

**CALL TO ORDER  
PUBLIC HEARING, RE-ORG AND  
REGULAR TOWN BOARD MEETING  
FEBRUARY 10, 2020**

**Call to Order**

\_\_\_\_\_ called to order the Town Board Meeting of February 10, 2020 at \_\_\_\_\_ p.m.

**Pledge of Allegiance to the Flag**

Please rise and join me in reciting the Pledge of Allegiance.



PUBLIC HEARING  
CHANGES TO THE TOWN'S VEHICLE & TRAFFIC LAW  
REGULAR TOWN BOARD MEETING  
FEBRUARY 10, 2020

Continuation - Changes to the Town's Vehicle and Traffic Law

1. Open Public Hearing to receive comments on changes to the Town's Vehicle and Traffic Law

**NOTE TIME:** \_\_\_\_\_

2. Ask for Comments.

3. Close public hearing with below resolution. **NOTE TIME:** \_\_\_\_\_

**RESOLVED**, motion made by \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, that, all persons desiring to be heard having been heard, the Public Hearing regarding changes to the Town's Vehicle and Traffic Law be closed.

**ON ROLL-CALL VOTE:**

Councilmember David McMillen  
Councilmember Maria May  
Councilmember Jay Reichgott  
Deputy Supervisor Michele Lindsay  
Supervisor Kenneth English

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**MONTHLY REPORTS  
TUXEDO TOWN BOARD MEETING  
FEBRUARY 10, 2020**

The Supervisor is in receipt of the Monthly reports for the following;

Animal Control  
Building & Code Enforcement  
Police Department  
Justice Department  
Town Clerk



# DOG CONTROL REPORT

January, 2020

Thomas J. Murphy

1/03/20/20 - PATROL SECTIONS 1, 2+3

1/4/20 - PATROL SECTIONS 1, 2+3

1/6/20 <sup>0830</sup> - PATROL SECTIONS 1, 2+3

1/8/20 <sup>0830</sup> - PATROL SECTIONS 1, 2+3

1/10/20 <sup>0930</sup> - PATROL SECTIONS 1, 2+3

1/13/20 <sup>0900</sup> - PATROL SECTIONS 1, 2+3

1/15/20 <sup>0830</sup> - PATROL SECTIONS 1, 2+3

1/17/20 <sup>0830</sup> - PATROL SECTIONS 1, 2+3

1/19/20 - SNOW →

1/21/20 <sup>0830</sup> - PATROL SECTIONS 1, 2+3

1/24/20 <sup>0830</sup> - PATROL SECTIONS 1, 2+3

1/28/20 - <sup>0900</sup> - PATROL SECTIONS 1, 2+3

1/29/20 - <sup>0900</sup> - PATROL SECTIONS 1, 2+3



**Monthly Report January 2020****Issues of Importance**

David Maikisch- Building Inspector/ Fire Inspector/Code Enforcement Office

**Issues of Importance**

- 1 The building that the Town uses for storage of records, Animal Control equipment and Recreation equipment was condemned back in April 2017. The Highway Department has taken out permits for roof and electric repairs. After the repairs the assumption is that the condemnation status will be removed.
- 2 Jim Von Helms (Tuxedo Auto Body) is scheduled to appear in court on 2/5/20 for failing to comply with his agreement to submit a site plan for approval.
- 3 Steve's Pizza is moving forward with his site plan for additional parking and a storage building on the south piece of property he purchased.
- 4 I have been receiving complaints about garbage cans being left out at the street. I am in favor of garbage cans being brought in by the next day. If the Board decided to regulate this, exceptions would have to be granted on a "need to" basis.
- 5 I continually receive complaints about excess lighting at night. This is an issue that I'm hoping can be regulated. The safety of residents or business property would not be affected if lights were required to turn on with motion after 10 or 11 PM. There are residents and businesses that leave very bright lights on all night and it is very annoying to neighbors and residents.
- 6 A complaint was issued for the homeowner at 1048 Route 17 in Southfields. There are several unregistered vehicles on the property.



**Monthly Report January 2020****Number of Transaction and Activities Conducted for:**

David Maikisch- Building Inspector/ Fire Inspector/Code Enforcement Office

<b><u>Transactions/Activities</u></b>	<b><u>Number</u></b>
Building Permits	5
Burn Permits	0
Burn Permit Site Inspections	0
Business Permits	0
Certificate of Compliances	10
Certificate of Occupancies	7
Clearing & Grading Inspections	0
Clearing and Grading Permits	0
Complaint Follow-ups	0
Court Appearances	0
Deck Inspection	0
Demolition Inspection	0
Electrical Permits	0
Elevation Certificates Issued	0
Elevator Inspections	0
Fence Location Inspection	0
Final Inspections	2
Fire Inspection Follow ups	3
Fire Safety Inspections	10
Fire Stopping Inspections	1
Footing Inspections	1
Framing Inspections	0
Gas Line Inspection	0
Gas Line Permit	0
Generator Inspections	0
Gravel under Slabs	0
HVAC Inspection	0
Insulation Inspection	0
Oil Tank Installations	0
Oil Tank Removals	0
Plan Reviews	5
Plan Review Meetings	0
Plumbing Final Inspections	0
Plumbing Rough-Ins	0
Plumbing under Slab	0
Pool Inspections	0
Pool Permit	0
Pre-Inspections	0
Propane Tank Installation	1
Rebar Under Slab	0
Roof Inspections	1
Septic Inspections	0
Septic Permit	0
Sheetrock Inspection	0
Sign Permits	1
Site Inspection	1
Site Plan Reviews	0
Solar Plan Reviews	0
Structure Fire Inspection	0
Trailer Permit	0
Violations Follow-ups	3
Violation Issued	0
Violation Searches	6
Wood Stove Inspections	1



## **Summary of Activities**

I performed routine patrols this month, which involved driving to different areas of Town looking for violations set forth in the Tuxedo Code or the New York State Property Maintenance Code.

