

INCORPORATED 1952  
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VILLAGE BOARD MEETING  
THIRD THURSDAY OF EACH MONTH

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

September 26, 2025

Mr. & Mrs. Dan Laukitis  
16 Brook Rd.  
Tuxedo Park, NY 10987

Re: Site Plan Review  
Parcel No. 103-1-12

Dear Mr. & Mrs. Laukitis:

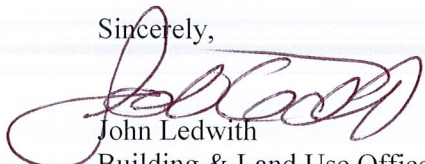
I have reviewed your site plan submitted by Artemis Landscape Architects dated September 5, 2025 with a last revision date of September 26, 2025 for compliance with the Village of Tuxedo Park Zoning Code. In order to proceed toward approval of your project, you may modify your plans to comply with the Village Zoning Code, or you may apply for the following variances:

1. Village Code Section 100-9B Permitted Yard Intrusions, deck and terraces are limited in size to 25% of the enclosed ground floor area of the associated building. Your site plan indicates that the area of decks and terraces currently exceeds the permitted limits by 1,039 SF, or 81.62%.

The next submittal deadline is October 1, 2025 at 4 pm for the Board of Zoning Appeals meeting scheduled on November 5, 2025 at 7 pm.

If you have any questions regarding this letter, please contact me at (845) 351-4745 ext. 2 or via email at [jledwith@tuxedopark-ny.gov](mailto:jledwith@tuxedopark-ny.gov).

Sincerely,

  
John Ledwith  
Building & Land Use Officer