

**VILLAGE OF TUXEDO PARK
PLANNING BOARD**

January 13, 2021

7:30 P.M.

Via Zoom

Official Present:

Chair JoAnn Hanson
Member Portia Hinshaw
Member Jay Reichgott
Member Joshua Scherer
Member Richard Witte
Rick Golden, Attorney for the Board, Burke, Miele,
Golden & Naughton, LLP
Andrew Warren, Engineer to the Board, McGoey, Hauser,
and Edsall Consulting, Engineer for the
John C. Ledwith IV, Building Inspector

Attendees:

Meg Vaught, David Getz, Karen Arent, Devangini Paes,
Wilkie Paes, Nanahya Santana, Hume Steyer, Michael
O'Neal, Chris Cummins, Sherry Bishko

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

There was no physical meeting location in order to ensure the health, safety and welfare of the Village residents, but for the compliance with the applicable law, the meeting was conducted via video/tele-conferencing.

Paes, New Home, Tower Hill Road – Parcel Number 107-1-20

In attendance representing the applicant:

1. Devangini Paes and Wilkie Paes – New Homeowners
2. Karen Arent – Landscape Architect
3. David Getz - Engineer

The Applicant appeared before the Planning Board to review updated plans. The plans were shared on-screen to further evaluate the maximum allowable building envelope and proposed drainage systems. Previously, all variances were granted by the Board of Zoning Appeals.

Neighbors Nanahya Santana and Hume Steyer (24 Tower Hill Road E.) initially wanted to table the Board meeting due to short term notice to review updated plans. Chair Hanson stated that the meeting was already in progress and this applicant review was not for a final outcome. The Building Inspector noted two neighbor notifications had been previously sent out informing the public of the project. One was sent last year and the other sent four months ago. Attorney Golden expressed the Planning Board's role is to address how the infrastructure ties in with the maximum allowable building envelope, must follow the code and cannot deviate from the site plan. In addition, the Board of Architectural Review controls design and the Board of Zoning Appeals grants the variances.

Karen Arent reviewed the on-screen site plans addressing storm water management, drainage and screening to mitigate drainage. Underground storage was drawn on the plans in red. There are two underground storage areas. One is under the parking court and the other beneath the lawn area on the north side of the house. During soil testing in 8'-9' pits, results proved to indicate excellent drainage. The north west section by Continental Road will not contain mitigation containers because silk fencing will be used during construction and this will prevent soil disturbance. Both the applicant's engineer and the Village engineer concurred with these presented results.

In addition, tree preservation and landscape plans were addressed as it pertains to drainage. Only dead trees will be cut down and existing trees will remain. Green Giant Arborvitae will be planted where holes exist along with 150' of ground cover. A mulch patch walking path towards Continental Road was addressed and should be noted on the plans, include disturbance, and width of the intended path included in the maximum buildable envelope.

Neighbors Michael O'Neal (212 Continental Road) and Chris Cummins/Sherry Bishko (222 Continental Road) voiced concerns that deed restrictions were needed for run-off protection for tree preservation. Instead, it was determined that maintaining an agreement in the form of a condition quantifying the level of screening needed. This would be memorialized allowing some flexibility for the homeowner while satisfying the neighbors.

As discussed, the applicant will return to the Planning Board with revised plans to include the revised maximum buildable envelope, clarification of the mulch pathway and tree screening/protections for the Continental Road area and rear side setback.

Adjournment

At 9:30 p.m., a motion was made by Chair Hanson to end the meeting. Member Reichgott seconded the motion. The vote was 5 - 0 in favor.

Respectfully submitted,

Desiree Hickey

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Recording Secretary