

BUILDING DEPARTMENT - APPLICATION/PERMIT
VILLAGE OF TUXEDO PARK-LORILARD ROAD-TUXEDO PARK, N.Y. 10987 845-351-4745

PROPERTY LOCATION - SECTION 107 BLOCK 1 LOT 15

OWNER: Lauren Palazzola & Claude Guincharde III PROPERTY STREET ADDRESS 97 Tower Hill Loop

MAILING ADDRESS 97 Tower Hill Loop, Tuxedo Park, NY 10987 TELEPHONE 845-325-0447 & 713-501-8771

NATURE OF CONSTRUCTION NEW ALTERATION ADDITION RECONSTRUCTION
 ACCESSARY USE OTHER-DESCRIBE _____

IF STRUCTURE BRIEF DESCRIPTION 2nd Story Addition

ESTIMATED COST OF CONSTRUCTION \$500,000

THE OWNER/AGENT Lauren Palazzola & Claude Guincharde III CERTIFIES THAT HE IS THE OWNER OR AGENT OF ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND AND OR BUILDING DESCRIBED IN THE APPLICATION AND IF NOT THE OWNER THAT HE HAS BEEN DULY AND PROPERLY AUTHORIZED TO MAKE THIS APPLICATION AND TO ASSUME RESPONSIBILITY FOR THE OWNER IN CONNECTION WITH THIS APPLICATION AND AGREES THAT THE VILLAGE OF TUXEDO PARK ZONING ORDINANCE AND STATE OF NEW YORK BUILDING CODES WILL BE COMPLIED WITH AS WELL AS ANY OTHER REGULATIONS RELATING TO THE CONSTRUCTION OR USE OF THE PROPOSED BUILDING AND LAND HERE IN DESCRIBED.

NOTARY: _____ ***** SIGNED _____

N.Y.S. REGISTERED ARCHITECT OR LICENSED ENGINEER NAME Spence R. Kass

ADDRESS 1921 Fairmount Avenue, Philadelphia, PA 19130 TELEPHONE 215-665-9140

BUILDING OR CONTRACTOR Brett Ward - BRW Builders

ADDRESS PO Box 1195, Monroe, NY 10950 TELEPHONE 845 742 1812

BUILDERS INSURANCE INFORMATION: WORKMENS COMPENSATION # _____

LIABILITY # _____

AGENT OR COMPANY _____

ADDRESS _____ TELEPHONE _____

VILLAGE CLERK: DATE RECEIVED _____ FEE PAID _____

BUILDING INSPECTOR: PRELIMINARY INSPECTION- APPROVED DISAPPROVED _____

DATE _____ COMMENTS _____

BOARD OF ARCHITECTURAL REVIEW: APPROVED DISAPPROVED - DATE _____

SIGNATURES _____

AHRB. COMMENTS _____

BOARD OF TRUSTEES: APPROVED DISAPPROVED -- DATE _____

SIGNATURES _____

TRUSTEES COMMENTS: _____

I HAVE EXAMINED THIS APPLICATION AND THE PLANS (BUILDING AND PLOT) THAT ARE A PART OF THIS APPLICATION AND FIND THAT THEY ARE IN COMPLIANCE WITH THE VILLAGE OF TUXEDO PARK ZONING ORDINANCE AND HEREBY ISSUE THIS BUILDING PERMIT.

PERMIT # _____ DATE OF ISSUE _____ EXPIRATION DATE _____

SIGNED-BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER

*The University of the State of New York
Education Department
Office of the Professions*

REGISTRATION CERTIFICATE

Do not accept a copy of this certificate

License Number: 025645-01

Certificate Number: 2161534



KASS SPENCE R
915 N 20TH STREET
PHILADELPHIA

PA 19130-0000

is registered to practice in New York State through 11/30/2025 as a(n)
ARCHITECT

LICENSEE/REGISTRANT

EXECUTIVE SECRETARY

COMMISSIONER OF EDUCATION

DEPUTY COMMISSIONER
FOR THE PROFESSIONS

This document is valid only if it has not expired, name and address are correct, it has not been tampered with and is an original - not a copy. To verify that this registration certificate is valid or for more information please visit www.op.nysed.gov.

