

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

**Building Inspector
Summary Report
December 2014**

1. Building Permits:

No building permits for approval this month.

2. Inspections/Correspondence:

- a. Biagioni, West Lake Stable Rd. – Nearing completion of interior work. Installing appliances, final painting and plumbing fixtures.
- b. Hatsis, West Lake Rd. – Received email from mortgage servicing company that they will be addressing the violations immediately. Email attached.
- c. Skutnik – Tower Hill Loop – Advised property owner to stop work and to apply to BAR for changes being made to the exterior of the house. Email attached.
- d. Overton, Mtn. Farm Rd. – Performed site inspection of Mtn. Farm Water Tank with applicants engineers to seek a new location for a new water tank. Obtained GPS coordinates for the existing water tank location, road from Potuckit to the water tanks, and two spot locations.
- e. Dow, Ridge Rd. – Met with Mr. Dow, his architect, and Carl Stone, to review his plans for a photovoltaic system on his property.
- f. Tuxedo Club, West Lake Rd. – Met with project manager to review work being performed inside the tennis building.
- g. Keating, Cliff Rd. – In process of coordinating appropriate performance bond amounts.
- h. Mahan, Ridge Rd. – Performed inspection of new insulation in walls and attic.
- i. Regna, Mtn. Farm Rd. – Performed partial inspection of framing 1st and 2nd floors.
- j. Tyler, West Lake Rd. – Coordinated BAR review of proposed alternative window manufacturer (Hurd).
- k. Beard, East Lake Rd. – Sent attached letter on December 5, 2014 regarding issues identified during site inspection.

John Ledwith

HATSI'S

From: Tison, Joanna Marie M [JoannaMarie.Tison@altisource.com]
Sent: Friday, December 05, 2014 12:53 PM
To: John Ledwith
Subject: RE: 456 West Lake Rd., Tuxedo Park, NY - Property Maintenance Violations

Thank you Mr. Ledwith. We will address the violations immediately.

Thank you,

Joanna Marie Tison | Code Compliance Specialist | Property Preservation and Inspection

Altisource®
P.O. Box 105460 | Atlanta, Georgia 30348-5460
P: (770) 612-7007 | ext: 293171 | F: (770) 989-7133
joannamarie.tison@altisource.com | www.Altisource.com

ESCALATION MATRIX

Level
Title
Name
E-mail
Extension
1ST
Supervisor
Jose Sia
Joseiii.sia@altisource.com
293932
2nd
Assistant Manager
Mark Magboo
Mark.Magboo@altisource.com
293263

Assistant
Manager
Ronel Ancheta
Ronel.Ancheta@altisource.com
293263
3rd
Operation Manager
Nathaniel Martinez
Nathaniel.Martinez@altisource.com
293959

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

From: John Ledwith [<mailto:jledwith@tuxedopark-ny.gov>]
Sent: Saturday, December 06, 2014 12:55 AM
To: Tison, Joanna Marie M
Subject: 456 West Lake Rd., Tuxedo Park, NY - Property Maintenance Violations

Joanna:

Attached are the violations notices for the parcel located at 456 West Lake Rd., Tuxedo Park, NY 10987. Please have someone contact me to schedule an inspection of the building in advance of any work being performed.

Given the amount of time that has lapsed since the last violation notice, I plan on performing an inspection of the property next week after which I will provide you with any updates. It would be most helpful if the property owner or someone from your company was present when I visit the property. Fines and violation charges have accrued to \$4,250.

If you have any questions, I can be reached at 845-351-4745 ext. 11 or via email at jledwith@tuxedopark-ny.gov.

Regards,
John Ledwith
Building Inspector

This email message and any attachments are intended solely for the use of the addressee. If you are not the intended recipient, you are prohibited from reading, disclosing, reproducing, distributing, disseminating or otherwise using this transmission. If you have received this message in error, please promptly notify the sender by reply email and immediately delete this message from your system. This message and any attachments may contain information that is confidential, privileged or exempt from disclosure. Delivery of this message to any person other than the intended recipient is not intended to waive any right or privilege. Message transmission is not guaranteed to be secure or free of software viruses.

