

**VILLAGE OF TUXEDO PARK
PLANNING BOARD**

May 25, 2022

7:30 P.M.

Via Zoom

Official Present:

Chair JoAnn Hanson
Member Richard Witte
Member Jay Reichgott
Member Portia Hinshaw
Kelly Naughton, Attorney for the Board, Naughton &
Torre, LLP
Joseph Zongol, Board Engineer, Weston & Sampson
John C. Ledwith IV, Building Inspector
Desiree Hickey, Recording Secretary

Attendees:

John Falvella, Jack Perna, Jaime Machado, Meg Vaught,

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

Chair Hanson introduced all Planning Board Members and all other attendees.

Perna – Lookout Stable Road, – Parcel Number 107-1-113 – Construction of a new home.

In attendance:

- Jack Perna – Homeowner
- John Falvella – Architect

The applicant's architect provided an overall description for the preliminary plans for construction of a geo-thermal two wing home that will include a 24' indoor swimming pool.

Building Inspector Ledwith advised the architect that the driveway needs to shift in a north west direction in order to have a 10' clearance from the road and property line.

The Department of Health indicated the septic design did not need any changes with respect to their regulations. The tree line around the septic will be removed. The applicant noted that the intention is to preserve as many trees as possible.

The applicant will need to drill test holes in order to determine the location of rock on the property for storm water drainage and to determine a control plan as needed.

Chair Hanson noted, the lower part of the property is steep and may need fill. The architect said some material may need to be removed but very little cut. Any fill that may be needed will be used directly from the site.

Member Reichgott advised the applicant that the end of the cul-de-sac as depicted, on drawing C-001, may create a drainage block. In addition, he noted it is important to determine from the Water Department what side the water pressure comes from and to site on plans. Building Inspector Ledwith said that pumps may be needed to increase water pressure.

The applicant will need to appear before the Village Board of Trustees to obtain a hardship variance in order to move forward without hooking up to the Village sewer system and to approve property access.

Two letters of concern from neighbors were received and entered into the record from Stuart Reitsfeld (1 Lookout Road) and Paola Tocci (25 Lookout Stable Road).

Attorney Naughton confirmed to the Board that the Perna application is recognized as a Type II action under SEQR.

Chair Hanson made a motion to approve the application as a Type II action under SEQR. The motion was seconded by Member Reichgott.

The vote was 4 – 0 in favor of the motion.

All revisions must be documented on the architects site plans when the application returns to the Planning Board with approved variances.

Minutes Approved:

April 13, 2022

A motion was made by Chair Hanson and seconded by Member Reichgott to approve the minutes as read.

The vote was 4 – 0 in favor of the motion.

Adjournment

At 8:34 p.m., a motion was made by Chair Hanson to end the meeting. Member Hinshaw. seconded the motion.

The vote was 4 - 0 in favor of the motion.

Respectfully submitted,

Desiree Hickey

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Recording Secretary