The violations I looked for included any work being performed without a permit, unsafe or dangerous buildings or homes, illegal or dangerous situations, unregistered vehicles, illegal trailers, illegal boats, or illegal commercial vehicles. I also looked for illegal signs, prohibited signs, the proper maintenance of signs, illegal landscaping and proper property maintenance, including improper disposal of garbage, debris, fill and/or dumping. (During the summer season, I also look for illegal pools and the proper installation of temporary pools).

When I found violations, I wrote and issued compliance orders and I issued Stop Work Orders if I found that the work being conducted required a permit. If the violation was not corrected, I issued an Order to Remedy, which included enforcement penalties. If that was ignored, I pursued the administrative enforcement action. (That includes writing and issuing an Appearance Ticket where I eventually meet the violator in court and explain to the judge what the violation is and what the fines are. The judge then deals with them through fines or whatever else he deems necessary.

I reviewed and investigated any complaints that were received either verbally or in writing this month to the Building department or myself. I inspected the conditions or activities alleged in the complaint and determined whether they were legit violations. If they were, I contacted the appropriate people involved with the violations and provided them with an opportunity to abate or correct the violations. (A personal call or visit usually diffuses the complaint) If ignored, the violation procedure as described above was followed.

I reviewed all building permit applications received this month and the plan specifications and /or the construction documents submitted with the application. They were reviewed to ascertain whether the proposed work was in compliance with the applicable requirements of the New York State Uniform and Energy Code. If they were approved, the permit was issued. If they were denied, the applicant was provided with the reasons for denial. (Before a few of the permits were issued, I visited the worksite to assure the property was flagged in accordance with the approved site plan) I conducted inspections for plan compliance and safety. (Inspections include the following when called for: Footings and foundation, preparation for concrete slab, framing, underground and rough-in building systems, fire-resistant penetrations, solid fuel burning heating appliances, chimneys, energy code compliance, and a final inspection when the authorized work is complete). I issued Certificates of Compliances or Certificates of Occupancies when the final inspections passed. I issued Stop Work Orders when the work was determined to be contrary to the approved plans or the NYS Uniform or Energy Codes. I also issued them if the work was being conducted in a dangerous or unsafe manner.

I administered and enforced the NYS Fire Prevention Code this month by inspecting all the 3 or more family dwellings that were due for an annual inspection for compliance with the NYS Fire and Maintenance Codes. I also inspected all businesses that were due for the annual inspection of compliance with these same codes and issued Business Permits to any new businesses in Town and revoked them for non-compliance with the NYS Fire Prevention Code. (75 Business Permits are in force at this time)

I inspected any buildings and structures that were involved in any fires, explosions accidents or weather related issues. I inspected them for structural damage and deemed them unsafe or fit for occupancy. I approved emergency repairs as needed. I also reviewed any applications for sign permits and took on the duties of the Flood Damage Control Administrator by reviewing applications and granting or denying them in accordance with the Flood Damage Prevention section in the Tuxedo Town Code.



Throughout this month I also kept current with the New York Department of State Bulletins, Fire Inspection Law Bulletins, National Fire Protection Association Journals and updates, pertinent publications including Buildings, Legal Briefings for Building Inspectors and all materials involved with researching current subjects. I also attended all Town Board meetings, Technical Advisory Meetings and Planning /Zoning Board meetings as needed. Also, as needed, I consulted with Attorneys, Engineers, Architects, Town Board Members, Planning Board Members, Zoning Board Members, Office Personnel, Police Department Personnel, Business Owners and Residents.

I also attended any required continuing education courses that are needed to maintain the NYS State License and the NYS DEC Erosion and Sediment Control License.



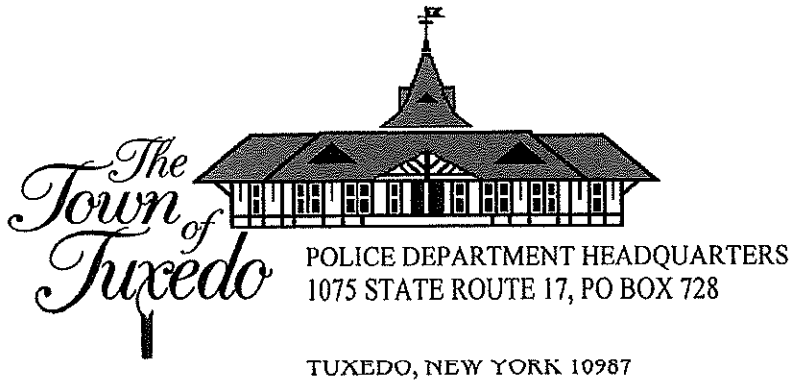
Justice Information	
Municipal Name	Town of Tuxedo
Justice ID	3338400
Justice Number	444
Justice Name	Alyse McCathern

Thank you for submitting your monthly Justice Report. You will receive an email with the status of your report. Please print and retain this page for your records as confirmation of your filing.