John Ledwith

Subject: FW: 456 West Lake Rd., Tuxedo Park, NY - Property Maintenance Violations
Attachments: 456 West Lake Rd., Tuxedo Park, NY - Property Maintenance Violations.pdf

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

From: John Ledwith [<mailto:jledwith@tuxedopark-ny.gov>]

Sent: Friday, December 05, 2014 11:55 AM

To: 'joannamarie.tison@altisource.com'

Subject: 456 West Lake Rd., Tuxedo Park, NY - Property Maintenance Violations

Joanna:

Attached are the violations notices for the parcel located at 456 West Lake Rd., Tuxedo Park, NY 10987. Please have someone contact me to schedule an inspection of the building in advance of any work being performed.

Given the amount of time that has lapsed since the last violation notice, I plan on performing an inspection of the property next week after which I will provide you with any updates. It would be most helpful if the property owner or someone from your company was present when I visit the property.

If you have any questions, I can be reached at 845-351-4745 ext. 11 or via email at jledwith@tuxedopark-ny.gov.

Regards,
John Ledwith
Building Inspector

 *** FAX TX REPORT ***

TRANSMISSION OK

JOB NO.	1354
DESTINATION ADDRESS	18666034760
PSWD/SUBADDRESS	
DESTINATION ID	
ST. TIME	08/20 14:06
USAGE T	00' 42
PGS.	1
RESULT	OK

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
 80 LORILLARD ROAD
 TUXEDO PARK, NEW YORK 10987

August 20, 2012

BAC - Field Services
 Attn.: Resolution Center
 301 East Vanderbilt Way, Suite 350
 San Bernardino, CA 92408

Sent via Fax – Page 1 of 1
 866-603-4760

Re: BAC Ticket No. 11318126 - Parcel No. 102-1-11
456 West Lake Road
Tuxedo Park, NY 10987

To Whom it May Concern:

As a follow up to my recent phone call, please be advised that the above referenced property is in violation of the following sections of the Code of the Village of Tuxedo Park, and the NYS Property Maintenance Laws:

- 1. NYS Building Code §302.4 Property Maintenance**
 All premises and immediate exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
- 2. VTP Code §75-18 Hazardous Growth Prohibited**
 No brush, tall grass, rubbish or weeds which constitute a fire or health hazard to the residents of the Village of Tuxedo Park or to adjoining properties shall be permitted to grow, accumulate or spread on any real property in the Village.
- 3. VTP Code §75-9 Exterior Maintenance Standards**
 The exterior of all premises shall be kept free of the following matter, materials or conditions:
 Fallen trees, limbs or branches within 50 feet of a public roadway or neighboring property line.

Contact me within five days of receipt of this notice to schedule an inspection of the property prior to performing any work. I can be reached at (845) 351-4745 ext. 11 or via email at jledwith@tuxedopark-ny.gov

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

August 20, 2012

BAC - Field Services
Attn.: Resolution Center
301 East Vanderbilt Way, Suite 350
San Bernardino, CA 92408

Sent via Fax – Page 1 of 1
866-603-4760

Re: BAC Ticket No. 11318126 - Parcel No. 102-1-11
456 West Lake Road
Tuxedo Park, NY 10987

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2. VTP Code §75-18 Hazardous Growth Prohibited

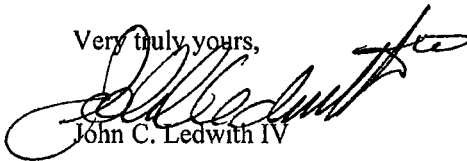
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Very truly yours,



John C. Ledwith IV

Building Inspector

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

September 12, 2012

BAC - Field Services
Attn.: Resolution Center
301 East Vanderbilt Way, Suite 350
San Bernardino, CA 92408

Sent via Fax – Page 1 of 1
866-603-4760

Re: Parcel No. 102-1-11
456 West Lake Road
Tuxedo Park, NY 10987

To Whom it May Concern:

As a follow up to my recent phone call, please be advised that the above referenced property is in violation of the following sections of the Code of the Village of Tuxedo Park, and the NYS Property Maintenance Laws:

1. VTP Code §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. As many as four trees have been identified as being hazardous as they are overhanging the street and public utility wires. Attached are pictures of the trees

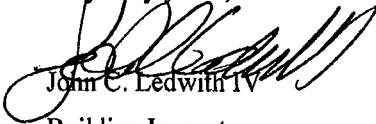
2. NYS Property Maintenance Code §F311.2

Safeguarding vacant premises. - Vacant Premises

Temporarily unoccupied buildings, structures, premises or portions thereof shall be secured and protected in accordance with this section. During my inspection on September 11, 2012, I noticed that the garage door was partially open. Attached is a picture of the area.