A101 Attachment 2

Attachment B
Village of Tuxedo Park

SITE PLAN TABLE - MINIMUM DATA REQUIREMENTS

97 Tower Hill Loop

Check one

Zoning District:	A4	
	G-O	
	RLP-O	X

Village Code Category	Village Code Section	Allowance Under Current Zoning Code	Existing Condition	Proposed Condition	Existing Non-Conforming	Variance Requested	
						Feet	Percent
Lot Area	100-8	-	1.72 A	Same	No		
Road Frontage	100-8	-	301.3'	Same	No		
Front Yard Setback	100-8	75'	157.4'	Same	No		
Rear Yard Setback	100-8	50'	53.9'	51'	No		
Side Yard Setback	100-8	50'	N: 85.5' S: 122.5'	N: Same S: 116.6'	No		
Footprint Ground Floor Total	100-8	-	1738.17 ft ²	1921 ft ²	No		
Decks/Porches	100-9	25% F.A.	54.47%	52.05% F.A.	Yes		
Lot Coverage	100-11	25%	22.69%	22.73%	No		
Driveway Sight Distance	100-18B	-					
Driveway Grades	100-21	-					
Driveway Adjacent Property Lines	100-21	No less than 10'	N: 51.75' S: 215.33'	Same	No		
Slope	100-12						
Ridge Line	100-13	20' above highest elev.	20.5'	Same	Yes		
Distance to Lake	100-8	-					
Lake Frontage	100-8	-					
Accessory Use Building/Shed	100-48C 7C	-					
Fences Road	100-18	-					
Fences Property Line	100-18	-					
Driveway Width	100-21	14' max	14'	Same	No		
Building Height	100-10	20' above highest elev.	20.5'	Same	No		
Parking	100-6C	5 max	5	5	No		
Other							



Lauren Palazzola
Claude Guinchard III
(Applicant)

Sec. 107, BLK. 1, LOT 15

(Signature)

Kass & Associates

(Firm)

5/25/2023

(Date)

Note: Table must be prepared, dated and signed by Applicant's Architect or Engineer and Affixed to the site plan

Revised: June 10, 2009

Site Plan - Existing

KASS & Associates
 1921 Fairmount Ave.
 Philadelphia, PA 19130
 Tel. 215.665.9140
 Fax. 215.665.9145

Guinchar & Palazzola Residence
 97 Tower Hill Loop
 Tuxedo Park, NY 10987

EXISTING
 SITE PLAN

PROGRESS

ISSUE DATE: 05.22.2023

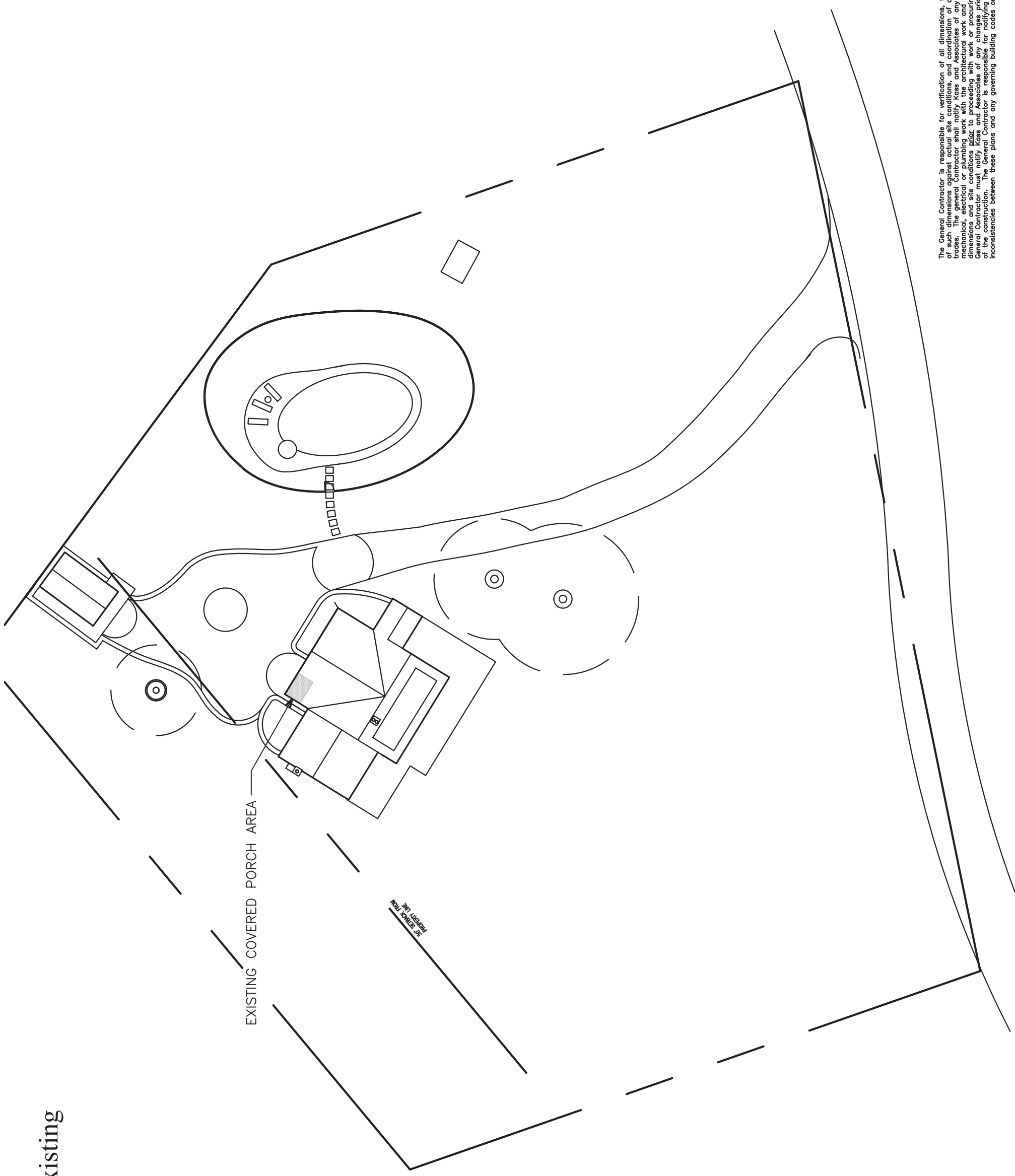
SCALE: 3/16" = 1'-0"

