

**VILLAGE OF TUXEDO PARK  
PLANNING BOARD  
September 14, 2022  
7:30 P.M.  
Via Zoom**

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

**Attendees:** Bronwyn Roantree, Meg Vaught (TPFYI), Brendan Naeve,  
Poala Tocci, Sheila Tralins, Sophia Delanner, Stewart  
Reitzfeld, Zack Longo, Randy St. John, Karen Arent, Jaime  
Machado, John Falvella, Jack Perna, Troy A. Wojciekofsky,  
Bernadette H. Condon

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

**Tuxedo Club – 1 West Lake Road, Parcel Number 107-1-3.2 – Changes to the Main Entrance Parking Area.**

In attendance:

- Randy St. John – General Manager/COO The Tuxedo Club
- Karen Arent – Landscape Architect.

The applicant presented modifications to the Tuxedo Club member parking area that had prior BZA and BAR approval. Since the Tuxedo Club is a commercial entity and not residential, the applicant must appear before the Planning Board.

Karen Arent reviewed the prior approvals and noted the modifications included landscape enhancements to the member parking area with additional plantings and a site plan change by raising of area for handicap entrance.

Chair Hanson made a motion to approve the plans as presented. The motion was seconded by Member Witte.

The vote of the Board was 3 – 0 in favor of the motion.

**Perna - 29 Lookout Stable Road, Parcel 107-1-113, New Construction.**

In attendance:

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

The applicant presented updated plans to the Board for review. In addition, a letter from Attorney Bernadette H. Condon (Lum, Drasco, & Positan LLC) representing neighbors Poala Tocci, Stewart and Joan Reitzfeld, Brendan and Jessica Naeve and WABI Corp., regarding their opposition of the project. The letter was entered into the record. The neighbors were in attendance with their Attorney via Zoom. Concerns addressed consisted of machine digging during construction that would create issues with their homes during construction, elevations, a balloon test, a bedrock report, contour lines, and driveway approval.

Board Engineer Joseph Zongol provided an updated summary of the technical review for site plans C0-01, A00, A001, A002, A003, A004, A005, A006 and the Stormwater Prevention Plan.

Mr. Zongol provided a letter to the Building Inspector, dated September 9, 2022, detailing all 17 comments that were reviewed with the Planning Board Members. In response, the majority of comments have been addressed by the applicant. The remaining issues need to be discussed with the Board of Architectural Review.

The following proposed items were reviewed with the Planning Board:

- Slope and elevation of the driveway.
- Gravity wall along the driveway.
- Erosion sediment control plan.
- Stormwater overflow details.
- The building envelope.
- Stormwater management plan.
- Elevation of the house.
- Catch basins.
- Cut and fill analysis.
- Tree removal.
- Heating and colling systems.
- Concrete washout area.
- Septic system.
- House built on slab, which eliminates blasting.

There is no need for a chemical analysis. Most materials repurposed and everything built up unless on grade. It was suggested replanting of trees especially near septic tank.

Trees near maximum disturbance will be marked. Markings should be included around the septic tank and around the house with corner stakes to see where the driveway is ending up.

During public comment, the neighbor's concerns were addressed. The proposed home's viewshed is not visible and is within allowed height. Chair Hanson noted the proposed home is sited in its present location to keep it out of the Ridgeline Zone, there is no need for a balloon test, it is not in an overlay district, contour lines are labeled and the house is within Village Code setbacks.

The Building Inspector noted all numbers on the Bulk Table should be corrected and all blasting would need the Board of Trustees approval. Tree removal should be marked by the applicant and replacement trees noted before BAR review.

All plans are available for the public to review at the Village office.

**Delanner – 66 Summit Road, Parcel No., 104-1-11.1, Change Driveway Access Location.**

In attendance:

- Sophia Delanner – Homeowner
- Bernadette H. Condon – Attorney Representing Homeowner

The applicant, Ms. Delanner, would like to re-route a portion of her driveway access on West Summit Road to singularly access from East Summit Road. She currently shares a common gravel driveway, which is in disrepair, with two other property owners.

Several Tuxedo Park residents sent in letters, to the Board, in support of the applicant's project (Sally Sonne at 207 West Lake Road, Jeffrey and Dolores Marchand at 80 Lorillard Road). All letters were entered into the record.

Since the proposed plan is not code compliant, the applicant must appear before the Board of Zoning Appeal. In order to move forward, the necessary variance must be granted. The applicant will need Board of Trustee approvals for the road cut and Board of Architectural Review approvals for the driveway and materials.

The applicant was recommended to provide an engineer's report showing all characteristics to include:

- How steep?
- How the driveway will be drained?
- Current and future access.

The Building Inspector recommended the applicant appear before the Board of Trustees at their next scheduled meeting.

**Minutes Approved:**

**February 10, 2021**

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

The vote was 3 – 0 in favor of the motion.

**May 25, 2022**

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

The vote of the Board was 3 – 0 in favor of the motion.

**July 27, 2022**

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

The vote of the Board was 3 – 0 in favor of the motion.

**Adjournment**

At 9:10 p.m., a motion was made by Chair Hanson to end the meeting. Member Witte seconded the motion.

The vote was 3 - 0 in favor of the motion.

Respectfully submitted,

*Desiree Hickey*

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Recording Secretary