VILLAGE OF TUXEDO PARK
PLANNING BOARD
January 13, 2026
7:00 P.M.

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

Absent: Member Richard Witte

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

Attendees: Anatoly Umansky**,** Irene Ioffe, William Johnson

Announcement: Chair Reichgott introduced the Board's new members Natalia Tyhovych and Anthony Nelson

Application

Vanum Properties, LLC – 182 Tuxedo Road, Parcel 106-1–26, Construction of a new house on a vacant lot:

In attendance:

- Anatoly Umansky - Homeowner
- Irene Ioffe – Architect
- William Johnson – Engineer/Land Survey - Sparaco & Youngblood

The applicant's architect returned to the Planning Board with updates and to provide the geotechnical report on subsurface soil and soil investigation provided by Carlin- Simpson & Associates, LLC.

Weston & Sampson reviewed the application based on the information provided by the Village. Based on their technical review, comments included sanitary sewer, portable water, and stormwater management. Additional items included providing information on the proposed easement for the shared driveway, storm water report and calculations and an O&M plan for storm water BMP's. The applicant will need a formal response to all the conditions listed.

The poor soil is muck and peat. The plan is that this will be removed and replaced with crushed stone or some other suitable fill. The sewer main is 40' from the road to the house, which meets the 10' distance requirement on all sides. The easements need to be formalized and all pipes on the property will need to be repaired.

The applicant is requesting that the Tuxedo Road entrance be used for temporary access. The Planning Board is skeptical on this point but will consider it. If allowed, this area will need to be restored before a C of O is issued. The entrance to the house will be the existing gravel driveway on Tower Hill Road. The gravel portion will need to be widened to accommodate a tight turn and steep slope. Equipment will be stored off site.

An Environmental Assessment Short Form is needed for the Type II SEQRA. The Village Engineer/Weston & Sampson will need to review the applicant's response to their letter and all easements checked. Chair Reichgott emphasized all site plan issues need to be resolved to move forward.

Review of Minutes:

October 22, 2025

A motion was made by Chairman Reichgott and seconded by Member Kidde to accept minutes as read in its draft form and post publicly.

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

Adjournment:

At 8:01 p.m., a motion was made by Chairman Reichgott to end the meeting. Member Nelson seconded the motion.

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

Respectfully submitted,

Desiree Hickey

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Recording Secretary