Submission Log
02/04/2020 09:42:11 AM / Alyse McCathern / Town of Tuxedo / Submitted Document

Report Certification	
Date Filed	02/04/2020
Report Period	01/2020
Report Amount	\$33,117.00
Date Check Sent to CFO	02/03/2020
AC-1030 Report File	AC200133.444





### Monthly Report for January 2020

**PO Girard Shiloh and PO William Hall assisted Ramapo Police with a Train vs Truck accident in Sloatsburg. Several passengers were transported to various locations to help get them home.**

- PO Andrew Markunas arrested a 29 year old from Clifton, NJ for Criminal Possession of Cocaine and Endangering the Welfare of a Child. PO Markunas located a suspicious vehicle of Eagle Valley Road where a 16 year old female and the 29 year old male were in the back seat with their pants off. The 29 year old had 2.1 grams of Cocaine in his possession. The 16 year old was turned over to her father.
- **Sgt. Douglas Russell and PO William Hall attended the Elementary School for a follow up to a "Who Done It" event. The students used their inferencing skills to determine that the "Who Done It" cookie burglar was none other than..... Mrs. Lyons**
- PO William Hall arrested a 24 year old from Peekskill for Criminal Possession of LSD and Unlawful Possession of Marihuana.
- Det. Stefan Christian assisted Ramapo Police with a suicidal male who stabbed himself in the chest with knife. CPR and the AED were utilized.
- PO Michael Eichengreen received a report of a Scam involving the U.S. Department of Justice. The 32 year old resident contacted the tuxedo Police before information was given out.
- PO Kevin Bonkowski assisted Tuxedo Park Police with a Domestic Incident.
- Det. Stefan Christian is investigating vandalism to a Sub Station Building at Tuxedo farms.
- PO Girard Shiloh assisted Town of Warwick Police with an unwanted person at the Watchtower property.
- PO Michael Eichengreen responded to a 911 County BOLO of a bus traveling Route 17 north had "Call 911" flashing on its sign. The Bus was stopped on Route 17 in Harriman. The emergency bottom was pressed accidentally. Several police agencies were involved.
- Sgt. Douglas Russell investigated a Suicide Pack between two elderly residents. The residents were transported to the Hospital and are under observation.



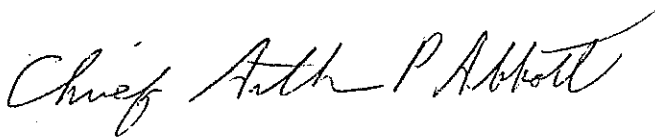
**\*Vehicle Information – Monthly total**

Vehicle #	Monthly Mileage	Total Mileage
970	1125	176999
962	1950	124410
963	2022	85514
964	1518	162200
965	732	99684
966	O.O.S.	O.O.S.
967	1921	95173
968	1154	80958
969	5085	67585

**Monthly Statistics**

See attached report

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Chief Arth P Abbott". The signature is fluid and cursive, with the first name "Chief" written in a larger, more prominent script than the last name.

Arthur P. Abbott  
Chief of Police



## DEPARTMENTAL ACTIVITY REPORT

Activity From 01/01/2020 Thru 01/31/2020

Officer Name	--- A R R E S T S ---				----- C A S E S -----				- CITATIONS -		EMRG ALRM	FLD INTV	TRAF ACC	AID CASE	VEH IMPD	-BLOTTER- Prim Asst	
	Fel	Misd	Othr	Totl	Asst	Fel	Misd	Othr	Totl	Asst							Park
105 BOKOSKI, KEVIN	0	0	0	0	0	1	0	0	0	1	0	3	0	0	0	19	2
125 EIRAND, BRENDAN	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
127 MARKUNAS, ANDREW	1	0	0	1	0	1	0	0	1	0	2	73	0	0	2	23	0
143 WEEKS, CLIFFORD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	1
137 NORTON, JOHN	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2
192 RUSSELL, DOUGLAS	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	31	5
107 CHRISTIAN, STEFAN	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	31	4
118 DECKER, DAVID	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	15	3
106 SHILOH, GIRARD	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	16	7
140 EICHENGREEN, MICHAEL	0	0	0	0	0	0	0	0	0	1	9	7	0	0	0	30	5
141 HALL, WILLIAM	0	1	0	1	0	0	1	1	2	1	0	5	0	0	0	34	6
149 BRUCE, ADAM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0
Dept. Totals	1	1	0	2	1	2	1	2	5	3	11	91	0	0	4	221	36
Dept. Averages	0	0	0	0	0	0	0	0	0	0	0	7	0	0	0	18	3



Account#	Account Description	Fee Description	Qty	Local Share
A 1255	General Receipts	Photocopies	2	0.50
	Marriage Licenses	MARRIAGE LICENSE FEE	2	35.00
		<b>Sub-Total:</b>		<b>\$35.50</b>
A 1603	Vital Statistic Fees	Vital Trans - Town	4	40.00
	Vital Statistics Fees	Vital Trans. - Village	12	0.00
		<b>Sub-Total:</b>		<b>\$40.00</b>
A2544	Dog Licensing	Female, Unspayed	1	17.00
		<b>Sub-Total:</b>		<b>\$17.00</b>