REVISIONS

No.	DATE	DESCRIPTION
A	XX.XX.XX	

Job No.

E104



The General Contractor is responsible for verification of all dimensions, for confirmation of all materials, and for the accuracy of all details. The General Contractor shall notify KASS and Associates of any interference of trades, mechanical, electrical or plumbing work with the architectural work and of any conflict between mechanical and site conditions prior to proceeding with work or procuring materials. The General Contractor must notify KASS and Associates of any changes prior to commencement of the construction. The General Contractor is responsible for notifying the architects of any inconsistencies between these plans and any governing building codes or ordinances.



Site Plan - Proposed

KASS
& Associate
 1921 Fairmount Ave.
 Philadelphia, PA 19130
 Tel. 215.665.9140
 Fax. 215.665.9145

Guincharð & Palazzola Residence
 97 Tower Hill Loop
 Tuxedo Park, NY 10987

PROPOSED SITE PLAN

PROGRESS

ISSUE DATE: 05.22.2023

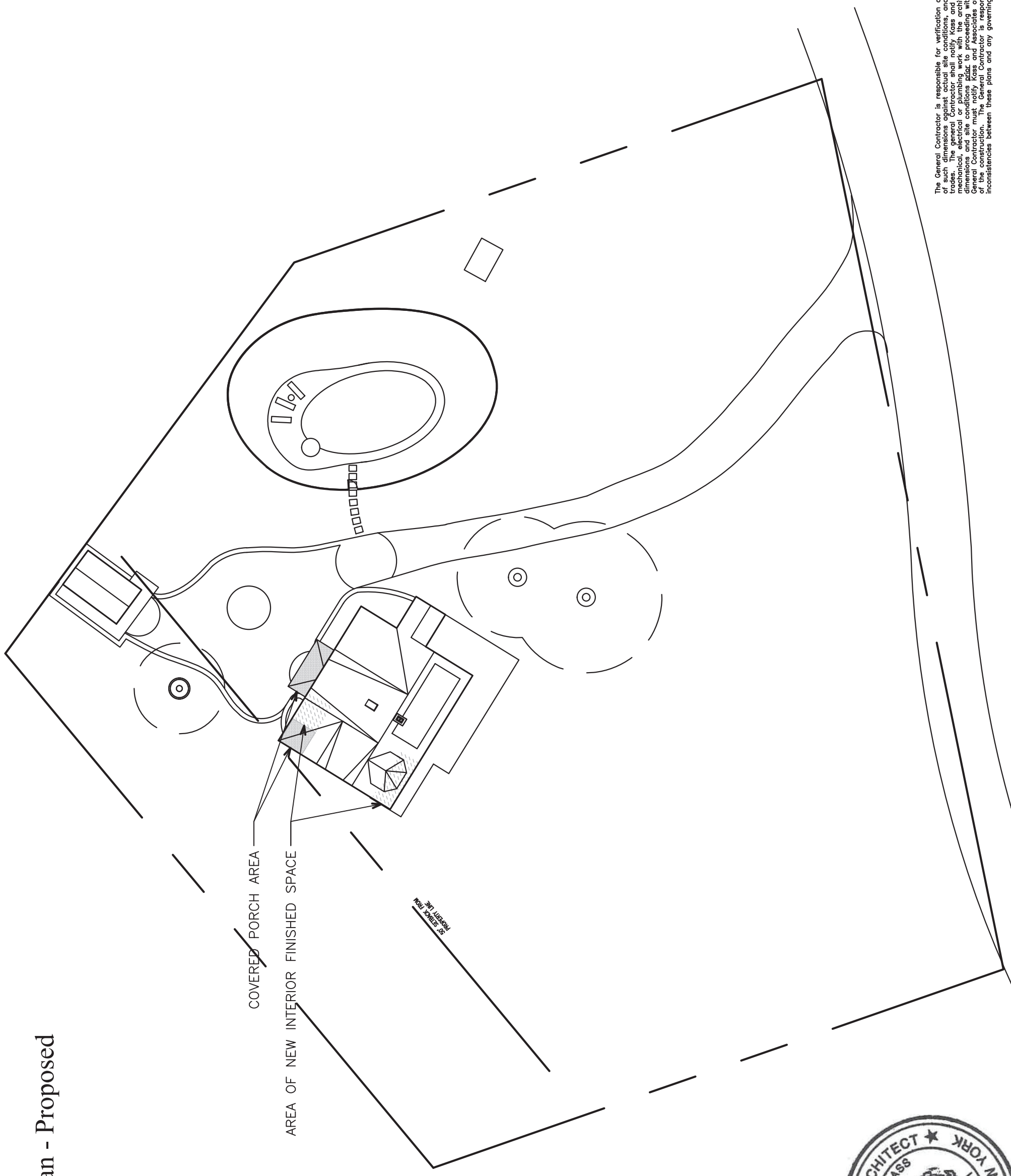
SCALE: 1/32" = 1'-0"

REVISIONS

No.	DATE	DESCRIPTION
A	XX.XX.XX	

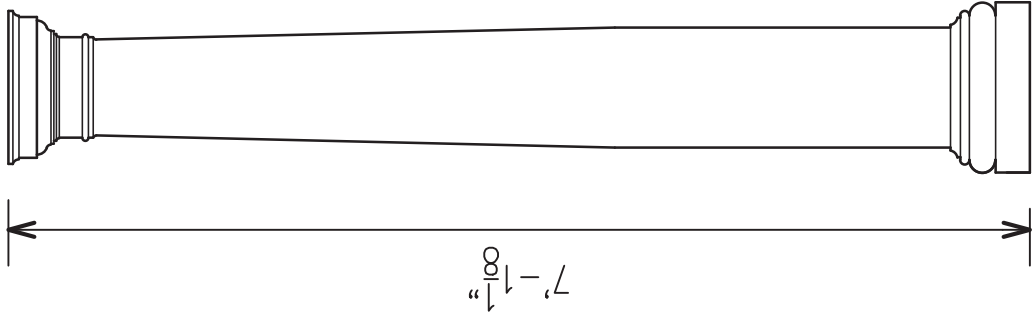
Job No.

A104



The General Contractor is responsible for verification of all dimensions, for confirmation of such dimensions against the architectural drawings and coordination of all work and related trades. The General Contractor shall verify the accuracy of all dimensions, including mechanical, electrical or plumbing work with the architectural work and of any conflict between dimensions and site conditions prior to proceeding with work or procuring materials. The General Contractor must notify Kass and Associates of any changes prior to commencement of the construction. The General Contractor is responsible for notifying the architects of any inconsistencies between these plans and any governing building codes or ordinances.





