

VILLAGE OF TUXEDO PARK
P.O. BOX 31
80 LORILLARD ROAD
TUXEDO PARK, NEW YORK 10987

Building Inspector
Summary Report
August 2012

1. Building Permits

- a. Eric Klinenberg & Caitlin Zaloom, East Lake Rd. – Renovations to house
- b. Greg Beard, East Lake Rd. – Patio, Landscape walls, granite patio
- c. Village Boat Club, Chastellux Lane - Dock

2. Inspections

- a. Jenkins, Patterson Brook Rd. – Windows, stucco, sheetrock
- b. Tuxedo Park Estates, Tuxedo Rd. – Met with tree removal company to have approximately 12 trees removed from the site. Trees were considered hazardous.
- c. Bruno, West Lake Rd. – Removal of vegetation from boathouse, and discussed plans needed for renovation.
- d. Cathcart, Tuxedo Rd. – Tree stumps removed from property along Tuxedo Rd.
- e. Witte, Tower Hill Rd. – Boiler, rear porch stonework and railings
- f. Beard, East Lake Rd. – Site work being performed without a permit
- g. Hempel, Butternut Rd. – Final inspection of garage

3. Correspondence

- a. Sent letter to Verizon regarding leaning telephone poles on Tuxedo Road (attached).
- b. Hatsis, 456 W. Lake Rd. – Contacted bank regarding overgrowth on property. Bank sent contractor to provide them with an estimate to perform a cleanup of the property. Work may be performed within the next two weeks.
- c. Sent letters to the following homeowners regarding vegetation growing into the Village Roads
 - i. Levenbrown, 3 Acoma Rd
 - ii. Nealis, 48 Fox Hill Rd.
 - iii. Green care of Kathy Norris, 26 Lookout Stable Rd.
 - iv. Kroning, 20 West Lake Dr.
- d. Sent letter to Flores, Continental Rd., and Torsoe, Tuxedo Rd., regarding drainage issue on Tuxedo Rd. caused by water flow across their property (attached).
- e. Sent reminder to O&R regarding light bulbs for street lights are available at the Police Booth.
- f. Issued Stop Work Order to Village Boat Club for failure to obtaining approvals before beginning work (attached).
- g. Sent questionnaire to 35 residents along possible gas main route to inquire about connecting to natural gas. 2 responded negatively, 9 responded positively.
- h. Issued letter to Martin Badinelli regarding allowing time for plan review, and the need for safeguarding Tuxedo Lake during construction.
- i. Sent letter to Orange & Rockland regarding their request to install a gas main into Tuxedo Park through the entrance to the Village (attached).
- j. Issued Certificate of Occupancy letter for Thompson house on Tower Hill Rd.
- k. Issued letter to owner of 25 Mountain Farm Road indicating that both water and sewer utilities are provided by the Village of Tuxedo Park.
- l. Issued letter to Greg Beard for site work being performed without a permit (attached).

INCORPORATED 1952
Tuxedopark-ny.gov (Website)
(845) 351-4745 (Voice)
(845) 351-2668 (Fax)

