

**TOWN OF TUXEDO
ARCHITECTURAL REVIEW BOARD MINUTES
REGULAR MEETING
April 20, 2010**

1.0 CALL TO ORDER

The regular meeting of the Architectural Review Board was called to order at 7:35 p.m. on Tuesday, April 20, 2000 in the Community Room of the Tuxedo Town Hall.

BOARD MEMBERS PRESENT: Michael Reardon, Chairman
George McCathern
Sharon Radulov
Darren Maynard
Dale Mottola

OTHERS PRESENT: Scott Lesko, Augusta Properties
John Gilchrist, Architect

2.0 APPROVAL OF MINUTES

Mr. Reardon asked if there were any corrections or comments to the Minutes of March 16, 2009 and one minor correction was noted.

Mrs. Radulov made a motion to approve the Minutes of March 16, 2009 as corrected and Mr. Maynard seconded the motion. All were in favor and the motion carried.

**3.0 Augusta Properties – 194-210 Route 17 – New Building Facade
Section 12 Block 4 Lot 2 and 3; File #A7506-001**

Mr. Lesko gave an overview of his project which included converting the building on the northern end of the property to retail/office space and relocating the diner to the southern end of the property.

Mr. McCathern asked if they appeared before the Planning Board and Mr. Lesko stated that they had and explained that they were referred to the Zoning Board for several variances which had been approved. Mr. Lesko added that they then returned to the Planning Board

who intimidated that they liked the plan but asked that they appear before the ARB to get their feedback prior to them granting site plan approval.

Mr. Gilchrist presented photos of the two buildings and Mr. Lesko pointed out that there would no longer be drive up access to the building but instead there would be ramp access for the use of a hand truck or small fork lift.

Mr. McCathern asked if they would have adequate parking and Mr. Lesko stated that they were granted relief from the parking requirements as per the code however the number of spaces would be comparable to the current parking spaces.

Mrs. Radulov asked about the windows in front of the retail/office building and Mr. Gilchrist explained that they would just be opening up the original windows, which had been covered up shortly after the original building was built. It was also noted that the wall on the southern end of the building would be stucco.

Mr. Lesko briefly reviewed the site plan that is before the Planning Board noting that they will only be modifying the building from the beginning of the brick south. He explained that the white portion of the building is owned by another party. He pointed out that there would not be access to the retail/office space through the front of the building as it is very close to the road but rather a side entrance with an indoor corridor that will provide access to all spaces. He stated that the current area is just once large open space and hopes as he gets tenants they will be able to provide input on the final layout.

Mr. McCathern asked how deep the building measured from the inside corridor wall to the back of the building and Mr. Lesko stated that it was about 52'.

Mr. McCathern asked if they plan to put lettering on the awnings and Mr. Lesko said no but added that he plans to put up a sign at the southern end of the building.

Mr. Reardon asked about the materials they would be using and it was noted that at this point they are looking for concept approval and would be back before they plan to start building. Mr. Reardon noted that they would need to provide a detailed list of materials and present samples wherever possible.

Mr. Lesko stated that he would return to the Planning Board for site plan approval and would return to the ARB once he has finalized the designs. He added that he is hoping to begin advertising for tenants while he is finishing the process. Mr. Reardon added that once they have finalized things with the Planning Board the ARB has no problem with him beginning to advertise.

The Board was in agreement that both buildings were very nicely done and they would be a nice addition to the town center.

4.0 Adjournment

There being no further business Mr. Reardon moved for adjournment at 8:27 p.m.