<b>Total Local Shares Remitted:</b>	<b>\$92.50</b>
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Amount paid to: NYS Ag. & Mkts. for Surcharge	3.00
Amount paid to: State Health Dept. for Marriage Licenses	45.00
Amount paid to: Village of Tuxedo Park	120.00

<b>Total State, County &amp; Local Revenues:</b>	<b>\$260.50</b>
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<b>Total Non-Local Revenues:</b>	<b>\$168.00</b>
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To the Supervisor:

Pursuant to Section 27, Sub 1, of the Town Law, I hereby certify that the foregoing is a full and true statement of all fees and monies received by me, Donna Matthews, Town Clerk, Town of Tuxedo, during the period stated above, in connection with my office, excepting only such fees and monies the application of which are otherwise provided for by law.

Supervisor

Date

Donna Matthews

Town Clerk

2/7/20

Date



TOWN SUPERVISOR/TOWN BOARD UPDATE  
TUXEDO TOWN BOARD MEETING  
FEBRUARY 10, 2020

TOWN SUPERVISOR/TOWN BOARD UPDATE

*ASK BOARD MEMBERS IF THEY HAVE ANYTHING THEY'D LIKE TO ADD*



PUBLIC COMMENTS ON AGENDA ITEMS  
TUXEDO TOWN BOARD MEETING  
FEBRUARY 10, 2020

PUBLIC COMMENTS ON AGENDA ITEMS:

*Ask Members Of The Public If They Have Any Questions Or Comments On Agenda Items.*



**AGENDA ITEM #1**  
**ADOPTION OF THE TOWN BOARDS CONSOLIDATION PLAN**  
**SET DATE FOR PUBLIC HEARING**  
**TUXEDO TOWN BOARD MEETING**  
**FEBRUARY 10, 2020**

1. Adoption of the Town Boards Consolidation Plan and set date for Public Hearing:

**RESOLUTION CALLING FOR PUBLIC HEARING on TOWN BOARD'S PROPOSED FINAL  
CONSOLIDATION PLAN**

**WHEREAS**, a majority of the electorate of the Town of Tuxedo (the "Town") has approved the elector-initiated incorporation and consolidation petition pursuant to a dual referendum held on July 16, 2019, the results of which were duly certified by the Town Clerk and submitted to the Secretary of State pursuant to Article 17-A of the New York State General Municipal Law ("GML") and the incorporation provisions of the Village Law; and

**WHEREAS**, pursuant to GML § 760, the Town Board met within thirty days (August 12, 2019) after certification of the favorable vote to discuss the next steps in the consolidation process; and

**WHEREAS**, the Secretary of State issued a certificate of incorporation for the Village of Tuxedo on December 23, 2019; and

**WHEREAS**, within 180 days after the initial August 12 meeting, the Town Board must prepare a finalized Consolidation Plan based off of the elector-initiated Consolidation Plan and approve it by resolution for public review and comment; and

**WHEREAS**, since that date, the Town Board has met, discussed, and reviewed the elector-initiated Consolidation Plan to determine if any additions, changes, or other edits should be incorporated;

**NOW, THEREFORE BE IT RESOLVED** that, pursuant to Article 17-A of the GML, the Town Board hereby adopts its version of the Final Consolidation Plan based upon those discussions, a copy of which is available for public inspection in the office of the Town Clerk; and

**BE IT FURTHER RESOLVED** that the Town of Tuxedo must call for a mandatory public hearing on the proposed Final Consolidation Plan, which may not be held less than 35 or more than 90 days after the date of this resolution;

**BE IT FURTHER RESOLVED**, that the Board hold a public hearing on the Final Consolidation Plan at the Town of Tuxedo Town Hall, 1 Temple Drive, Tuxedo, New York 10987, in the Town of Tuxedo, Tuxedo, New York at \_\_\_\_\_ P.M. on March 23, 2020; and

**BE IT FURTHER RESOLVED**, that the Clerk display or cause to be displayed a copy of the proposed Consolidation Plan, along with a descriptive summary thereof, on the Town website and in the office of the Town Clerk; and

**BE IT FURTHER RESOLVED**, that the Clerk publish or cause to be published a descriptive summary of the proposed elector initiated consolidation plan and a reference to the public place(s) where a copy thereof may be examined, at least once per week for four successive weeks, in the official newspaper of the Town of Tuxedo; and

**BE IT FURTHER RESOLVED**, that the Clerk publish or cause to be published a public notice in the official newspaper of the Town of Tuxedo of said public hearing at least ten (10) days prior thereto.

*Vote: Resolution carried by a vote of \_\_\_\_ to \_\_\_\_.*

Dated: February 10, 2020

**ON ROLL-CALL VOTE:**

Councilmember David McMillen

Councilmember Maria May

Councilmember Jay Reichgott

Deputy Supervisor Michele Lindsay

Supervisor Kenneth English

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**AGENDA ITEM #2  
BUDGET MODIFICATIONS  
TUXEDO TOWN BOARD MEETING  
FEBRUARY 10, 2020**

**2 Budget Modifications:**

Motion made by \_\_\_\_\_, seconded by \_\_\_\_\_, that, the Town Board having been advised that certain accounts of the Town are or will be projecting deficits, the following Budget Modifications are hereby authorized:

**ON ROLL-CALL VOTE:**

Councilmember David McMillen  
Councilmember Maria May  
Councilmember Jay Reichgott  
Deputy Supervisor Michele Lindsay  
Supervisor Kenneth English

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**2A. Budget Modification – Highway Roof repair**

Motion made by \_\_\_\_\_ seconded by \_\_\_\_\_, that the Town Board of the Town of Tuxedo is assigning \$59,000. of the 2019 fund balance for the Highway Roof Repair.