VILLAGE BOARD MEETING
FOURTH TUESDAY OF EACH MONTH
jledwith@tuxedopark-ny.gov

VILLAGE OF TUXEDO PARK
P.O. BOX 31
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TUXEDO PARK, NEW YORK 10987

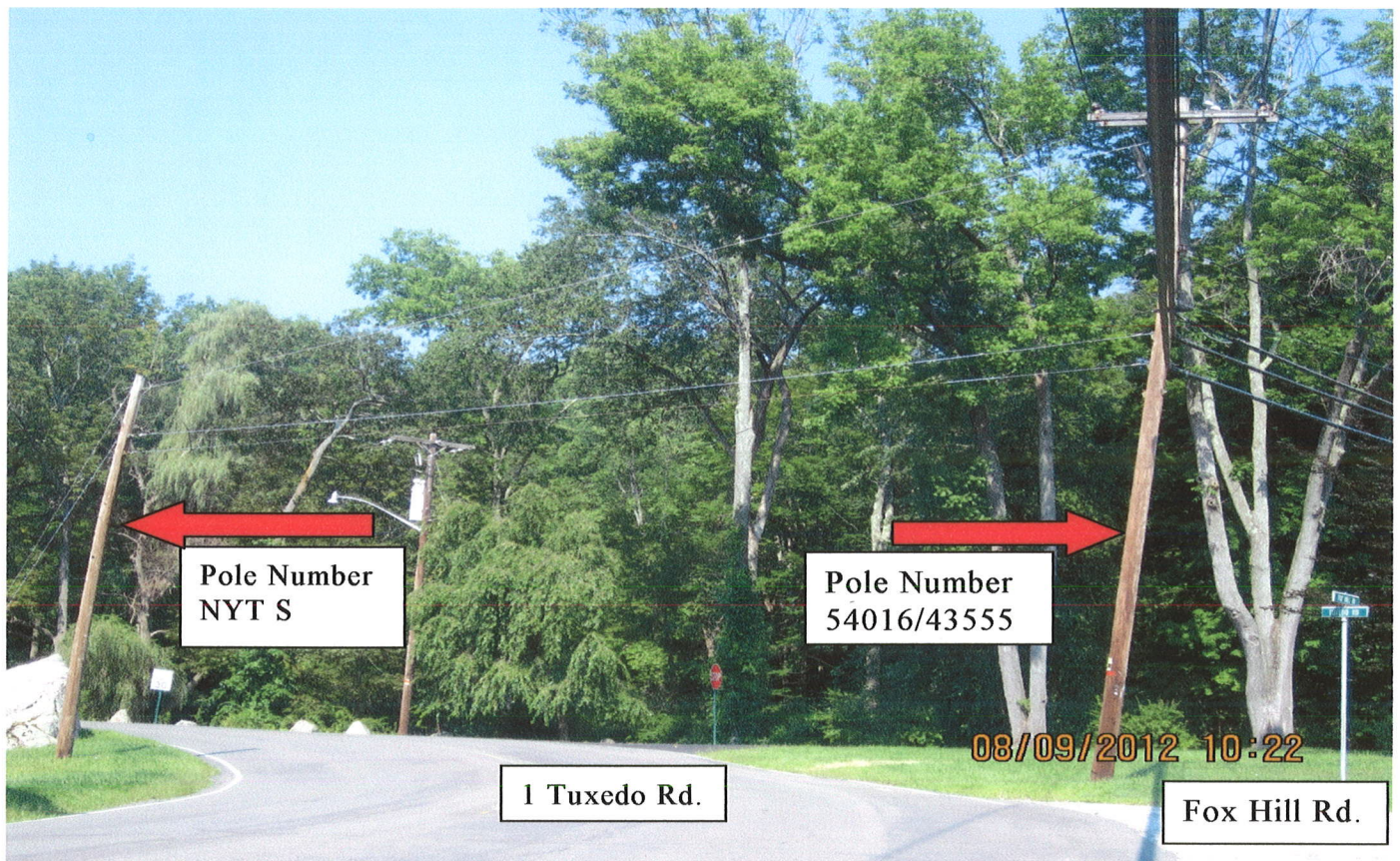
Date: August 9, 2012

To: Albert Lee, Verizon (albert.lee@verizon.com)

From: John Ledwith, Building Inspector

It appears that both poles below are under a lot of tension, and are starting to lean to the north. The guy wires are attached to a NYT poll.

Please look into the matter and let me know the outcome.



VILLAGE OF TUXEDO PARK
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TUXEDO PARK, NEW YORK 10987

August 15, 2012

Ms. Jessica Klein
8335 Winnetka Ave., No. 171
Winnetka, CA 91306-1630

AKIA Levenbrown

Re: Parcel No. 105-1-32
3 Acoma Rd. - Property Maintenance

Dear Ms. Klein:

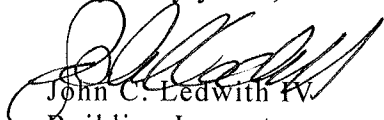
I received your voice mail message regarding your husband's health and your inability to have the property maintained at this time. I truly understand the difficulties that you are facing, having lost my father to cancer nearly one year ago.

