engineers comments were reviewed with the applicant and Board. Pool safety issues were addressed and must be referenced adequately on plans. Doors entering pool area require alarms. The Engineer recommended the applicant refer to Chapter 31 for pool safety requirements. The BAR will perform a site visit or visit the Village office to view proposed materials.

No approvals were determined at this time.

Minutes Approved

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

May 20, 2021

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

June 3, 2021

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

Adjournment

At 8:34 p.m., a motion was made by Chair Tralins to end the meeting. Member McQuilkin seconded the motion.

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

Respectfully Submitted,

Desiree Hickey
Recording Secretary