Then the budget modification should be for 2020, increasing the 2020 expense line and using fund balance A599.

**ON ROLL-CALL VOTE:**

Councilmember David McMillen  
Councilmember Maria May  
Councilmember Jay Reichgott  
Deputy Supervisor Michele Lindsay  
Supervisor Kenneth English

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**TO Tuxedo**  
**Proposed Year End Budget Modifications**  
**December 2019**

Account	Description		
<b>Expenditures</b>		<b>Increase</b>	<b>Decrease</b>
SS8130.4	Sewage Treatment and Disposal - Contractual	2,000.00	
SS8130.2	Sewage Treatment and Disposal - Equipment		2,000.00
<b>TOTALS SEWER FUND</b>		<b>2,000.00</b>	<b>2,000.00</b>
<b>Revenues</b>		<b>Decrease</b>	<b>Increase</b>
A2653	Sale of Fuel		15,000.00
A3005	Mortgage Tax		15,000.00
<b>Expenditures</b>		<b>Increase</b>	<b>Decrease</b>
A1220.1	Supervisor - Payroll	2,000.00	
A1220.4	Supervisor - Contractual	3,000.00	
A1410.1	Town Clerk - Payroll	1,000.00	
A1690.4	Central Fuel Services	15,000.00	
A1910.4	Unallocated Insurance	9,000.00	
A5132.4	Garage -Contractual	12,000.00	
A9010.8	State Retirement	30,000.00	
A1440.4	Engineer - Contractual		10,000.00
A1620.4	Buildings - Contractual		32,000.00
<b>TOTALS GENERAL A FUND</b>		<b>72,000.00</b>	<b>72,000.00</b>



**TO Tuxedo**  
**Proposed Year End Budget Modifications**  
**December 2019**

Expenditures		Increase	Decrease
B1990.4	Unallocated Insurance		2,000.00
B3620.4	Safety Inspection - Contractual	2,000.00	
<b>TOTALS GENERAL B FUND</b>		<b>2,000.00</b>	<b>2,000.00</b>
<b>Expenditures</b>		<b>Increase</b>	<b>Decrease</b>
DA5130.2	Machinery -Equipment	2,000.00	
DA5130.4	Machinery -Contractual	20,000.00	
DA9070.8	Union Welfare benefits	6,000.00	
DA9060.8	Health Insurance		28,000.00
<b>TOTALS HIGHWAY DA FUND</b>		<b>28,000.00</b>	<b>28,000.00</b>
<b>Expenditures</b>		<b>Increase</b>	<b>Decrease</b>
DB9040.8	Workers Compensation	2,500.00	
DB5112.2	Improvements - Capital		2,500.00
<b>TOTALS HIGHWAY DB FUND</b>		<b>2,500.00</b>	<b>2,500.00</b>



**AGENDA ITEM #3**  
**RE-ORG/ PLANNING BOARD APPOINTMENTS**  
**TUXEDO TOWN BOARD MEETING**  
**FEBRUARY 10, 2020**

3.Re-Org/ Planning Board Appointments

Motion made by\_\_\_\_\_. Seconded by\_\_\_\_\_.

**ON ROLL-CALL VOTE:**

Councilmember David McMillen  
Councilmember Maria May  
Councilmember Jay Reichgott  
Deputy Supervisor Michelle Lindsay  
Supervisor Kenneth English

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**AGENDA ITEM #4**  
**OATH OF OFFICE/ PANNING BOARD MEMBERS**  
**TUXEDO TOWN BOARD MEETING**  
**FEBRUARY 10, 2020**

The Town Clerk will administer the Oath of Office to the New Planning Board Members



**AGENDA ITEM #5**  
**PETITION FOR RELIEF FROM BUILDING MORATORIUM**  
**TUXEDO HUDSON COMPANY**  
**TUXEDO TOWN BOARD MEETING**  
**FEBRUARY 10, 2020**

**5. Petition to the Town Board for relief from the Building Moratorium Local Law.**

Motion made by \_\_\_\_\_, , seconded by \_\_\_\_\_ that the Town Board hereby grants a waiver to Tuxedo Hudson Company from the Building Moratorium for their amended site plan

**ON ROLL-CALL VOTE:**

Councilmember David McMillen  
Councilmember Maria May  
Councilmember Jay Reichgott  
Deputy Supervisor Michelle Lindsay  
Supervisor Kenneth English

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# Town of Tuxedo Planning Board Application

1 Temple Drive, Tuxedo NY 10987  
845-351-4421

Project File # \_\_\_\_\_ Date: Feb 1, 2020

Name of Applicant Tuxedo Hudson Co # 1 LLC  
Address 215 Route 17  
Tuxedo NY 10987  
Telephone # 845-476-3118