As several residents have complained about the condition of the property, out of respect to your neighbors, please have the lawn mowed, and the limbs that have fallen removed from the property at your earliest convenience.

Listed below are a few local landscaping companies that may be able to help you.

HC Landscaping - 845-222-0949
Sorice Landscaping - 845-753-9811
S&B Total Home Care - 914-391-1224

Very truly yours,


John C. Ledwith IV
Building Inspector

VILLAGE OF TUXEDO PARK
P.O. BOX 31
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TUXEDO PARK, NEW YORK 10987

August 1, 2012

Mrs. Malina Nealis
P.O. Box 266
Tuxedo Park, NY 10987

Re: 48 Fox Hill Rd. - Trimming

Dear Mrs. Nealis:

While performing inspections along Fox Hill Road I noticed that a row of trees and bushes located on your property have grown into the roadway (pictures attached).

In accordance with Village Code Section 75-12 have the trees and bushes cut back to match the setback of the stone wall along your property boundary.

§ 75-12. Trimming or removal required.

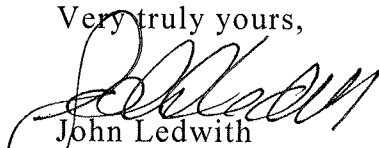
It shall be the duty of every owner of real property within the Village of Tuxedo Park to trim or remove, as circumstances may require, any trees or shrubs located on such owner's real property when such trees or shrubs, or their branches or roots, are a menace to the public or to the streets, sidewalks or underground or above-ground improvements. *Editor's Note: See also Ch. 83, Streets and Sidewalks, § 83-10.*

According to my records, I cited you with this same issue in October 2011 (pictures attached).

Please have all the vegetation cut back from the road to match the setback of the wall by August 31, 2012.

To close this matter, please notify me at 351-4745 ext. 11 when the work has been completed.

Very truly yours,


John Ledwith
Building Inspector

cc: Jeff Voss, DPW Superintendent
Village Board of Trustees

VILLAGE OF TUXEDO PARK
P.O. BOX 31
80 LORILLARD ROAD
TUXEDO PARK, NEW YORK 10987

August 10, 2012

Ms. Jacqueline Green
c/o Kathy Norris
Tuxedo Park Estates
P.O. Box 43
Tuxedo Park, NY 10987

Sent via Fax – Page 1 of 1
351-1000

Re: Parcel No. 107-1-110.1
26 Lookout Stable Rd. – Property Maintenance

Dear Mrs. Norris:

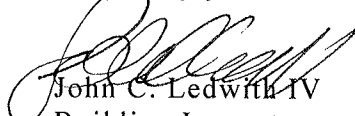
As I am not sure how to get in touch with Jacqueline Green, I did notice that you have her home listed for sale on your website. With that I ask for your assistance with resolving this matter.

While performing inspection in the Village I noticed that the above referenced parcel has become overgrown with vegetation, some of which has grown onto Lookout Stable Rd. and is interfering with passing vehicles.

Please have all vegetation cut back 3' from the shoulder of the road and 13' above the road to resolve this matter.

Thank you for your assistance.

Very truly yours,


John C. Ledwith IV
Building Inspector

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VILLAGE BOARD MEETING
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VILLAGE OF TUXEDO PARK
P.O. BOX 31
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TUXEDO PARK, NEW YORK 10987

August 9, 2012

Dr. & Mrs. David Kroning
20 West Lake Drive
Tuxedo Park, NY 10987

**Re: Parcel No. 102-1-9
Tree Maintenance**

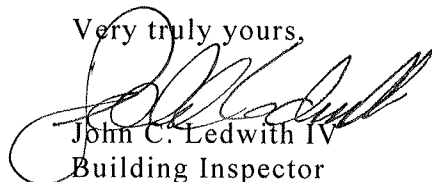
Dear Dr. & Mrs. Kroning:

While performing inspection in the Village, I noticed that two trees in your front yard were bending toward the road and had become a hazard.

Please have all roadside vegetation trimmed back 3' from the shoulder of the road, and 13' above the road.

Thank you for your cooperation with this matter.

