

**VILLAGE OF TUXEDO PARK  
PLANNING BOARD**

**July 27, 2022**

**7:30 P.M.**

**Via Zoom**

**Official Present:**

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

**Attendees:**

Troy A. Wojciekofsky, Jack Perna, Jaime Machado, TPFYI

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

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

In attendance:

- Jack Perna – Homeowner
- Jaime Machado – Architect
- Troy A. Wojciekofsky – Engineer

The applicant's architect presented site plan C0-01 to review drainage, water retention, location of the utilities, grading and slope of the proposed driveway, cut & fill ratios and calculations and access to the water main. Site plans and drawings C0-01, A00, A001, A002, A003 were prepared by MAG Designs, dated May 16, 2022, revised July 11, 2022.

Troy A. Wojciekofsky provided the required stormwater management report and erosion & sediment control plan, dated July 26, 2022.

Engineer Joseph Zongol performed a review of the Perna project based on the site plans provided by the applicant. The technical review, dated July 22, 2022, was reviewed line by line (1-23) with the Board.

It was verified that no Greenhouse will be built on this property. The maximum buildable envelope has not been determined and should be indicated on the site plan legend with

min/max calculations along with all septic systems and thermal locations. It was determined that the drawings need to be corrected.

Member Reichgott pointed out that drawings A002 indicated the driveway slope is non-compliant. The driveway grades need to be brought down to the 10% requirement or the applicant will be required to get a variance from the BZA.

Chair Hanson asked for a summary of the cut & fill. All tables need to be corrected with correct dimensions.

Attorney Torre will provide comments on the bulk table for the Building Inspector and Board to review and require of the applicant to revise before going to the County for necessary approvals.

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

A letter was submitted into the record by Poala Tocci noting her concerns with the Perna application.

### **Adjournment**

At 8:50 p.m., a motion was made by Chair Hanson to end the meeting. Member Reichgott seconded the motion.

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

Respectfully submitted,

Desiree Hickey

Recording Secretary