Property Location 215 Route 17  
Section: 111 Block: 5 Lot: 5.2 Zone: NB  
Approximate Acreage 0.53

Owner of Record Tuxedo Hudson Co # 1 LLC - Michael Bruno  
Address 172 West Lake Rd  
Tuxedo Park, NY 10987  
Telephone # \_\_\_\_\_

Name of Licensed Engineer/Surveyor  
Michael E. Milele, PE  
Address 705 Orrs Mills Rd., New Windsor, NY 12553

Telephone # 845.629.9693

Attorney \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone # \_\_\_\_\_

Type of Action: A. Land Development Plan \_\_\_\_\_  
B. Minor Subdivision \_\_\_\_\_  
C. Major Subdivision \_\_\_\_\_  
D. Site Plan X (describe below)  
E. Lot Line Change \_\_\_\_\_

Site Plan to operate a retail establishment at the former IGA building.

Amended site plan to add accessory parking from 209 Route 17

## Notice to all Applicants

The Planning Board meets the second Tuesday of the month at 7:00 pm at the Tuxedo Town Hall, One Temple Drive, Tuxedo, New York. In order to be placed on the Agenda, the applicant and/or a representative for the applicant must appear at a Planning Board TAC Session. The application with the required fees shall be filed with the secretary of the Board at least 10 days prior to the Board's meeting.

Orange County Department of Public Works requests that when a final approval of any project having an impact on the County Road Systems occurs, one copy of the final plans and any other final approval documents containing the chairpersons original stamp and approval date, be forwarded to this office for our records. These final documents will be used in issuing any future permits.

Date: 2/1/20

\_\_\_\_\_  
Signature of Person Completing Application



## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

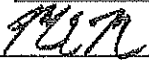
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Site Plan form 216 Route 17 - Antique / Furniture Retail Establishment			
Project Location (describe, and attach a location map): 216 Route 17, Tuxedo, NY - Former IGA Building			
Brief Description of Proposed Action: The project consists of operating the former IGA Building as a retail establishment for antiques and furniture. Only the first floor will be used, existing parking to remain. <i>Amended site plan to add accessory parking</i>			
Name of Applicant or Sponsor: Michael E. Miele, PE		Telephone: 845.629.9693 E-Mail: mmielepa@yahoo.com	
Address: 705 Orrs Mills Rd			
City/PO: New Windsor		State: NY	Zip Code: 12553
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.53 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.53 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			



5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			



14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
There is a reduction in impervious coverage, all existing stormwater facilities to remain		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Michael E. Miele, PE</u> Date: <u>2/1/20</u> Signature: <u></u> Title: <u>Engineer for the Applicant</u>		

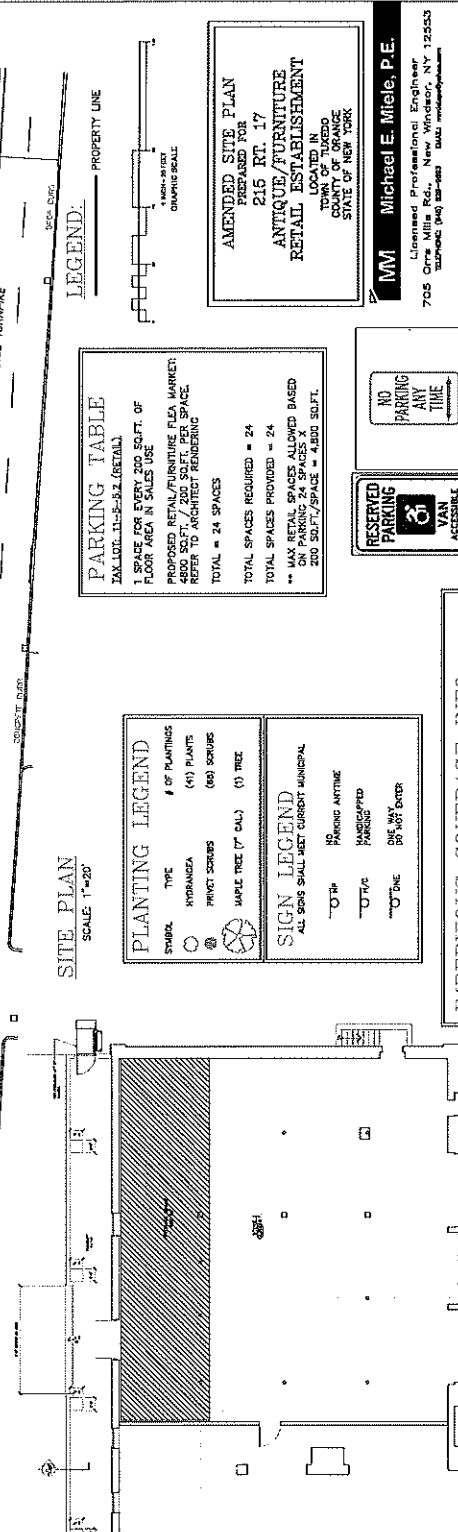
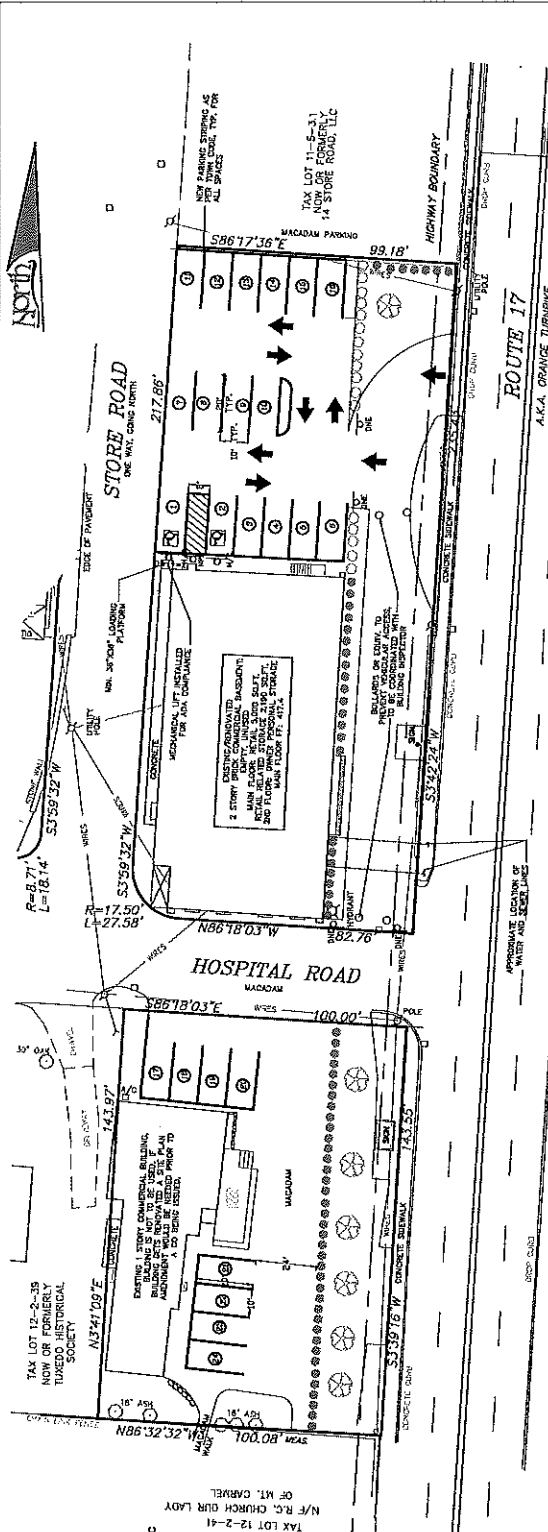


