

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, June 3, 2026 at 7:00 p.m. in the Village Hall located at 80 Lorillard Rd., Tuxedo Park, NY 10987 to hear the following applications:

1. Tuxedo Club - Continuation of the public hearing for the Tuxedo Club, 1 West Lake Rd., Tuxedo Park, NY 10987, Tax Map Number 107-1-3.2 regarding sound levels and seeking relief from the following sections of the Village of Tuxedo Park Zoning Code:
 - a. 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 have been constructed.

2. Farley, Richard & Chele – 4 Ridge Rd., Tuxedo Park, NY 10987, Tax Map Number 106-1-44 seeking relief from the following sections of the Village of Tuxedo Park Zoning Code:
 - a. Village Code §100-8 Lot Area, where the lot size is .66 acres and the minimum allowance under the Village Code is 1 acre.
 - b. Village Code §100-8 Front Yard Setback (Ridge Rd.), where a 19' setback is proposed and 75' is required.
 - c. Village Code §100-8 Side Yard Setback (landing), where 34' is proposed and 50' is required.
 - d. Village Code §100-8 Side Yard (pool), where 43' is proposed and 50' is required.
 - e. Village Code §100-11 Lot Coverage, where 25% is the maximum permitted and 34.2% is proposed.

The applications 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

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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 interested parties will be heard.

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

Date: May 18, 2026