Very truly yours,



John C. Ledwith IV
Building Inspector

VILLAGE OF TUXEDO PARK
P.O. BOX 31
80 LORILLARD ROAD
TUXEDO PARK, NEW YORK 10987

August 15, 2012

Mr. & Mrs. Raja Flores
P.O. Box 450
Sussex, WI 53089

Mr. Kenneth Torsoe
70 Westgate Rd.
Suffern, NY 10901

Re: Parcel No. 107-1-9 & 107-1-8.2
Tuxedo Rd. – Strom Water Drainage

Dear Mr. & Mrs. Flores and Mr. Torsoe:

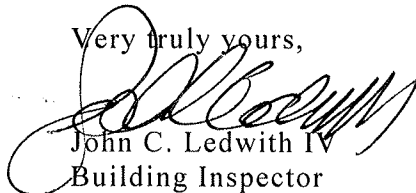
Over the past year, during heavy rainfall events, a large quantity of water appears to be flowing from your properties onto Tuxedo Rd. While I am not unaware of any changes to either of your properties, heavy rainfall events are now causing washouts both on Tuxedo Rd. and on property owned by the Tuxedo Club. Attached is a site map that indicates the approximate direction of the water flow onto Tuxedo Rd.

Please contact me to schedule a convenient time to inspect your properties to identify what has caused any change in the water runoff patterns, and to develop a plan to resolve the problem.

I can be reached at (845) 351-4745 ext. 11 or via email at jledwith@tuxedopark-ny.gov.

Thank you for your attention to this matter.

Very truly yours,

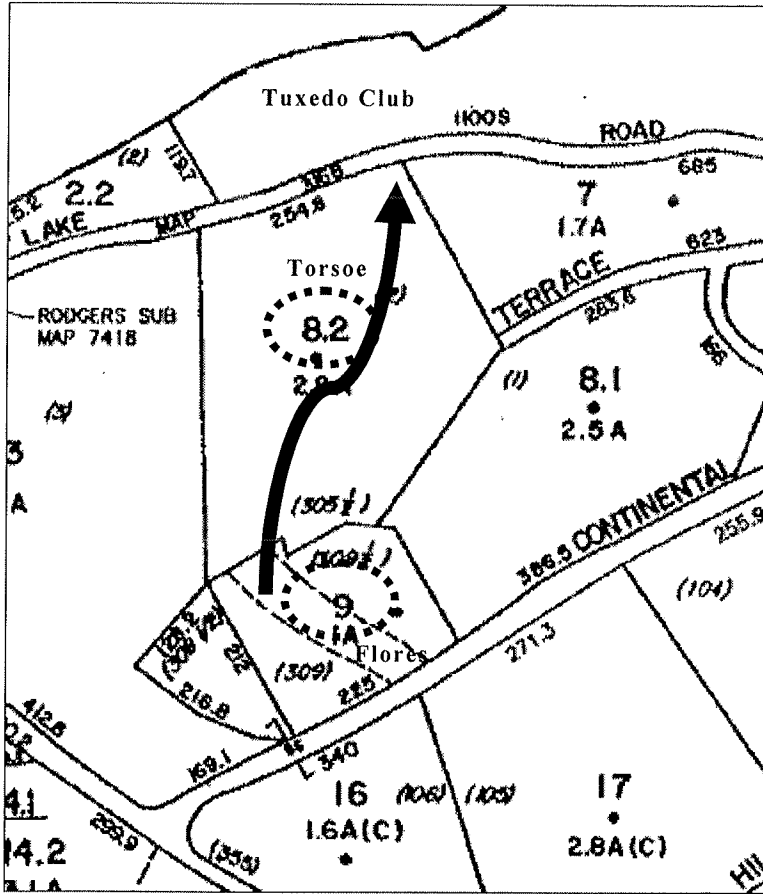


John C. Ledwith IV
Building Inspector

cc: Jeff Voss, DPW Superintendent
Village Board of Trustees

Enc.