# NOTES:

- THIS IS A AMENDED SITE PLAN TO ADD ADDITIONAL PARKING FROM AN ADJACENT PARCEL (SBL 12-2-40) UNDER COMMON OWNERSHIP TO THE EXISTING SITE PLAN (SBL 12-2-40) FOR THE TUXEDO HISTORICAL SOCIETY.
- AREA OF TRACT: SBL 11-5-52 = 23,422 SQ.FT. 12-2-40 = 14,382 SQ.FT.
- ZONE: NB-HIGHWAY BUSINESS
- RECORD OWNERS: SBL 11-5-52, TUXEDO HISTORICAL SOCIETY COMPANY #1, LLC SBL 12-2-40 STORE ROAD, LLC
- APPLICANT: MICHAEL, BEINO TUXEDO, NEW YORK 10807
- WATER SUPPLIER: VILLAGE OF TUXEDO PARK
- FIRE DISTRICT: TUXEDO FIRE DEPARTMENT
- EXISTING USE: COMMERCIAL / RETAIL
- PROPOSED USE: COMMERCIAL / RETAIL USE

# GENERAL NOTES:

- BUILDING IS SERVED BY MUNICIPAL SEWER AND WATER SERVICES.
- ANY LOADING WILL BE AFTER HOURS AND WILL OCCUR REAR OF BUILDING AT STORE ROAD.
- NO NEW LIGHTING IS PROPOSED
- THERE ARE NO DEED RESTRICTIONS OR COVENANTS
- PARKING SPACES (17-20) ARE EXEMPT FROM CODE SECTION 88-17, SINCE THE LOT IS AN EXISTING NONCONFORMING CONDITION THAT EXISTED PRIOR TO THE ESTABLISHMENT OF THE CURRENT ZONING LAW.



# SITE PLAN

SCALE 1"=20'

# PLANTING LEGEND

SYMBOL	TYPE	# OF PLANTING
(1)	HYDRANGEA	(41) PLANTS
(2)	PRIVET SCURVES	(60) SHRUBS
(3)	MAPLE TREE (7' GAL)	(1) TREE

# SIGN LEGEND

ALL SIGNS SHALL MEET CURRENT MUNICIPAL CODE REQUIREMENTS

TO "H" PARKING ANYTIME

TO "V" HANDICAPPED

TO "T" NO LEFT ENTER

# PARKING TABLE

TAX LOT 11-5-52 (RETAIL)

1 SPACE FOR EVERY 200 SQ.FT. OF FLOOR AREA IN SALES USE

PROPOSED RETAIL/FURNITURE FLEX MARKET: 4800 SQ.FT. / 200 SQ.FT. PER SPACE. REFER TO ARCHITECT RENDERING

TOTAL = 24 SPACES

TOTAL SPACES REQUIRED = 24

TOTAL SPACES PROVIDED = 24

\*\* MAX RETAIL SPACES ALLOWED BASED ON PARKING 24 SPACES X 200 SQ.FT./SPACE = 4,800 SQ.FT.



