

**VILLAGE OF TUXEDO PARK
PLANNING BOARD
November 9, 2022
7:30 P.M.**

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

Absent: Member Jay Reichgott

Attendees: Mark Malek, Sophia Delanner, Claudio Guazzoni,
Dennis Lynch, Stephen Lemanski, David McFadden,
Bernadette H. Condon, Sally Sonne, Thomas Lawrence

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

Delanner – 66 Summit Road, Parcel No., 104-1-11.1, Add Driveway Access Location to East Summit Road.

In attendance:

- Sophia Delanner – Homeowner
- Bernadette H. Condon – Attorney Representing Homeowner
- Stephen Lemanski - Engineer

The applicant, Ms. Delanner, returned to the Planning Board with proposed plans 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.

The project is deemed a Type II Action under SEQR and doesn't require further SEQR review.

Neighbors Claudio Guazzoni and Martin Pomp forwarded letters to the Village office voicing concerns with the project. Mr. Guazzoni appeared in person with his attorney Dennis Lynch. Mr. Guazzoni opposes the use of asphalt for the driveway as presented by the applicant. Mr. Guazzoni's council noted he will consult with the Planning Board's Attorney about the Type II designation.

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 previously appeared before the Planning Board on 9-14-22 and 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 driveway is not an improved road. The existing road is less than 10% driveway grade. The proposed cattle guard at the mouth of the property must be compliant. The Planning Board requested clarity for the 28' across and does not show as presented. The end of driveway is shown on the Village map to be 25'. The Planning Board and the Building Inspector can not approve and will need a variance from the BZA with proof of measurements. Once established, photos can represent proof.

The applicant needs to provide cut and fill tabulations by the applicant's Engineer and any changes to the topography and terrain alterations on the plans.

The Planning Board Attorney submitted items related to site plan issues and noted dry wells are required. The applicant responded that the run-off will be the same and basins added to one area. The Building Inspector questioned where the water is being directed. According to the applicant's Engineer Stephen Lemanski, based on 4" of rainfall, three trench drains are needed to prevent run-off. No further information was provided to support his statement.

Several issues remain and need to be addressed before moving forward:

- The property is on the ridgeline precipice.
- How much rock and dirt removed must be tabulated by the Engineer with a cut & fill analysis.
- Topography lines do not match up and need to be clarified and updated on plans.
- What kind of terrain alterations will take place?
- What are site distances between house and driveway?
- Tar and chip opposed to asphalt.
- Updated site plan with distances displayed.

The applicant must go to the BZA if the driveway is not wide enough and must need a site plan to indicate measurements. The next scheduled BZA meeting is the first week in January.

Adjournment

At 8:38 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