Site Map



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VILLAGE OF TUXEDO PARK
P.O. BOX 31
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TUXEDO PARK, NEW YORK 10987

July 25, 2012

Mr. Greg Libby, Village Boat Club President
29 West Lake Drive
Tuxedo Park, NY 10987

Re: Village Board Club Dock – Stop Work Order

Dear Mr. Libby:

While I became aware of the work that the Village Boat Club was performing at the Water Plant on Friday, July 20, 2012, it was brought to my attention yesterday that the work was not approved by the Village Board.

As per Village Code Section 100-53, Procedures, and the original Village Boat Club license agreement with the Village of Tuxedo Park (attached), changes to the property that alter the appearance of the property require approval from the Village of Tuxedo Park.

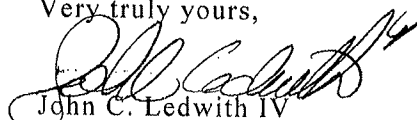
100-53 Procedures

- A. All projects involving new construction, exterior alteration, demolition, excavation, site work, accessory structures or any other activity that alters the property's appearance shall require a Building Permit and must come before the Board of Architectural Review. Normal repairs and maintenance, if not altering design, structure, materials or appearance, do not require Board approval.

Based upon my inspection of the Water Plant property, the work that was performed by the Village Boat Club alters the appearance of the property, and requires approval from the Village of Tuxedo Park.

By way of this letter I am requesting that any planned work stop while this matter is being reviewed by the Village Board of Trustees.

Very truly yours,


John C. Ledwith IV
Building Inspector

Enc.

cc: Village Board of Trustees

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VILLAGE BOARD MEETING
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VILLAGE OF TUXEDO PARK
P.O. BOX 31
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TUXEDO PARK, NEW YORK 10987

July 31, 2012

Martin A. Badinelli, General Manager
The Tuxedo Club
1 West Lake Road
Tuxedo Park, New York 10987

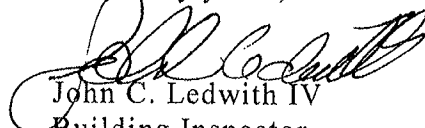
Re: Boathouse Renovations

Dear Martin:

The Board of Architectural Review approved of the architectural design of the Tuxedo Club Boathouse at its meeting on April 3, 2012. As I understand, the Tuxedo Club wishes to follow through with the plans this Fall. The Village Engineer and I have not been provided with a plan to safeguard Tuxedo Lake during construction. Until a complete set of plans is approved by the Village Engineer and I, the Building Permit will not be issued.

To help avoid any delay in your construction plans, please provide me, at your earliest convenience, your plans to safeguard the lake.

Very truly yours,


John C. Ledwith IV
Building Inspector

cc: Carl Stone, Village Engineer
Board of Architectural Review
Board of Trustees

VILLAGE OF TUXEDO PARK
P.O. BOX 31
80 LORILLARD ROAD
TUXEDO PARK, NEW YORK 10987

August 13, 2012

Attn.: Trish Gorse, Operations Coordinator
Orange & Rockland Utilities
390 W. Route 59
Spring Valley, NY 10977

Sent via Fax – Page 1 of 1
845-577-3166

**Re: Application & Permit for Pavement Cut
Tuxedo Rd., Tuxedo Park, NY**

Dear Mrs. Gorse:

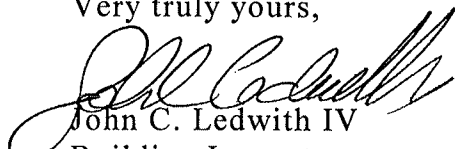
I have reviewed the above referenced application and have consulted with Jeff Voss, the Village DPW Superintendent. We cannot approve the road cut application at this time as we have the following concerns:

1. The proposed location of the natural gas main is directly in line with the most traveled road in the Village, and will greatly disrupt traffic during installation, and future repairs.
2. A sewer main owned by the Village of Tuxedo Park is located in this area.

Please contact me to schedule a meeting to discuss alternative locations for the natural gas main, and to also discuss the extension of the natural gas main into the Village of Tuxedo Park for new gas service connections.

I can be reached at 351-4745 ext. 11 or via email at jledwith@tuxedopark-ny.gov.

