

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

**Official Attendees:** Sheila Tralins, BAR Chair  
Christopher Boshears, BAR Member  
Christopher Gow, BAR Member  
Rob McQuilkin, BAR Member  
Attorney to the BAR Stephen Honan, (Feerick Nugent MacCartney,  
PLLC)  
Building Inspector & Sec. John Ledwith  
Recording Secretary Desiree Hickey

**Absent:** Josh Aaron, BAR Member  
Andrew Warren, Engineer to the BAR

**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>

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

In attendance:

- Lev Stravchinsky – Homeowner and Architect
- Stanislav Stravchinsky - Homeowner

The applicant appeared before the Board with revised plans. All replaced windows will be manufactured by Parrett and will be tilt and turn with divided light and match what already exists. The French doors on the South façade will be painted black and will have triple beveled glass. Engineer Andrew Warren's email sent June 28, 2021 confirmed all technical comments as previously discussed were addressed.

A motion was made by Chair Tralins and seconded by Member Gow to approved the submitted plans updated on June 19, 2021 to include (T-001, A-100, A-200, A-201, A-202, A-300, A-301, and A-302), the wood outswing door and black trim Parrett windows and doors. All materials will match what exists.

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

**Myers – 25 Tower Hill Loop, Parcel No. 107-1-14.2, Changing House Paint Colors.**

In attendance:

- Charles Myers – Homeowner

After a second site visit was conducted by the Board and a review of several color choices, an acceptable choice was chosen by the applicant with Farrow & Ball paint colors Ball Green for the trim and Lime White for the base.

A motion was made by Chair Tralins and seconded by Member Boshears to approve the house paint colors Farrow & Ball – Ball Green No. 75 for the trim and Lime White No. 1 for the base.

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

**Densford, 1 Ridge Road, Parcel No. 106-1-46, Modifications to Stone Wall.**

In attendance:

- Ian Densford - Homeowner

The applicant appeared before the Board to discuss preliminary plans to restore a collapsing stone wall on the property that is approximately 20' back from the road and is an 8' structure in a horseshoe shape. The stone wall is dry laid with no mortar.

No application has been submitted at this time. A preliminary sketch was presented depicting modifications in restoring the wall. The applicant had a diagnostic review performed by Kristian Matthews and it was determined that the wall was in a state of a slow collapse.

The applicant does not want to dismantle the wall and rebuild the dry laid wall. Preliminary designs were discussed which included stone buttresses from stone around the property and old cut stone to give a beautiful decay approach hinting at its historic relevance.

Member McQuilkin noted the importance of preserving the character and fabric of the community by maintaining the stone walls and suggested drainage maybe the issue causing the decay of the stone wall. He further noted a happy medium could be attained by remediating the drainage issues while preserving what exists. The applicant agreed to research the drainage issues. Chair Tralins suggested mitigating any safety concerns with the stone wall.

The applicant will return to the BAR with a formal application and will get insight from the Building Inspector with what was presented.

### **Minutes Approved**

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

**June 17, 2021**

### **Adjournment**

At 7:50 p.m., a motion was made by Chair Tralins to end the meeting. Member Boshears seconded the motion.

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

Respectfully Submitted,

*Desiree Hickey*

Desiree Hickey  
Recording Secretary