

First Draft
VILLAGE OF TUXEDO PARK
PLANNING BOARD
February 10, 2021
7:30 P.M.

Official Present: Chair JoAnn Hanson
Member Portia Hinshaw
Member Jay Reichgott
Member Joshua Scherer
Member Richard Witte
Rick Golden, Attorney for the Board, Burke, Miele,
Golden & Naughton, LLP
Ashley Torres, Attorney for the Board, Burke, Miele,
Golden & Naughton, LLP, Attorney to the Planning Board
Andrew Warren, Engineer to the Board, McGoey, Hauser,
and Edsall Consulting, Engineer for the
John C. Ledwith IV, Building Inspector
Desiree Hickey, Recording Secretary

Attendees: Meg Vaught, David Getz, Karen Arent, Devangini Paes,
Wilkie Paes

Chair Hanson opened the meeting at 7:30 p.m.

There was no physical meeting location in order to ensure the health, safety and welfare of the Village residents, but for the compliance with the applicable law, the meeting was conducted via video/tele-conferencing.

[https://us02web.zoom.us/j/89677048200?
pwd=cXRWQnB5NnhV01zQ2JNTUhhWcjBMZz09](https://us02web.zoom.us/j/89677048200?pwd=cXRWQnB5NnhV01zQ2JNTUhhWcjBMZz09)

Zoom Meeting ID: 896 7704 8200

Meeting Password: 429808

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Paes, New Home, Tower Hill Road – Parcel Number 107-1-20

In attendance representing the applicant:

1. Devangini Paes and Wilkie Paes – New Homeowners
2. Karen Arent – Landscape Architect
3. David Getz - Engineer

The Applicant appeared before the Planning Board to review updated plans. The plans were shared on screen with no significant changes to the overall footprint. The only change is the rear mulch path, which is included in the maximum buildable envelope area.

Village Engineer Andrew Warren questioned the level spreader on lines 654 and 656 on the plans. It was clarified that there will be a temporary silt fence only during construction.

Member Reichgott voiced concerns with the proposed stone steps added to the rear mulch path with the potential impact of an impermeable surface. Karen Arent responded that the stone steps will not have an impact on the allowed impervious lot coverage. The impervious lot coverage is 22.63% and is below the 25% allowed. If recalculation of numbers is above what is allowed than some steps will be eliminated. Each step is measured at approximately 4 square feet.

A resolution was drafted with the Paes and sent in a letter to the Planning Board dated January 22, 2021 as related to landscaping and preservation of trees. As per the Village Attorney, the resolution is a form of a condition and not a deed restriction.

The Tree Preservation and Removal Plan is outlined on page six of the resolution and was presented on screen for the Planning Board to review. The plan allows flexibility to allow seedlings to flourish and thrive. All work will be kept out of the drip line.

As per David Getz, the water connection is on Tower Road and the sewer connection is on Continental Road. The Building Inspector requested the applicant confirm the accuracy of each location and direction on the survey with the DPW Supervisor. The well will remain but not for the home. The non-portable water will be labeled as existing and noted on plans. All Village engineering issues have been resolved except for the direction of the water and sewer on the plans and will be drafted into the resolution after final confirmation from the Building Inspector.

The BAR will need to settle on the landscaping plans before the applicant returns to the Planning Board in order to avoid overlap so there is no conflict. After all pieces are resolved with the BAR, the applicant will meet again with the Planning Board.

Adjournment

At p.m. 7:58 p.m., a motion was made by Chair Hanson to end the meeting. Member Reichgott seconded the motion. The vote was 5 - 0 in favor.

Respectfully submitted,

Desiree Hickey

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Recording Secretary