FRONT PORCH WOOD COLUMNS & PILASTERS

MFR: MELTON CLASSICS

ARCHITECTURAL GRADE WOOD COLUMNS
TUSCAN STYLE

10" BASE DIAMETER, 7'-1¹/₈" HEIGHT

MATERIAL: WESTERN RED CEDAR, PRIMED INSIDE & OUT
PROVIDE BASE & CAP VENTILATION PER MFR. SPECS

SIMILAR TO PORCH AT BRUCE PRICE HOUSE
TUXEDO PARK, NY, 1897

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REVISIONS

No.	DATE	DESCRIPTION
A	XX.XX.XX	

SCALE: 3/4" = 1'-0"

PROGRESS
ISSUE DATE: 05.25.2023

EXTERIOR COLUMN & PILASTER INFO

Guncharad & Palazzola Residence
97 Tower Hill Loop
Tuxedo Park, NY 10987

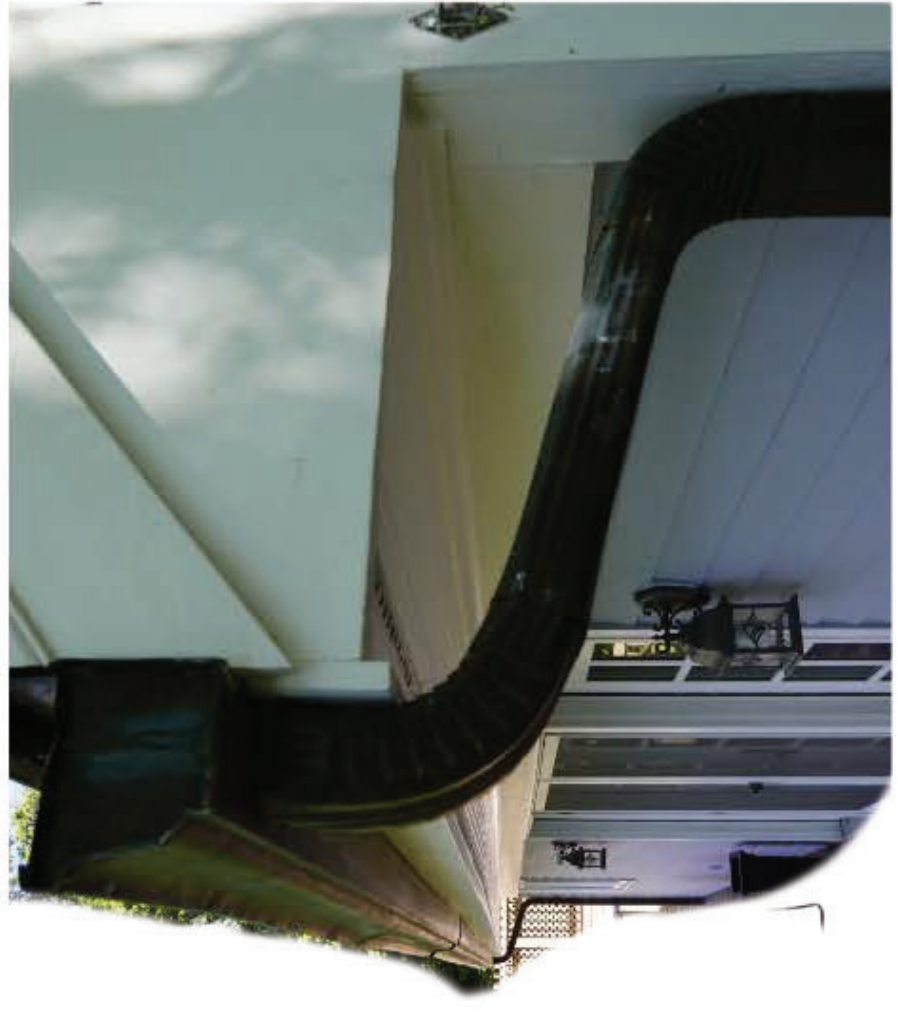
Job No. **A901**

REVISIONS

No.	DATE	DESCRIPTION
A	XXXXXX	

Job No.

A90A



The General Contractor is responsible for verification of all dimensions, for confirmation of all materials and finishes, and for coordination of all trades. The General Contractor shall notify Kass and Associates of any interference of mechanical, electrical or plumbing work with the architectural work and of any conflict between dimensions and site conditions prior to proceeding with work or procuring materials. The General Contractor must notify Kass and Associates of any changes prior to commencement of the construction. The General Contractor is responsible for notifying the architects of any inconsistencies between these plans and any governing building codes or ordinances.

Existing House Colors

PROGRESS

ISSUE DATE: 05.25.2023

SCALE: 3/4" = 1'-0"

REVISIONS

No.	DATE	DESCRIPTION
A	XX.XX.XX	

Job No. **A900B**



Intention:
 Stay within current condition color pallets as depicted on this page.

Using the Benjamin Moore Color app, yielded the results.



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