

VILLAGE OF TUXEDO PARK
BOARD OF ZONING APPEALS
NOTICE OF PUBLIC HEARING

NOTICE is hereby given that the Board of Zoning of Appeals of the Village of Tuxedo Park will hold a public hearing on Wednesday, May 7, 2025 at 7:00 p.m. at the Village Hall located at 80 Lorillard Rd., Tuxedo Park, NY 10987 to hear the following applications:

1. Application from Tamer El-Rayess, 50 Crows Nest Rd., Tuxedo Park, NY 10987, Tax Map Number 105-1-8 seeking relief from the following sections of the Village Code:
 - a. Village Code §100-9 (B) Permitted yard intrusions, where the deck area cannot exceed 25% of the enclosed ground floor area of the house, and the plans submitted show that the square footage of the deck exceeds the 25% limit by 8,849 square feet.
 - b. Village Code §100-21 Driveways where the slope is limited to a maximum spot grade of 10% and the plans submitted show a slope of 36%.
2. Continuation of the public hearing from September 4, 2024 for the Tuxedo Club, 1 West Lake Rd., Tuxedo Park, NY 10987, Tax Map Number 107-1-3.2 seeking relief from the following sections of the Village of Tuxedo Park Zoning Code:
 - a. Village Code §100-21.1(L) Exterior Lighting - No new installation or use of recreational lighting shall be permitted in the Village. For purposes of this section, "recreational lighting" means light fixtures used to illuminate courts, arenas, fields, tracks, and other outdoor recreational areas, and an "outdoor recreational area" means an area designed for active recreation, including but not limited to, baseball, soccer, football, golf, tennis, swimming pools, equestrian and similar recreational activities.
 - b. Village Code §100-18(A) Fences - No fence over two feet six inches in height shall hereafter be erected without a Building Permit and the approval of the Board of Architectural Review in accordance with Article VIII of this chapter. Any fence erected in the front yard shall not exceed four feet in height. Any fence erected in the rear or side yards may not exceed six feet in height. No fence shall be located closer than five feet to any roadway nor closer than two feet to any property line. Notwithstanding the foregoing, no fence shall be erected or maintained which will interfere or interferes with the light or air of an adjoining lot or building thereon. Where in this application, the maximum permitted fence height in the rear and side yards is 6', the pre-existing fence was 10', and four 13' high fence sections are being proposed.

The application and plan are available for review Monday through Friday from 9:00 a.m. to 4:00 p.m. at the Village Hall, Village of Tuxedo Park, 80 Lorillard Road, Tuxedo Park, NY 10987. If you wish to attend the meeting remotely, the Zoom video conference instructions can be obtained on the Village of Tuxedo Park website at tuxedopark-ny.gov or by emailing John Ledwith at jledwith@tuxedopark-ny.gov.

All neighbors and/or parties interested will be heard.

BY ORDER OF THE
BOARD OF ZONING APPEALS
John (Jake) Lindsay, Chairman

Date: April 17, 2025