

Gavin Maxwell
86 Summit Road
Tuxedo Park, NY 10987

August 8, 2023

Chairman John (Jake) Lindsay
Board of Zoning Appeals
Village of Tuxedo Park
80 Lorillard Rd.
Tuxedo Park, NY 10987

Subject: Opposition to Application of Sophia Delanner - Tax Map Number 104-1-11.1

Dear Chairman Lindsay,

I hope this letter finds you well. I am writing as a concerned neighbor and resident of Tuxedo Park to express my strong opposition to the proposed driveway application of Sophia Delanner, Tax Map Number 104-1-11.1, located at 66 Summit Rd., Tuxedo Park, NY 10987.

I firmly believe that the proposed driveway fails to comply with Village Code §100-21 pertaining to driveway regulations. Specifically, the proposal violates the requirement that no driveway shall be constructed closer than 10 feet to any adjacent lot line or intersection. The safety and privacy of neighboring properties must be considered, and this proposal seems to neglect these essential aspects.

Furthermore, the spot grades in the proposed driveway plan exceed the maximum permissible limit of 10%, which can lead to potential drainage issues and an adverse impact on the surrounding landscape.

Moreover, the Village Code mandates that driveways be no wider than 14 feet and no narrower than eight feet, and they should enter the lot at a safe angle to ensure proper sight distances for all traffic. I am concerned that the proposed driveway design might not meet these essential requirements.

In light of the above concerns, I respectfully urge the Board of Zoning Appeals to deny the application of Sophia Delanner for her proposed driveway. I believe that a more suitable and compliant alternative can be found, which will respect the existing regulations and maintain the harmony of our neighborhood.

I plan to attend the public hearing on Wednesday, August 2, 2023, at 7:00 p.m. at the Village Hall to voice my opposition. If necessary, I am also willing to provide further evidence and support my arguments during the hearing.

Thank you for your attention to this matter. I trust that the Board will carefully assess all aspects of the proposal and make a well-informed decision in the best interest of our community.

Sincerely,

Gavin Montgomery Maxwell