

**VILLAGE OF TUXEDO PARK  
PLANNING BOARD  
November 8, 2023  
7:30 P.M.**

**Official Present:** Chair JoAnn Hanson  
Member Richard Witte  
Member Jay Reichgott  
Member Matthew Tinari  
Member Tom Bermingham  
Ashley Torre, Attorney for the Board, Naughton & Torre,  
LLP  
John C. Ledwith IV, Building Inspector  
Desiree Hickey, Recording Secretary

**Attendees:** Sherry Bishko, Christopher Cummins, Michael O’Neal,  
Susan O’Neal, Mark Rothberg, James McGuire, David  
Getz, Wilkie Paes, Cindy Booth, Jeff DeGraw, Sierra  
Bell, Tyler Folino

Chair Hanson opened the meeting at 7:30 p.m. and introduced the new Planning Board Members.

**Paes – 24 Tower Hill Road, Parcel Number, 107-1-20, Approve modified limit of disturbance for revised sewer line connection:**

In attendance:

- Wilkie Paes – Homeowner
- James McGuire – Project Manager
- David Getz – Engineer

The Applicant requested an amended site plan approval from the Planning Board to revise the location of the proposed sanitary sewer service line approximately 30 feet downhill of the previously approved location and to revise the limits of disturbance in accordance with such change. The Planning Board originally issued a conditional approval of the site plan on March 10, 2021.

The Planning Board determined that under SEQRA this is a Type II action, thereby needing no further SEQRA review.

In accordance with the Village Code, the amended site plan as presented, has designated the limits of disturbance as the maximum appropriate buildable envelope for any proposed structures.

Neighbors in attendance voiced their concerns, which included potential run off, time frame for the sewer line connection and handling of any on-site issues during the process.

In response, the applicant's engineer and project manager addressed the drainage as better than before and the buffer will be maintained as originally presented. The project will be a 5-day work week with the last two in the street. A sanitary manhole will be installed. The installation will always have someone on site to mediate any issues that may arise.

Overall, the Planning Board agreed with the revised sewer line connection as an improvement and a better approach.

Chair Hanson made a motion to approve the Resolution for the Site Plan Amendment for Paes and shall be revised to show the sewer connection from Continental Road and the water connection from Tower Hill Road. The motion was seconded by Member Witte.

The vote of the Board was 5 – 0, in favor of the motion.

**Rahman – 288 Tuxedo Road, Parcel Number, 101 –1–8.2, Site Plan Review for construction of a new home:**

In attendance:

- Jeff DeGraw – Architect
- Sierra Bell – Associate Architect
- Tyler Folino – Associate Architect

The architect team representing the Applicant presented preliminary plans for construction of a new home. While the project is in the planning stages, concerns for the potential relocation of a 4-inch water main line that services neighbors Cindy Booth and Glen Young were addressed.

Prior to the Planning Board meeting, the Building Inspector consulted the DPW for their input. It was determined the best solution was to connect the water line to Tuxedo Road due to stronger water pressure. Architect Jeff DeGraw noted their engineers will need to sort out drainage issues.

In attendance, neighbor Cindy Booth provided historical knowledge of the property while voicing her concerns with the preliminary plans. She discussed with the Architect the lack of privacy from her view point as the plans did not provide a significant landscape buffer between properties. Additionally, she addressed the potential vulnerability of the retaining wall.

The Board advised the Applicant to provide contour lines on the plans with road distinctions, stake out the house and driveway in different colors with the approximate location of the existing sewer main line to go through the house, address the existing

drainage and not increase run-off, and adding additional details pertaining to the driveway and retaining wall.

The Applicant will need to review landscape plans with the Board of Architectural Review before returning to the Planning Board.

**Minutes**

Chair Hanson presented the minutes for 10-12-22 and 11-9-22 as deemed submitted for the record.

**Adjournment**

At 8:58 p.m., a motion was made by Chair Hanson to end the meeting. Member Witte seconded the motion.

The vote was 5 – 0, in favor of the motion.

Respectfully submitted,

*Desiree Hickey*

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Recording Secretary