

**VILLAGE OF TUXEDO PARK  
PLANNING BOARD**

**April 9, 2025  
7:30 P.M.**

**Officials Present:** Chairman Jay Reichgott  
Member Richard Witte  
Member Stephanie Staal  
Member Jeremy Kidde  
Ashley Torre, Attorney for the Board, Naughton &  
Torre, LLP  
John C. Ledwith IV, Building Inspector  
Desiree Hickey, Recording Secretary

**Absent** Matthew Tinari, Board Member

**Chairman Reichgott opened the meeting at 7:02 p.m.**

**Attendees:** Jeffery Small, Elizabeth Cotnoir, Mae Shore, Brad Ewing

**Application:**

**Overton - Camp Comfort Road – Parcel 101-1-27 (Formerly Subdivision Lot No. 7 ) – New house construction and construction sequence change:**

In attendance:

- Jeffery Small – Architect

The applicant returned to the Planning Board for a sequence change for the construction of a new single-family residence Lot No.7 advancement. In accordance with the subdivision approvals, the construction sequence starts with Lot 1 and Lot 2. The applicant in conjunction with the Planning Board, must agree with the construction sequence. The order of the different stages can be modified but the infrastructure requirements for each stage cannot. Attorney Torre presented an in-depth memorandum, dated 4-1-25, outlining certain conditions of approval that must be satisfied before construction of the Stage 3 infrastructure can start. Although the sequencing can be modified so that the Stage involving Lot 7 is constructed first, all infrastructure requirements for that Stage must be satisfied first.

Originally, Stage 1 consisted of Lots 1 and 2, Stage 2 consisted of 8 and 9, and Stage 3 consisted of Lots 3, 4, 5, 6, and 7. Lots 3 and 4 can be moved into a separate Stage

allowing Stage 3 to become Stage 1. All shared infrastructure must be put in to set up for all hook-ups. Permits cannot be issued until all conditions are fulfilled based on previous approval requirements. The applicant is advised to prepare a narrative on all elements as discussed at the prior meeting on 1-22-25.

The BAR directed the applicant to the BZA for a variance for the wrap around porch. The porch exceeds the 25% allotment. Attorney Torre advised delaying variance approval until all building requirements are meant because variances have expiration dates.

The Board opened the meeting for public comment. Residents Mae Shore (40 Camp Comfort Road) and Elizabeth Cotnoir (170 Wee Wah Road) voiced their dissatisfaction with the sequence change and the building of a spec house as proposed by the applicant.

The Planning Board will revisit the pending application once the applicant re-submits.

### **Review of Minutes:**

#### **January 22, 2025**

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

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

Member Staal abstained as she was absent for the 1-22-25 meeting.

The minutes for **6-12-24** were submitted as a draft due to a transition of new Planning Board members.

### **Adjournment:**

At 7:38 p.m., a motion was made by Chairman Reichgott to end the meeting. Member Kidde seconded the motion.

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

Respectfully submitted,

*Desiree Hickey*

Desiree Hickey

Recording Secretary