Very truly yours,


John C. Ledwith IV
Building Inspector

cc: Village Board of Trustees
Jeff Voss, DPW Superintendent

VILLAGE OF TUXEDO PARK
HIGHWAY DEPARTMENT
APPLICATION & PERMIT FOR PAVEMENT CUTS

Applicant Orange & Rockland
Address 390 W. Route 59 Spring Valley, NY 10977
Phone 577-3007 Fax 577-3166

Owner _____
Address _____
Phone _____ Fax _____

Location Tuxedo Rd./West of Route 17

Purpose for Payment Cut:

- Utility Connection
- Utility Repair
- Drainage
- Other (specify) Gas Main Extention

Work is expected to start on ASAP, 201 . Completed on _____, 201 .
Estimated width of opening 2'x1200' Estimated depth of opening 3'.

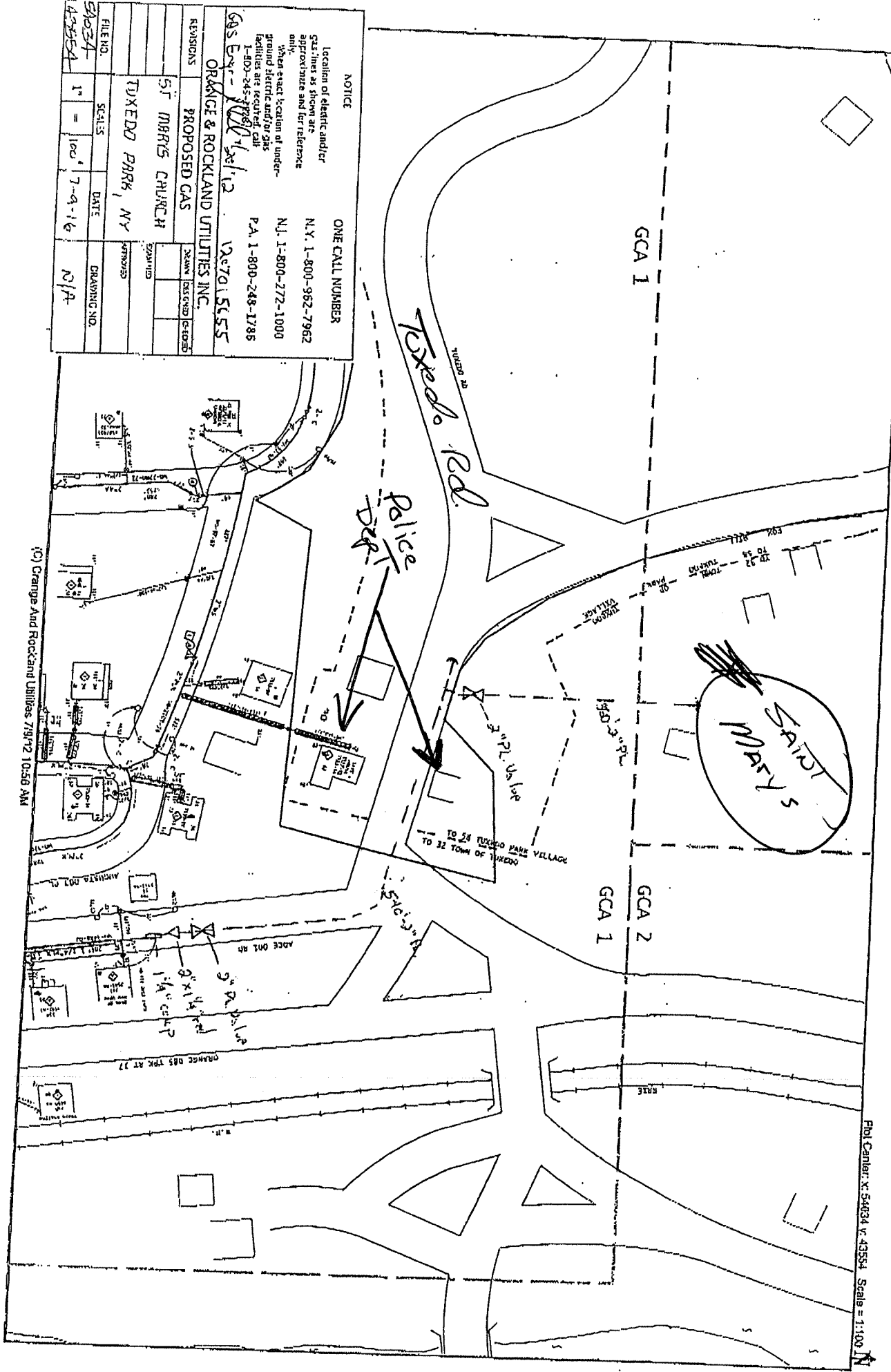
Signature *[Handwritten Signature]* Title Operations Coordinator