Contact me within five days of receipt of this notice to schedule an inspection of the property prior to performing any work. I can be reached at (845) 351-4745 ext. 11 or via email at jledwith@tuxedopark-ny.gov.

Very truly yours,


John C. Ledwith IV
Building Inspector

ATTENTION

ENTRY BY UNAUTHORIZED PERSONS IS STRICTLY PROHIBITED

To protect the interest of the lender and in accordance with the terms of the security instrument, the property has been secured to prevent entry by unauthorized persons.

BAC Field Services Corporation does not own the property and should not be contacted regarding its sale or rental.
FOR SALE/RENTAL INQUIRIES PLEASE CONTACT YOUR LOCAL REALTOR OR BANK OF AMERICA AT 866-781-0029. YOU MAY ALSO VISIT www.bankofamerica.reo.com.

IN CASE OF AN EMERGENCY ONLY!

Call (866) 515-9759

Please have the property address and work order number below ready.

To report property issues please visit:
<http://fieldservices.bankofamerica.com>

Property Winterized (Propiedad Preparada para el invierno): Yes (Si) ___ No (No) ___

Date (Fecha): _____

Property Address (Dirección de la propiedad): _____

Representative's Name (Nombre del representante): RAYMON MOCK

Vendor ID (Identificación del Vendedor): 916900629

Work Order Number (Número de orden de Trabajo): _____

ATENCIÓN

LA ENTRADA DE PERSONAS NO AUTORIZADAS ESTÁ ERICTAMENTE PROHIBIDO

Para proteger el interés del prestamista y de acuerdo con los términos del instrumento de seguridad, la propiedad ha sido asegurada para prevenir la entrada de personas no autorizadas.

BAC Field Services Corporation no es dueño de la propiedad y no debe ser contactado con respecto a la venta o alquiler.

SI TIENE PREGUNTAS SOBRE LA VENTA O ALQUILER DE LA PROPIEDAD, POR FAVOR COMUNÍQUESE CON SU AGENTE LOCAL DE BIENES RAÍCES O LLAMAR A EI BANCO DE AMÉRICA AL 866-781-0029. TAMBIÉN PUEDE VISITAR LA PÁGINA DE INTERNET

www.bankofamerica.reo.com.

¡EN CASO DE EMERGENCIA SOLAMENTE!

Llamar al (866) 515-9759

Por favor de tener la dirección de la propiedad y el número de orden de trabajo debajo listo.

Para reportar problemas sobre la propiedad visite la página de internet:

<http://fieldservices.bankofamerica.com>

*** FAX TX REPORT ***

HATSLS

TRANSMISSION OK

JOB NO.	1450
DESTINATION ADDRESS	18666034760
PSWD/SUBADDRESS	
DESTINATION ID	
ST. TIME	09/12 15:01
USAGE T	00' 35
PGS.	1
RESULT	OK

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

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

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

September 12, 2012

BAC - Field Services
Attn.: Resolution Center
301 East Vanderbilt Way, Suite 350
San Bernardino, CA 92408

Sent via Fax - Page 1 of 1
866-603-4760

Re: Parcel No. 102-1-11
456 West Lake Road
Tuxedo Park, NY 10987

To Whom it May Concern:

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1. VTP Code §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. As many as four trees have been identified as being hazardous as they are overhanging the street and public utility wires. Attached are pictures of the trees

2. NYS Property Maintenance Code §F311.2

Safeguarding vacant premises. - Vacant Premises

Temporarily unoccupied buildings, structures, premises or portions thereof shall be secured and protected in accordance with this section. During my inspection on September 11, 2012, I noticed that the garage door was partially open. Attached is a picture of the area.

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
80 LORILLARD ROAD
TUXEDO PARK, NEW YORK 10987

June 26, 2012

Mr. Mark Hastis
456 West Lake Rd.
Tuxedo Park, NY 10987

Re: Parcel No. 102-1-11


Dear Mr. Hastis:

While performing inspections in the area I noticed an accumulation of overgrowth on your property.

