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From: Scott VanBergh <scott.vanbergh@gmail.com>

Sent: Wednesday, July 26, 2023 11:09 AM

To: John Ledwith <jledwith@tuxedopark-ny.gov>

Subject: Delanner Application for Permit to Construct New Driveway

Members of the Board of Zoning Appeals:

I am contacting you regarding the notice of public hearing I just received from Ms Sophia Delanner's legal advisors barely one week prior to the BZA meeting to discuss her application to construct a new driveway. I reside at 8 East Summit Road with my family. I am very concerned about the potential for increased traffic, particularly commercial traffic, on East Summit Road, and the associated risk of physical harm to my family and property.

East Summit Road is a steep narrow road that has a completely blind turn between my parking area and my garage. There is no way to see around the turn in either direction. In addition, between my home and the Guazonni home, the road steepens and narrows. The road is bounded on one side by a stone retaining wall and the other side has a steep cliff like drop off with no guard rail. I don't believe a car and a delivery truck could safely pass each other on the road without potentially damaging the wall or risking going off the road.

The physical limitations of East Summit Road create numerous risks and physical dangers for my family from increased traffic. I would point out that in Ms Delanner's original application she referenced the need for home deliveries. I can't think of anything more dangerous than a commercial vehicle in a rush to make its next delivery speeding around the blind curve and running into another vehicle - likely mine - or a pedestrian. Furthermore if a truck is going up the hill past my home and encounters a vehicle descending the hill there is no where for them to pass. The likely result is the vehicle going up the hill will back down onto my property to allow the other vehicle to pass. Again, putting at risk my parked vehicles, pets and family members. I would also point out there is no street lighting in the area further increasing the risk.

The Delanner statement of hardship dated June 5th from Lum, Drasco and Positan states on the top of page 3:

"The new driveway, as proposed, will in no way impact the character of the neighborhood, adversely impact any physical or environmental conditions, or otherwise result in a DETRIMENT TO THE HEALTH, SAFETY, AND/OR WELFARE OF THE NEIGHBORHOOD...

The above statement is false. I believe increased traffic on East Summit Road is a significant and real risk to the physical safety of my family and for potential damage to our home and property.

I don't see anything in the Delanner submissions that addresses these risks, how they could be mitigated or potential liability. The BZA needs to investigate these risks before considering the Delanner application.

There is an obvious alternative to building a new driveway and increasing the traffic on East Summit Road with all of its risks. Ms Delanner can continue to use the existing driveway, which was there when she bought the house.

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Sent from my iPad