

**VILLAGE OF TUXEDO PARK
PLANNING BOARD**

October 12, 2022

7:30 P.M.

Via Zoom

Official Present: Chair JoAnn Hanson
Member Richard Witte
Member Bronwyn Roantree
Ashley Torre, Attorney for the Board, Naughton & Torre,
LLP
John C. Ledwith IV, Building Inspector
Desiree Hickey, Recording Secretary

Attendees: Brendan Naeve, Barry Brice, Jessica Naeve, Marc Citrin,
Poala Tocci, Sheila Tralins, Sophia Delanner, David
McFadden, Jack Perna, Jaime Machado, Bernadette H.
Condon

Absent: Member Jay Reichgott

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

Bronwyn Roantree was sworn in and introduced as the newest member of the Planning Board.

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

In attendance:

- Jack Perna – Homeowner
- Jaime Machado – Architect

The applicant returned to the Planning Board for review of the Resolution of Conditional Approval of their Site Plan. In addition, Attorney Bernadette H. Condon (Lum, Drasco, & Positan LLC) returned representing neighbors Poala Tocci, Stewart and Joan Reitzfeld, Brendan and Jessica Naeve and WABI Corp., regarding their opposition of the project.

The applicant has no desire to change the site plan as originally proposed in April of 2022. Neighbor opposition to the project remains. Neighbor Tocci hired Barry Brice of Sporako & Youngblood to stake the property line, which is in dispute, but did not provide a legal document to indicate property lines are incorrect. Chair Hanson recommended Mr. Brice's comments, as presented, should be reviewed by the Board of Architectural Review.

The position of the house location is constrained by the ridgeline precipice and is considered to be the best location on the site. The Planning Board deals with the physical constraints of the site and received legal approval of the survey.

The Resolution of Conditional Approval – Site Plan for Jack Perna was reviewed publicly (1 thru 12) and entered into the record.

A motion was made by Chair Hanson and seconded by Member Roantree to approve the The Resolution of Conditional Approval for the Jack Perna site plan.

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

Minutes Approval:

Approval of the September 14, 2022 minutes were deferred until Member Reichgott is present.

Adjournment

At 8:10 p.m., a motion was made by member Witte to end the meeting. Member Roantree seconded the motion.

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

Respectfully submitted,

Desiree Hickey

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Recording Secretary