

44 Ontio Road
Tuxedo Park, NY 10987
July 31, 2023

Board of Zoning Appeals
Attn: Mr. Jake Lindsay, Chairman
Village of Tuxedo Park
80 Lorillard Road
Tuxedo Park, NY 10987

Re: Application by Sophia Delanner for the construction of a new driveway at 66 Summit Road

Dear Board Members of the Tuxedo Park BZA,


As a direct neighbor of the applicant's property referenced above, I am writing in opposition to the proposed driveway for the following reasons:

- (1) My property (and indeed Ontio Road) will be impacted negatively by the likely runoff and resulting flooding and debris creation and movement from an asphalt-paved driveway given the extremely sharp dropoff from the proposed driveway's eastern edge.
- (2) Several times a week my wife and I pick up large branches and rocks that have fallen on Ontio Road from the sheer cliff of the land above the road, the land where this proposed driveway is planned. A destabilization of this land would surely result in even more constant obstacles in the road.
- (3) We dispute the accuracy of the dimensions Delanner and her engineers have provided you. It seems impossible that in this very narrow strip of land on the edge of a steep cliff a regulation-sized driveway can be squeezed in while adhering to the required distance from our property line and providing some sort of safety barrier (e.g. boulders). A site visit by yourselves will confirm the actual lack of the required setback from my property line and blasting of rock on the other side of the proposed driveway will certainly be required.
- (4) The variances requested by the applicant in order to create this paved road are substantial and the resulting work will disturb the peace and tranquility I presently enjoy.
- (5) Headlights from approaching vehicles on the road will be constantly shining directly into my all-glass living room, especially in wintertime, and this will be extremely annoying and value-diminishing to my home.

I am happy to discuss any of these points further if you would like more explanation. Naturally wanting to be a good neighbor I am loathe to complain about a neighbor's plans for their own property, but in this case I really see no need for this proposed second access road that will be detrimental to me given the applicant's perfectly adequate existing road which has been in use for many decades.

Thank you very much for your attention to this serious matter.

Sincerely,



Martin Pomp