

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

**Building Inspector
Summary Report
December 20, 2012**

1. Inspections

- a. Biagioni, West Lake Stable Rd. – Driveway drains, water service
- b. Niblo, Cliff Rd. - Framing
- c. Tuxedo Club Boathouse, Tuxedo Rd. – Demolition of boathouse, footing inspections
- d. Donnelly, Clubhouse Rd. – Fence installed without permit letter sent (attached).
- e. Klienberg/Zaloom, Tuxedo Rd. – Approved plans waiting for permit fee
- f. Humphrey, Camp Comfort Rd. – Issued Certificate of Occupancy
- g. Whelehan , Lookout Rd. – Installed propane tank and generator
- h. Dow, Chastellux Lane – Inspected rock wall with Kristian Matthews that shifted toward Tuxedo Lake during hurricane. Waiting for written plan to rebuild the wall.

2. Correspondence/Project Updates

- a. Reviewed plans for Schmidtberger potting shed.
- b. Reviewed plans for Hanson shed.
- c. Issued Building Permit to Peter Regna for renovations to 15 Mtn. Farm Rd.
- d. Issued Building Permit to Howard Shore for the construction of a pool at 15 Patterson Brook Rd.
- e. Contacted Verizon regarding residents without phone service several days after storm (Cassis, Stevens).
- f. Coordinated installation of propane tank at South Gate house for new generator for the police gate
- g. Contacted several people about use of satellite communications for control of South Gate (video & audio) instead of phone line (Verizon) and internet cable (Optimum)
- h. Yaboo Fence made repairs to Tuxedo Rd. guide rail. Bill sent to property owner.
- i. Glenn Young – Sent reminder about work performed without a permit (attached).
- j. Sent letter to Barton & Loguidice regarding invoices that have not been approved (attached).
- k. Contacted the following property owners about tree removal: Uli Pendl, Sally Sonne, Anatoly Umansky, Oliver Grace, Rich Palecek, Chase (Levenbrown).

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

VILLAGE BOARD MEETING
FOURTH TUESDAY OF EACH MONTH

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

December 12, 2012

Mr. Richard Donnelly
51 Clubhouse Road
Tuxedo Park, NY 10987

Re: Village Code §100-18 Fences

Dear Mr. Donnelly:

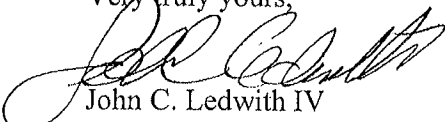
As per our discussion last week, the fence that you have erected does not comply with the Village Code in that it requires approval from the Board of Architectural Review, the Board of Zoning Appeals, and a Building Permit. For your convenience enclosed is a building permit application package and a copy of Village Code Section 100-18 Fences.

In advance of submitting a building permit application for a fence, I am requesting that the fence that you have erected is removed from the property until such time that a building permit is issued. Please have the fence removed within 10 days of receipt of this letter.

Upon receipt of your application, and the required site plan and fence details, you will be placed on the next available Board of Architectural Review meeting agenda.

If you have any questions, please feel free to contact me at 351-4745 ext. 11.

Very truly yours,


John C. Ledwith IV
Building Inspector

Enc. Building Permit Application Package
Village Code §100-15 Fences

John Ledwith

From: shakescenes@aol.com
Sent: Friday, December 14, 2012 4:17 PM
To: jledwith@tuxedopark-ny.gov
Subject: Re: GLENN'S PARKING ENCLOSURE

Dear John,

Out of town for the next week. But most assuredly, I have had the drawings ready for submission on the parking area for some time. Let me get them over to you immediately after the holidays together with whatever paperwork you may require.

All the best to you and your family for the Holidays!

all best

GLENN

-----Original Message-----

From: John Ledwith <jledwith@tuxedopark-ny.gov>
To: shakescenes <shakescenes@aol.com>
Cc: p1282j <p1282j@aol.com>
Sent: Thu, Dec 13, 2012 3:51 pm
Subject: RE: GLENN'S PARKING ENCLOSURE

Dear Mr. Young:

Please advise me of the status of your permit request.

Regards,
John Ledwith

From: shakescenes@aol.com [mailto:shakescenes@aol.com]
Sent: Monday, October 08, 2012 4:10 PM
To: jledwith@tuxedopark-ny.gov; p1282j@aol.com
Subject: Re: GLENN'S PARKING ENCLOSURE

By all means, John, I shall follow your guidance and submit when we have designs for both areas to discuss.

The retaining wall that abuts my home collapsed as a result of the seismic disturbance caused by pile driving directly above me on the Witte property. The tarp covers the detritus. I can either simply repair the wall --or create a series of landscaped terraces. The terraces would be quite lovely but twld obviously be simpler to repair the very substantial wall that's already there.

Again, i wld be grateful for your view; I'm not invested in the terrace idea; if the BAR has suzerainty over this repair and is ill disposed towards the terrace principle, I'll just skip it. I myself have the most beautiful vista imaginable with or without the terraces. I did think the many strollers past my home might enjoy the view the terraces wld afford.

all best,

GLENN

-----Original Message-----

From: John Ledwith <jledwith@tuxedopark-ny.gov>
To: shakescenes <shakescenes@aol.com>
Cc: p1282j <p1282j@aol.com>

Sent: Fri, Oct 5, 2012 1:39 pm
Subject: RE: GLENN'S PARKING ENCLOSURE

Dear Mr. Young:

I feel it would be best to incorporate the driveway to the south in your plans. I have also heard from the BAR members. They asked me what the green tarp is covering. The explained that they saw the tarp last weekend while performing inspections on West Lake Rd.