In accordance with NYS Building Code, Property Maintenance Section 302.4, and Village Code Section 75-18, have the overgrowth removed from the property within 30 days from the date of this letter.

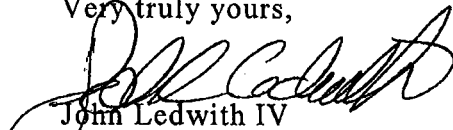
§PM302.4 Weeds. All premises and immediate exterior property shall be maintained free from weeds or plant growth in excess of (jurisdiction to insert height in inches). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

§ 75-18. Hazardous growths prohibited.

No brush, tall , rubbish or weeds which constitute a fire or health hazard to the residents of the Village of Tuxedo Park or to adjoining properties shall be permitted to grow, accumulate or spread on any real property in the Village.

If you have any question regarding this matter please email me at jledwith@tuxedopark-ny.gov or call me at (845) 351-4745 ext. 11.

Very truly yours,


John Ledwith IV
Building Inspector

cc: BAC Tax Services Corp.



John Ledwith

From: John Ledwith [jledwith@tuxedopark-ny.gov]
Sent: Thursday, December 18, 2014 10:05 AM
To: 'shashskutnik@yahoo.com'
Subject: VTP - Building Dept. Stop Work Order

Dear Mrs. Skutnik:

Below is the exchange of emails that I had with your husband yesterday afternoon. Since work was continuing this morning he must not have received my response. Please stop all work involving changes to the exterior windows and submit a building permit application for the work that you are seeking to undertake. Included in my email below I included the types of materials that should be submitted with your building permit application.

Regards,
John Ledwith
Building Inspector
351-4745 ext. 11

From: John Ledwith [mailto:jledwith@tuxedopark-ny.gov]
Sent: Wednesday, December 17, 2014 2:21 PM
To: Tony Skutnik [mailto:tskutnik@theenosysgroup.com]
Cc: Paola [mailto:PJTBAR@aol.com]
Subject: VTP - Building Dept. Stop Work Order

Dear Mr. Skutnik:

The changes that you proposed in your email below are required to be reviewed and approved by the Board of Architectural Review before any work begins. Please secure the opening that your contractor has created and stop any additional work immediately. Please submit a completed Building Permit Application (attached) with a drawing of your proposed changes. Also include your window manufacturers cut sheets, trim details, and any pictures of the area before work began.

While the changes that you are proposing may seem small and inconsequential, the Board of Architectural Review in the Village of Tuxedo Park has jurisdiction over exterior changes to every home in Tuxedo Park, and is very sensitive to changes involving the original façade, window styles/materials/proportions, shadow lines, and decorative moldings.

Please submit a completed building permit application with the items requested above with any other details that you feel justify the changes that you are proposing with a check in the amount of \$300. To expedite review and approval of the work please submit all paperwork to me at the Village Office by December 26th in order to be placed on the next available BAR meeting scheduled on January 6, 2015 at 7 p.m. at the Village Office.

Very truly yours,
John Ledwith
Building Inspector
351-4745 ext. 11

From: Tony Skutnik [mailto:tskutnik@theenosysgroup.com]
Sent: Wednesday, December 17, 2014 1:44 PM
To: John Ledwith
Subject: RE: VTP - Building Dept.

John
Thanks for the note. We are replacing a section of the house that had a lot of rot. There was a 2 inch bump out that never made any sense and was not cantilevered properly and it rotted. We are replacing them with new windows. Should not be any real difference in the aesthetic. There is nothing really structural - more of a repair.
Please call if there are any questions.

----- Original message -----

From: John Ledwith
Date:12/17/2014 12:43 PM (GMT-05:00)
To: Tony Skutnik
Subject: VTP - Building Dept.

Dear Mr. Skutnik:

While driving around the Village this morning I noticed that your rear second floor porch/windows on the north facing side of your home has been removed. While I appreciate the rebuilding of weathered portions of the building please email me with your exact intentions before I receive calls from your neighbors. The work that you have started is structural in nature and should be performed after a building permit is issued.

