

**VILLAGE OF TUXEDO PARK
PLANNING BOARD**

**June 11, 2025
7:30 P.M.**

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

Absent Stephanie Staal, Board Member

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

Attendees: Asad K.Latif, Huma Bilgrami, Jill Buell

Application:

Latif/Bilgrami – Subdivision, 21 Tuxedo Road & Pine Road – Parcel 108-1-22:

In attendance:

- Asad K. Latif & Huma Bilgrami – Homeowners

The applicants proposed preliminary plans to subdivide their property on 21 Tuxedo Road for 25.90 acres into four lots. Professional surveys and mapping were provided for each lot.

The property has several issues to address. Tuxedo Road is on the Gateway Overlay and proposed Lots 3 and 4 are on the Ridgeline Precipice. Water and sewer lines for the subdivision must be identified as all sewer and water lines are required to connect to the Village of Tuxedo Park lines. If a connection is not feasible, a waiver from the BOT must be granted. There is the possibility a connection may exist close to Nursery Road for Lot 1.

Setbacks must be calculated. The applicants are requesting a road opening for Lot 4 on Pine Road. Authorization from the BOT is required for curb alterations. Every lot must have direct access to a public or private road. Driveways cannot cross neighboring lots.

The Gateway Overlay does not allow new roads to be connected to Tuxedo Road. The existing driveway appears to be an old mapped street. If this is the case, then it would not be a new road. This would make it easier to create a private road at that location to provide access to the lots. At this time, further research and confirmation must take place. The BZA is responsible for frontage easement approvals.

Completion of the Environmental Assessment Form and Environmental Impact Statement is needed and the applicant's engineer provide an assessment and present a letter of commitment. The applicants were advised to review the Planning Board's Zoning Code in the sub-division package.

Review of Minutes:**April 9, 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 4 – 0 in favor of the motion.

Adjournment:

At 7:55 p.m., a motion was made by Chairman Reichgott to end the meeting. Member Witte seconded the motion.

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

Respectfully submitted,

Desiree Hickey

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Recording Secretary