

**VILLAGE OF TUXEDO PARK
PLANNING BOARD
September 25, 2024
7:30 P.M.**

Officials Present: Chairman Jay Reichgott
Member Richard Witte
Member Stephanie Staal
Kelly M. Naughton, Attorney for the Board, Naughton & Torre, LLP
John C. Ledwith IV, Building Inspector
Desiree Hickey, Recording Secretary (via recording)

Chairman Reichgott opened the meeting at 7:30 p.m.

Chairman Reichgott formally introduced the newest member to the Planning Board, Stephanie Staal.

Absent: Member Tinari and Member Bermingham

Attendees: Irene Ioffe, Anatory Umansky, August Sodora,
Christopher Gow

Application:

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

The proposed construction of a new house on vacant lot 182 Tuxedo Road was presented by Architect Irene Ioffe.

The Planning Board was provided with the proposed exterior materials (A8), site plan & site plan table (S1), east elevation (A3), north elevation (A4), south elevation (A5), west elevation (A6) and inspirational images (A7).

The property is in the gateway overlay threshold and must maintain a 150' setback from the road.

The buildable area is limited to one location due to the location of the sewer drainage and the storm drainage pipes.

William H. Youngblood Land Surveying, P.C. will provide a land survey of the property and a landscape architect has not been appointed to date.

The entrance to the house will be the existing gravel driveway on Tower Hill Road. Verification of the easement with the neighboring homes will be clarified once the property is re-surveyed. Currently the tax map indicates it is the Applicant's property. If the survey indicates otherwise, a variance is necessary.

The proposed home is 5,000 sq. ft. with a 3,948-foot print that includes a screened porch on a 2.7-acre lot.

The Planning Board is requesting further details to include plans for connecting the portable water and sewage, details of the entrance road, grading, and a storm water plan.

Attorney Naughton pointed out missing details on the bulk table, which included the proposed driveway site distance and driveway width.

The Building Inspector will contact the BAR for a recommendation, if the Applicant has enough information for an informal presentation.

A final review process of the site plan will take place before the Planning Board will grant final approval.

Planning Board Engineer RFP:

The Building Inspector discussed whether the Planning Board should explore using other engineers other than Weston & Sampson.

The Board agreed remaining with Weston & Sampson due to their long-term knowledge of Tuxedo Park.

Review of Minutes:

Chairman Reichgott tabled approval for the **6-12-24** minutes until the next Planning Board meeting.

Adjournment:

At 8:11 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

Desiree Hickey

Recording Secretary