Regards,
John Ledwith
Building Inspector
351-4745 ext. 11

John Ledwith

From: John Ledwith [jledwith@tuxedopark-ny.gov]
Sent: Friday, December 05, 2014 2:20 PM
To: 'ARL POOLS INC'; 'Kevin Brodie'; 'Karen Arent Landscape Architect'
Cc: 'Paola'; 'Lili Neuhauser'; 'Rick Golden'; 'Sanford, Kenneth (Village of Tuxedo Park)'; 'Voss, Jeffrey (Village of Tuxedo Park)'
Subject: Beard Residence - Site Inspection - December 5, 2014 - Concerns to be addressed

This morning I conducted an inspection of the Beard property. I am concerned about the following:

1. The newly installed siltation fence located behind the tennis court area has not been installed correctly. The lower section of the fence must be buried and secured in such a way that any water or soil will not pass freely under the fencing.
2. I am not sure why the burlap fencing was installed along the evergreen trees on the north side of the property. Please supply me with your reason for installing the burlap fencing.
3. The utility room that contains the pool filters, pool water heaters, generator, and boiler for the radiant heating, must be designed to allow of sufficient intake and exhaust airflow. I had a meeting with some of the contractors this past summer. At that time I requested specifications for each of the mechanical systems, and calculations that identify the size of all vents, intake and exhaust. The requested information was never received.
4. This morning soil and rock was being shifted to the entrance of the tennis court area near the entrance to the property along East Lake Road. Due to the slope of the terrain around the tennis court, and the existing driveway, it is imperative that erosion control measures are put into place to prevent any soil from entering the Village drainage system and East Lake Rd.

Please address these matters immediately.

Regards,
John Ledwith
Building Inspector

John Ledwith

From: Kevin Brodie [kbrod7@optonline.net]
Sent: Monday, December 08, 2014 10:16 AM
To: 'John Ledwith'; 'ARL POOLS INC'; 'Karen Arent Landscape Architect'
Cc: 'Paola'; 'Lili Neuhauser'; 'Rick Golden'; 'Sanford, Kenneth (Village of Tuxedo Park)'; 'Voss, Jeffrey (Village of Tuxedo Park)'
Subject: RE: Beard Residence - Site Inspection - December 5, 2014 - Concerns to be addressed

Hi John,

I will discuss these issues with Angel from ARL Pools and get back to you with the information requested.

Best Regards,
Kevin

kevin brodie architect | 191 route 32 | central valley, ny 10917
office 845.928.2504 | fax 845.928.6581 | cell 201.486.1120
email kbrod7@optonline.net

From: John Ledwith [<mailto:jledwith@tuxedopark-ny.gov>]
Sent: Friday, December 05, 2014 2:20 PM
To: 'ARL POOLS INC'; 'Kevin Brodie'; 'Karen Arent Landscape Architect'
Cc: 'Paola'; 'Lili Neuhauser'; 'Rick Golden'; 'Sanford, Kenneth (Village of Tuxedo Park)'; 'Voss, Jeffrey (Village of Tuxedo Park)'
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Please address these matters immediately.

Regards,
John Ledwith
Building Inspector

John Ledwith

From: Karen Arent Landscape Architect [kala@hvc.rr.com]
Sent: Monday, December 08, 2014 9:35 AM
To: John Ledwith
Cc: Laurie Beard; Gregory Beard
Subject: Letter re Topsoil and Burlap
Attachments: Letter to John Ledwith 120814.pdf

Hello John:

Attached is the letter as per your request.

Best regards,

Karen Arent

Karen Arent Landscape Architect
Phone: (845) 294-9958

KALA

Karen Arent Landscape Architect

December 8, 2014

Mr. John Ledwith
Village of Tuxedo Park Building Inspector
80 Lorillard Road
Tuxedo Park, NY 10987

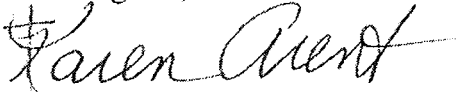
Re: Beard Residence

Dear Mr. Ledwith:

I write this letter to inform you that Angel, with ARL Pools, plans to purchase topsoil/compost mix for the Beard residence from Organic Recycling in Goshen, New York. They test their soils regularly and have been approved to deliver soil to Tuxedo Park.

The landscaper installed burlap to protect the trees from the winter winds. The lower sections of the Norway Spruces appear to have winter injury, probably caused by the drying effect of winter winds off the lake. The Spruces will probably need the burlap during the winter season for another year or so. After they grow their roots and become established, burlap during winter months will not be necessary.

Best regards,



Karen Arent Landscape Architect

Cc: Laura and Greg Beard