As the BAR typically prefers comprehensive plans, please incorporate all the items on your site plan.

Thank you.

Regards,
John Ledwith

From: shakescenes@aol.com [mailto:shakescenes@aol.com]
Sent: Friday, October 05, 2012 12:35 PM
To: jledwith@tuxedopark-ny.gov
Cc: p1282j@aol.com
Subject: GLENN'S PARKING ENCLOSURE

Dear John,

Mr. Silver is about to submit our application (duly signed and sealed with his NYS credentials) in the next several days; sure, we're quite amenable to laying out plans for the south parking area--you and I are in complete concert about the rusty chain, the signs, and the charm elements--but it would mean either submitting the first plan now with the pledge of the plans for the south area tk--he's jammed with other work--or waiting for both segments at a somewhat later date. What is yr preference?

all best

GLENN

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December 19, 2012

Donald H. Fletcher, Vice President
Barton & Loguidice, P.C.
10 Airline Drive, Suite 200
Albany, NY 12203

Re: Overton - Project Invoices

Dear Mr. Fletcher:

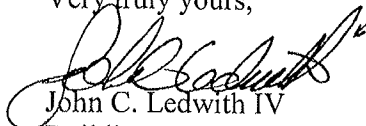
As a follow up to the voice mail message that I left you on Monday, December 17, 2012, the Village of Tuxedo Park has rejected the invoices received from your firm for review of the Overton project.

To resolve this matter, please contact Jennifer Van Tuyl, Overton project representative, to negotiate an agreed amount to resolve all invoices issued from Barton and Loguidice. For your convenience, enclosed is an analysis of the Barton & Loguidice invoices prepared by Debbie Matthews, Village Clerk/Treasurer, and invoice number 64209 that was received after the analysis was performed.

Jennifer L. Van Tuyl - CUDDY & FEDER^{LLP}
300 Westage Business Center, Suite 380
Fishkill, New York 12524
Tel (845) 896-2229, Ext. 1941
Direct (914) 872-1941
Fax (845) 896-3672
jvantuyl@cuddyfeder.com

Upon receiving written notification from both Jennifer Van Tuyl and you of an agreed settlement amount, payment will be made to close this matter.

Very truly yours,


John C. Ledwith IV
Building Inspector

cc: Jennifer Van Tuyl
Rick Golden, Village Attorney
JoAnn Hanson, Planning Board Chair

Debbie Matthews

From: Debbie Matthews [dmatthews@tuxedopark-ny.gov]
Sent: Friday, October 12, 2012 1:29 PM
To: 'jhanson@avantiprop.com'
Subject: Barton & Loguidice Invoices

JoAnn:

In reviewing the five (5) invoices received from Barton & Loguidice, it appears the invoice dated June 5, 2012 (#62490 for \$4,483.00) covering the period 3/1/12-3/28/12 is also included in their invoice #62695 dated June 19, 2012 for \$14,156.50, which covers the period 3/1/12-5/31/12. Therefore, subtracting the duplicate \$4,483 invoice from the \$14,156, the net is \$9,673.50. B&L agreed to reduce this invoice by \$2,175 leaving a balance due of \$7,498.50.

In summary, the four invoices are as follows:

#62695 dated June 19, 2012 for 3/1/12-5/31/12 originally \$14,156.50 less items above = \$7,498.50
#62927 dated July 13, 2012 for 6/1/12-6/30/12 originally \$2,832.00 less B&L adjustment of \$472 = \$2,360
#63357 dated August 15, 2012 for 7/1/12-7/31/12 with no adjustment = \$1,062.00
#63832 dated September 21, 2012 for 8/1/12-8/31/12 with no adjustment = \$236.00

Total due with adjustments = \$11,156.50

If you have any questions, please let me know.

Thank you.

Debbie



290 Elwood Davis Rd.
 PO Box 3107
 Syracuse, NY 13220-3107
 315-457-5200

JoAnn Hanson
 Planning Board Chairperson
 Village of Tuxedo Park
 80 Lorillard Road
 P.O. Box 31
 Tuxedo Park, NY 10987

October 22, 2012
 Project No: 1483.001.001
 Invoice No: 64209

Project 1483.001.001 Village of Tuxedo Park Planning Consulting Services

Professional Services thru September 29, 2012

Professional Personnel

	Hours	Rate	Amount	
Sr Land Use Planner	6.50	118.00	767.00	
Totals	6.50		767.00	
Total Labor				767.00

Billing Limits

	Current	Prior	To-Date	
Total Billings	767.00	18,286.50	19,053.50	
Limit			20,000.00	
Remaining			946.50	
		Total Amount Due		\$767.00

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Date: December 19, 2012

Sent via fax & email

614-776-8688

To: Chase – CPC Violations

cpc.violations@jpmchase.com

Fr.: John C. Ledwith IV, Building Inspector

Re: Violation Notice
Property Maintenance Violations
3 Acoma Rd., Tuxedo Park, NY 10987

Please be advised that the above captioned property contains several violations of the Code of the Village of Tuxedo park that must be addressed immediately. I originally contacted your office via phone on November 1, 2012 and requested to meet a representative from your company to address the violations. The violations include garbage dumped on the property, fallen trees blocking the driveway, and several trees that have fallen close to the public road.

As the violations on this property create a public safety hazard this matter must be addressed immediately to prevent personal injury.

Upon receive of this violation notice please have a representative from your firm contact me at (845) 351-4745 ext. 11.

Failure to address this matter will cause the issuance of a fine and a violation notice to be addressed before the Village of Tuxedo Park Justice Court.