

PAOLA TOCCI

25 LOOKOUT STABLE

TUXEDO PARK, NEW YORK 10987

February 20, 2023

Members of the Board of Architectural Review of Tuxedo Park, Mr. John Ledwith, Building Inspector, Mr. Stephen Honan, ESQ. for the Tuxedo Village BAR

RE: Perna application to move and rotate site plan on Lookout Stable Road

My neighbor, Mr. Perna, who is constructing a new ultra-modern house on a 4 acre site at the end of Lookout Stable Road, wishes to change the siting of his house to a new location that will further diminish the value of both of my properties; my buildable lot and my home. This will be the second siting change that Mr. Perna has applied for. He has previously received BAR approval for a driveway change that resulted in moving the driveway entrance 5 feet closer to my property line. Now he wishes to move his house 21.6 feet closer to my property line. ($123' - 9'' - 102' - 3 \frac{3}{8} = 21' - 5 \frac{5}{8}''$). This calculation is based on drawing A005.5, an overlay indicates the original proposed siting of the Perna residence being 123'9" from my property line. The same drawing indicates the new location of the Perna residence to be 102' 3 3/8". He also wishes to rotate the house 6 degrees.

This is a major change that will not only negatively impact the visibility and privacy I have from my house and buildable lot property but will severely and negatively affect the \$ value and desirability of both my house and my buildable lot. I have attached a letter from a local Real Estate expert who has been selling properties for 40 years in Tuxedo Park, which attests that this change, if approved, will without a doubt, significantly devalue my properties and impact my quality of life.

I understand, the reason for this siting change is because the applicant has hit rock which is what Mr. Reitzfeld, another adjacent neighbor, warned about in opposing Mr. Perna's original application for approval.

We have three types of rock in Tuxedo Park: Hornblend granite and granite gneiss; Amphibolite, pyroxenic, subordinate calsilicate rock; and quartz plagioclase gneiss. All of them are penetrable by drilling with the right size drill and proper drilling methodology. This has been confirmed by Professor Jim Hays, PH.D Professor Emeritus of Earth Science at Columbia University and Patrick Donaghy, Account Executive of Structure Tone Construction Management; a worldwide construction management firm that does over \$10B in revenue. Patrick Donaghy has built homes in Tuxedo Park and has encountered these conditions and drilled through them successfully. Professor Hays and Patrick Donaghy both are long time residents of Tuxedo Park.

I imagine that the BAR when giving the original approval for the siting of this project assumed that the applicant had done his due diligence to ascertain where it would be most feasible to

build and assumed boring tests would be done. These tests would have revealed the location of the rock that has now been encountered. A lot of time, tree removal, and site disturbance would have been avoided if these essential tests were done. This is customary procedure in the construction industry. Now before any further approval is given, boring tests should be done to avoid even more unnecessary site disturbance.

In light of the foregoing and the pending application to move the Perna house 21.6 feet closer to my properties, I would like to suggest the BAR consider one of the following three options which are all in the maximum buildable envelope:

1. Request Mr. Perna to move the original siting of the house 5 feet south and 15-20 feet west to the back of his property. This move will still be within the maximum allowable building envelope, not encounter as much site disturbance, and will minimally impact the visibility of the house and value of my properties and that of the neighbors. The terrain is not as steep and is more accommodating. It would be a reasonable and fair compromise.
2. To remain within the original site approval and get a bigger drill greater than 2000 lbs and use the line drill and machine hammer method with decopan penetration. Decopan is a material that is injected into the drill hole. This material then absorbs moisture, cracks and expands the granite paving the way for the drill to break easily through the granite.
3. Request that Mr. Perna revise his design to build around the ledge within the original approved footprint.

All of these are reasonable, viable options, especially on a 4 acre site, which the BAR should seriously consider in order to avoid further objections and potential lawsuits from the owners of neighboring properties.

If approval is given to this requested new siting move, a landscape plan which shows all proposed new planting on the property should be required before an approval is given. I would hope the planting would adequately screen the house from my properties.

In summation, I urge the BAR to embrace one of the three suggested alternative options for this building application site change rather than approving the applicants request to move his house 21.6 feet closer to my properties. I hope the BAR understands and considers the negative effect this requested move would have on visibility and privacy to the me and the neighbors, the detrimental effect to our quality of life, and the certain \$ devaluation of my buildable lot and historic home.

Respectfully submitted,

Paola Tocci

Paola Tocci, Since 1985, a Resident of 25 Lookout Stable Road, a Historic Home.

Lot on Lookout Extension Road

cindy booth <cindylboothtcp@gmail.com>

Sun 2/19/2023 12:05 PM

To: Paola Tocci <ptocci@thetocci.com>

Dear Ms. Tocci,

In response to your inquiry regarding the separate building lot which adjoins your home parcel in Tuxedo Park, I first want to thank you for forwarding the survey of your property, as well as the proposed building plans and site information for the parcel next door. I felt it was necessary for me to look closely at the material and proposed changes before I could give you my opinion, even though I am very familiar with your cul de sac.

As I explained to you, my experience over the past decades selling real estate in Tuxedo Park has been that prospective purchasers looking for building lots have several priorities, the top one being privacy, and setbacks from bordering parcels. Generally speaking, when buyers come to our area, they are not looking for a situation where they are forced to be wedged up against a neighboring project, because of both visual and noise considerations.

Your building lot is already quite narrow, and very close to the proposed building project next door. If that project were to be moved another ten to twenty feet closer to your lot, there is no doubt, in my opinion, that it would have a negative impact on the desirability of your parcel, and the price you could reasonably expect to obtain from a prospective purchaser. You would be left with a very minimal buffer between parcels, and that would make it substantially more difficult to sell.

Respectfully,

Cindy Booth

Owner- Towne&Country Properties, LLC

Sent from my iPad