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MARIAH VERHAGEN  
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### VILLAGE OF TUXEDO PARK BOARD OF ZONING APPEALS NOTICE OF PUBLIC HEARING

NOTICE is hereby given that the Board of Zoning of Appeals of the Village of Tuxedo Park will hold a public hearing on Wednesday, April 3, 2024 at 7:00 p.m. at the Village Hall located at 80 Lorillard Rd., Tuxedo Park, NY 10987 to hear the following applications:

1. Application of Edward Hargroves, Tax Map Number 107-1-23, 44 Clubhouse Rd., Tuxedo Park, NY 10987, seeking relief from:

a. Village Code §100-8 Side Yard Setback, where the allowable side yard setback is 50' and a hot tub is proposed 8.3' from the property line. A variance of 41.7' or 83.4% is being requested.

b. Village Code §100-11 Lot Coverage, where the existing lot coverage is 26%, the proposed lot coverage is 31%, and the maximum allowable lot coverage is 25%. A variance of 6% is being requested.

2. Application of Tuxedo M&A Holdings, LLC, Tax Map Number 106-1-7, 36 East Lake Rd., Tuxedo Park, NY 10987, seeking relief from:

a. Village Code §100-8 Distance to Lake, where the minimum allowable distance to Tuxedo Lake is 100' and the site plan shows 89'10" at the closest point of the terrace. A variance of 10'2" or 10% is being requested.

b. Village Code §100-18 Fence Wall height, where the permitted maximum height is 6' in the rear and side yards, and the proposed total wall and fence height in the rear yard is 11'. A variance of 5' or 83% is being requested.

The applications and plans are available for review Monday through Friday from 9:00 a.m. to 4:00 p.m. at the Village Hall, Village of Tuxedo Park, 80 Lorillard Road, Tuxedo Park, NY 10987. If you wish to attend the meeting remotely, the Zoom conference instructions can be obtained by emailing John Ledwith at [iledwith@tuxedopark-ny.gov](mailto:iledwith@tuxedopark-ny.gov). All neighbors and/or parties interested will be heard.

BY ORDER OF THE  
BOARD OF ZONING  
APPEALS  
John (Jake) Lindsay, Chair-  
man