Permit not valid until approved by the Highway Superintendent

- Deposit \$500.
- Insurance Provided (min. liability \$500,000 / 1,000,000)
(min. property damage \$500,000)

Village Highway Superintendent

Approved Date



NOTICE

Location of electric and/or gas lines as shown are approximate and for reference only. When exact location of underground electric and/or gas facilities are located call 1-800-245-3800 or call 1-800-248-1785

ONE CALL NUMBER

N.Y. 1-800-962-7962
N.J. 1-800-272-1000
P.A. 1-800-248-1785

ORANGE & ROCKLAND UTILITIES INC.

12701 5655

PROPOSED GAS

ST. MARY'S CHURCH
TUXEDO PARK, NY

REVISIONS

FILE NO.	SCALE	DATE	DRAWING NO.
54034	1" = 100'	7-9-16	N/A
43554			

(c) Orange and Rockland Utilities 7/9/12 10:56 AM

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VILLAGE OF TUXEDO PARK
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TUXEDO PARK, NEW YORK 10987

August 2, 2012

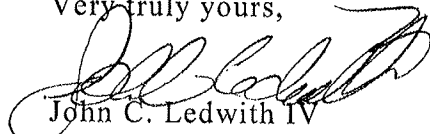
Mr. & Mrs. Greg Beard
214 East Lake Rd.
Tuxedo Park, NY 10987

Dear Mr. & Mrs. Beard:

While performing inspections along West Lake Rd., I noticed what appeared to be construction activity on your property in close proximity to Tuxedo Lake. According to the site plan that was approved by the Board of Architectural Review, no activity near the lake was proposed.

Please stop work immediately until an inspection is conducted to determine if a Building Permit is required. I can be reached at 351-4745 ext. 11 or jledwith@tuxedopark-ny.gov to schedule an inspection of the property.

Very truly yours,



John C. Ledwith IV
Building Inspector

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VILLAGE OF TUXEDO PARK
P.O. BOX 31
80 LORILLARD ROAD
TUXEDO PARK, NEW YORK 10987

August 3, 2012

Mr. & Mrs. Greg Beard
214 East Lake Rd.
Tuxedo Park, NY 10987

Dear Mr. & Mrs. Beard:

At the request of your contractor, Kristian Matthews, a site inspection of your property near Tuxedo Lake was conducted this morning.

In accordance with Village Code Section 100-53, Procedures, the work that I witnessed requires a permit and approval from the Village.

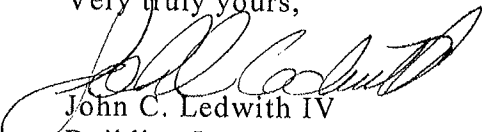
§ 100-53. Procedures.

A. All projects involving new construction, exterior alteration, demolition, excavation, site work, accessory structures or any other activity that alters the property's appearance shall require a Building Permit and must come before the Board of Architectural Review. Normal repairs and maintenance, if not altering design, structure, materials or appearance, do not require Board approval.

I advised your contractor that work must stop until approval is granted by the Village. If you wish to be heard at the Board of Architectural Review meeting on August 7, 2012, please submit no later than Monday, August 6, 2012 at 10 a.m., a completed Building Permit Application (enclosed), the application fee of \$200, escrow in the amount of \$100, and three copies of a site plan that clearly identifies the proposed work.

If you have any questions, I can be reached at 351-4745 ext. 11 or jledwith@hvc.rr.com.

Very truly yours,


John C. Ledwith IV
Building Inspector

cc: Kristian Matthews