

**VILLAGE OF TUXEDO PARK**  
80 LORILLARD ROAD  
TUXEDO PARK, NEW YORK 10987

June 2, 2023

Sophia Delanner  
66 Summit Rd.  
Tuxedo Park, NY 10987

Re: Denial Letter  
East Summit Rd. Driveway Proposal  
Parcel No. 104-1-11.1

Dear Mrs. Delanner:

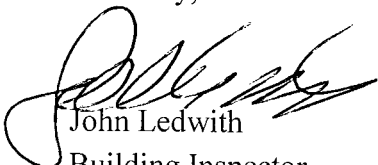
As per our prior discussions, and in accordance with your site plan dated May 12, 2023 prepared by Southampton Engineering Services, P.C., in order to proceed with your plans you require a variance from Village Code §100-21 Driveway Setbacks that require a 10' setback from any adjacent lot line or intersection. Your plans only show a setback of 7' from a property line on the west side of driveway where 10' is required. A variance of 3' is required for you to proceed with your plans.

**§ 100-21 Driveways.**

*Driveways shall be no wider than 14 feet and no narrower than eight feet. They shall enter the lot at such location and angle as to provide a safe slope and proper sight distances for all traffic. **No driveway shall be constructed closer than 10 feet to any adjacent lot line or intersection, and spot grades shall not exceed 10%.** Prior to consideration for a permit, the applicant shall present to the Board of Architectural Review an engineering design, including specifications for the base, surface, crown, drainage, retaining walls, blasting, landscaping and any other material required by the Board. Driveways shall not be permitted unless there is an existing building on the lot or unless a permit has issued for a new residence on that lot. Where possible, driveways shall be designed with a turnaround area and a radiused intersection with the public road. Off-street parking for two to six passenger vehicles shall also be incorporated in any new driveway design. Removal of trees for driveway construction shall be confined to the area within eight feet of the driveway center line.*

The deadline for the next Board of Zoning Appeals meeting is June 5, 2023 in preparation for the BZA meeting on July 5, 2023.

Sincerely,

  
John Ledwith  
Building Inspector