

**VILLAGE OF TUXEDO PARK
PLANNING BOARD
October 22, 2025
7:00 P.M.**

Officials Present: Chairman Jay Reichgott
Member Richard Witte
Member Jeremy Kidde
Amy Lavine, Attorney for the Board
John C. Ledwith IV, Building Inspector
Desiree Hickey, Recording Secretary

Chairman Reichgott opened the meeting at 7:00 p.m.

Attendees: Jessica and Michael Maresca, Michael King, Rana Williams

Announcement: Chair Reichgott introduced the Board's new attorney Amy Lavine.

Application

Maresca – 6 Lookout Mountain Road, Parcel 107-1-120- Construction of a new home:

In attendance:

- Jessica and Michael Maresca – Homeowners
- Michael King – Engineer/Lance & Tully PC

The applicants proposed preliminary plans to build a new home at 6 Lookout Mountain Road. The house is designated a Type II action under SEQR. Completion of the Environmental Assessment Form (short form) was recommended by the Planning Board's attorney.

Included in the presentation was a site plan and site plan table prepared by engineers Lance & Tully Engineering PC. Drawings of the proposed home included all elevations. In addition to the home, a semi-attached accessory garage and a swimming pool is included as part of the construction project. The total footprint of the property is 2.5 acres and is located on the Ridge Line & Precipice Overlay.

The property does have existing utilities available at the edge of the road. Water pressure should be checked and may need a booster system.

The Planning Board expressed the need of a Storm Water Report for erosion sediment control. Storm water run-off should be mitigated for homes located below. If blasting

takes place, it is the applicant's responsibility to determine if rattlesnakes exist. A curb cut permit is required from the Board of Trustees. Final architectural design plans will need to be reviewed and approved by the BAR.

The applicants need to return to the Planning Board for a site plan review and approval once they complete their designs. The plans presented are preliminary and are likely to evolve.

Review of Minutes:**June 11, 2025**

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

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

Adjournment:

At 7:49 p.m., a motion was made by Chairman Reichgott 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