# IMPERVIOUS COVERAGE INFO:

TAX LOT#	PRE-DEVELOPED COVERAGE	PROPOSED COVERAGE	CHANGE
LOT# 11-5-52	21,887 SQ.FT.	23,152 SQ.FT.	- 1,715 SQ.FT.
LOT# 12-2-40	- NO CHANGE	- NO CHANGE	- NO CHANGE

# BULK TABLE:

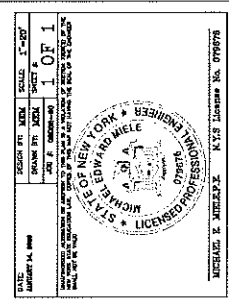
SCALE: NTS

ZONE AND NEIGHBORHOOD BUSINESS REQUIRED	PERMITTED USE	MIN. LOT AREA	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MIN. TOTAL YARD	MAX. BUILDING HEIGHT/FL. BLDG. COVERAGE	FLOOR AREA RATIO F.A.R.	PARKING
REQUIRED		10,000 SQ.FT.	100 FT.	25 FT.	100 FT.	0 FT.	10 FT.	45 FT. & 50%	1.8	SEE TABLE
PROVIDED	TAX LOT 11-5-52 COMMERCIAL/RETAIL USE GROUP B-1	23,422 SQ.FT.	162 FT.	0 FT.*	99 FT.*	0 FT.*	N/A	<45 FT. & 42%	1.21	SEE TABLE

\* EXISTING NON-CONFORMING CONDITION, ALLOWED AS PER SECTION 88-29 OF ZONING CODE "NONCONFORMING BUILDING"

AMENDED SITE PLAN  
215 RT. 17  
ANTIQUE/FURNITURE  
RETAIL ESTABLISHMENT  
LOCATED IN  
TOWN OF TUXEDO  
COUNTY OF ORANGE  
STATE OF NEW YORK

**MM Michael E. Miele, P.E.**  
Licensed Professional Engineer  
705 Orin Mills Rd., New Windsor, NY 12553  
Telephone (914) 894-4444 Email: mmiele@earthlink.net



# HANDICAPPED PARKING



**AGENDA ITEM #6**  
**APPROVAL TOWN PROSECUTOR'S PAY RATE**  
**TUXEDO TOWN BOARD MEETING**  
**FEBRUARY 10, 2020**

**6. Resolution to approve Town Prosecutor pay rate:**

Motion made by \_\_\_\_\_, seconded by \_\_\_\_\_, that the  
Town Board sets the rate for the Town Prosecutor at \$200.00 per session

Resolution - Setting the per session rate for the Town Prosecutor at \$200 / ses

**ON ROLL-CALL VOTE:**

Councilmember David McMillen

Councilmember Maria May

Councilmember Jay Reichgott

Deputy Supervisor Michelle Lindsay

Supervisor Kenneth English

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**OTHER BUSINESS  
TUXEDO TOWN BOARD MEETING  
FEBRUARY 10, 2020**

Ask Board Members if they have any items of Other Business



**DEPARTMENT HEAD UPDATE  
TUXEDO TOWN BOARD MEETING  
FEBRUARY 10, 2020**

**DEPARTMENT HEAD UPDATE**



PUBLIC COMMENTS  
TUXEDO TOWN BOARD MEETING  
FEBRUARY 10, 2020

PUBLIC COMMENTS

ASK MEMBERS OF THE PUBLIC IF THEY HAVE ANY COMMENTS



**VOUCHERS**  
**TUXEDO TOWN BOARD MEETING**  
**FEBRUARY 10, 2020**

**VOUCHERS**

**RESOLVED**, motion made by \_\_\_\_\_, seconded by \_\_\_\_\_, that the following vouchers, having been audited by the Town Board, are hereby approved for payment:

Claim numbers 2012906403 through 2012916474

General Fund :	\$ 99,162.14
Part-Town Fund:	14,655.96
Highway Town Wide :	80,224.82
Highway Part Town:	1,497.68
Hamlet Sewer District :	994.33
Tuxedo Farms Sewer District	0.00
Trust and Agency	1,423,489.00
<b>Total Abstract Amount:</b>	<b>\$ 1,620,023.93</b>

**ON ROLL-CALL VOTE:**

Councilmember David McMillen  
Councilmember Maria May  
Councilmember Jay Reichgott  
Deputy Supervisor Michele Lindsay  
Supervisor Kenneth English

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**WORKSHOP  
TUXEDO TOWN BOARD MEETING  
FEBRUARY 10, 2020**

**WORKSHOP SESSION:** The Town Board to discuss current projects

Members of the Public are welcome to join; *no* public comments will be taken.



**ADJOURNMENT  
TUXEDO TOWN BOARD MEETING  
FEBRUARY 10, 2020**

**ADJOURNMENT**

**RESOLVED**, motion made by \_\_\_\_\_, moved by \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, to adjourn the meeting at \_\_\_\_\_ p.m.

**ON ROLL-CALL VOTE:**

Councilmember David McMillen  
Councilmember Maria May  
Councilmember Jay Reichgott  
Deputy Supervisor Michele Lindsay  
Supervisor Kenneth English

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