

**VILLAGE OF TUXEDO PARK
PLANNING BOARD**

April 13, 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, Burke, Miele,
Golden & Naughton, LLP
John C. Ledwith IV, Building Inspector
Desiree Hickey, Recording Secretary

Attendees:

Jeffery Small, Jeff Simet, Mary Graetzer,
Cindy and Andy Krantz

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

Chair Hanson introduced all Planning Board Members and Ashley Torre as Council to the Board.

Walter Deane (103 West Lake Road) sent a letter of approval for the plans as presented to the Board for the Simet property.

Simet – 14 Patterson Brook Road, – Parcel Number 103-1-30.3 – Demolition of existing dwelling.

In attendance:

- Jeff Simet – Homeowner
- Jeffrey Small – Architect

The applicant provided a brief description of the existing conditions of the Simet property. Photos and site plan drawings were provided virtually for the Board to examine.

The gutted home has been exposed to weather elements for an extended period of time, which has resulted in disrepair and the necessity for the demolition of the second floor. Phasing of the project, for the reconstruction of the home, will take place when Mr. and Mrs. Simet return from England.

The architect explained how the first floor will be kept in tack with a cap to seal and provide a stable platform. A series of doors in the back of the house will be used as an access point. Windows will be all boarded up. The architect will maintain many of the original architectural elements of the home during the demolition.

Member Reichgott noted that there should be cross ventilation in the basement while it is closed up and all valves shut off linked to the propane tank and examination for leaks.

Member Witte questioned whether the water tables were sufficient since a wetland area is not far away from the property.

Residents Cindy and Andy Krantz, of 18 Patterson Brook Road, raised concerns about drainage and the pace and rapidity after a rainfall.

The architect stated that the demolition project has not dealt with drainage quite yet.

Mr. Simet indicated that the property is tiered and area by the house is dry.

Attorney Torre affirmed that the plans would be classified as a Type II under SEQOR.

Chair Hanson made a motion to approve the demolition of the existing dwelling classified as Type II under SEQOR. The motion was seconded by Member Reichgott.

The vote of the Board was 4 – 0 in favor of the motion.

Minutes Approved:

March 9, 2022

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

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

Adjournment

At 8:07 p.m., a motion was made by Chair Hanson to end the meeting. Member Witte seconded the motion.

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

Respectfully submitted,

Desiree Hickey

Recording Secretary