

**VILLAGE OF TUXEDO PARK
PLANNING BOARD**

June 12, 2024

7:30 P.M.

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

Chairman Reichgott opened the meeting at 7:45 p.m.

Attendees: Michael Bruno and Mark Gearing (Assistant to Micael E.
Miele, PE)

Application:

Rattlesnake Mtn. Preserve, LLC – Two Lot Subdivision Application, Brook Farm Rd., Parcel 103 -1 – 52 Formerly town parcel number 208 – 1-25.

Proposed Lot #1 will be a six-acre lot and developed for one single family house and Lot #2 will be 22.648 acres and will be conserved.

The property was purchased from Related Co. They were selling it as a requirement of obtaining the special permit to build Tuxedo Farms. The property came with an additional requirement that it had to be brought into the Village as requested and was reduced through conservation from four buildable lots to one. The sub-division is being requested to allow the six-acre building envelope to be separated from the conserved land.

Mapped roads are not finalized and will require a Bond application, storm water improvements need to be shown, and the Village Engineer will need to review. To create a lot, several steps are required of the applicant to proceed including the SEQRA process and completion of the Environmental Assessment Form. After the SEQRA process is complete a public hearing will be scheduled. The Town of Tuxedo will be required to participate in the public hearing because it is within 500' of the Village's boundary.

After the public hearing is complete, a final review process will take place and the Planning Board will go through all final details.

Review of Minutes:

A motion was made by Chairman Reichgott and seconded by Member Tinari to approve the minutes for 5-23-24 as read. The vote of the Board was 4 – 0 in favor of the motion.

Adjournment:

At 8:28 p.m., a motion was made by Chairman Reichgott to end the meeting. Member Bermingham seconded the motion.

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

Respectfully submitted,

Desiree Hickey

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Recording Secretary