

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

Building Inspector
Summary Report
July 2012

1. Performed inspections at:
 - a. Jenkins - Framing, insulation
 - b. Witte - Site inspection with landscape designer regarding change in landscaping plans. Also reviewed project with general contractor noting remaining open items.
 - c. Hanson - Tower Hill Rd. – Issued letter regarding work to shed that requires BAR approval. Also notified Hanson of Building Permit expiration dates (Pool 8/16/12 & Walls/Patio Area 10/7/12).
 - d. Tuxedo Club fireworks display setup (Legion Fireworks Co.).
2. Contacted Mrs. Martin regarding piles of tree limbs that were placed on the neighboring property (Lindsay), and stacks of fire wood visible from the road and neighboring properties.
3. Contacted Mrs. Cathcart regarding removal of tree stumps along Tuxedo Rd. Have been advised that the stumps are scheduled to be ground up by the end of July.
4. Advised Mrs. Booth of a large tree on her property that appears to have been hit by lightning. Mrs. Booth has asked landscaping company to inspect the tree.
5. Advised Tuxedo Club Boatmaster, Eric Cathcart, that the flag pole at the Tuxedo Lake shoreline can be replaced without a permit.
6. Advised new owners of Dawson property located on West Lake Rd. of firewood storage regulations.
7. Contacted Verizon regarding transferring wires to new utility poles and removal of old utility poles. Also, relocating guy wires from dead trees on West Lake Rd.
8. Provided O&R with light bulbs for street lights.
9. Sent letter to Hatsis, West Lake Dr., regarding condition of property (letter attached). No response from property owner. Also contacted mortgage company earlier in the year and was advised that they have been advised not to perform any work on the property. Would like to recommend that the Village Board authorize the Village DPW to remove any limbs on the property and mow the lawn. The property owner will then be billed for the cleanup.
10. Similar to above, I have attempted to contact Isaac Levinbrown regarding the condition of 3 Acoma Rd. (letter attached) I ask that the Village Board consider authorizing the Village DPW to pick up any limbs and mow the lawn.

11. Sent letter to Mr. King, Clubhouse Rd., regarding cutting grass. Grass was cut within one week of notification.
12. Assisted with the removal of the flotation markers in Tuxedo Lake after Milfoil was removed by Aquatic Invasive Management.
13. Advised phone company of inoperative service between Water Plant and Ridge Road Water Tanks. Will request refund for time service was not being provided.
14. Issued Certificate of Occupancy to Klimecki house at 3 Ridge Rd.
15. Oversaw completion of repairs to the South Gate House that included carpet install, final painting touchup, garbage removal, new entrance steps, and new entrance door locks.
16. Attended meeting on July 24th with both VTP and Overton Subdivision engineers and attorneys to discuss water distribution system plans.

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

July 16, 2012

Mr. Donald Hanson
4 Tower Hill Road
Tuxedo Park, NY 10987

**Re: Parcel No. 107-1-24
Shed Foundation/Stone Wall/Permit Expiration**

Dear Mr. Hanson:

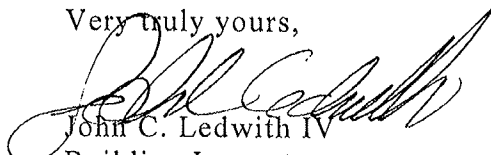
According to your site plan on file, dated March 29, 2010 with a revision date of February 28, 2011, a new foundation is proposed under the existing shed. The plans do not call for an increase in the shed height and the creation of a storage area underneath the shed.

If you wish to increase the height of the shed, please provide architectural plans, and a new building permit that clearly identifies the work that you are proposing. The plans must include existing and proposed elevations. The next meeting of the Board of Architectural Review is tentatively scheduled for August 7, 2012 at 7 p.m. The deadline date for submittal of the required paperwork and payment of all fees is July 27, 2012 at 4 p.m.

On a separate matter, by way of this letter, I am asking that the Board of Architectural Review confirm that the stone wall that you have started to construct along Tower Hill Road agrees with what they approved.

Given the relatively short time that remains before both your permits expire, I think that it would be beneficial that you and I inspect the site together to make a punch list of items that need to be completed. Please contact me at 351-4745 ext. 11 to schedule a site visit.

Very truly yours,


John C. Ledwith IV
Building Inspector

cc: Tony O'Neil
Village Board of Architectural Review
Village Board of Trustees
Rick Golden, Village Attorney

4 Tower Hill Road
Tuxedo Park, NY 10987

Via- Email

07/19/12

John Ledwith
Building Inspector
30 Lorrillard Rd,
Tuxedo Park, NY 10987

Re: 4 Tower Hill Road – Tuxedo Park, NY

Dear John,

In reviewing your letter again of July 12th – I did noticed one item that needs to be corrected.

The building permit was for the building itself and the second permit, which expires in October, covers the landscaping and the terraces etc.

You may recall, that we had an extensive discussion with regard to the square footage that would be in the terraces, this included the pool and the deck around the pool. Our intent is to finish the pool sometime in August. We believe it is part of the permit that expires in October.

Sincerely,

A handwritten signature in black ink, appearing to read "Donald L. Hanson". The signature is fluid and cursive, with a large initial "D" and a long horizontal stroke at the end.

Donald L. Hanson

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

July 12, 2012

Mr. Donald Hanson
4 Tower Hill Road
Tuxedo Park, NY 10987

**Re: Parcel No. 107-1-24
Shed & Permit Expiration Dates**

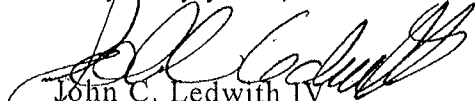
Dear Mr. Hanson:

On Wednesday, July 11, 2012, Tony O'Neil, your construction manager, approached me about moving the shed located on the northern side of your property. He indicated that you had asked that the shed be raised up, and Tony was suggesting that the structure should be demolished and rebuilt. According to my records, no plans to modify the structure have been filed and approved by the Village for this work. By way of this letter I am asking that no work is performed on the shed until a Building Permit is filed and approved by the Village. As I understand that you are away, I will attempt to hand deliver a copy of this letter to Tony O'Neil, this morning.

I would like to remind you that your Building Permit for renovations involving the pool expires on August 16, 2012, and a Building Permit for retaining walls and additional patio area expires on October 7, 2012.

If you have any questions please call me at 351-4745 ext. 11 or email me at jledwith@tuxedopark-ny.gov.

Very truly yours,


John C. Ledwith IV
Building Inspector

cc: Tony O'Neil
Village Board of Architectural Review
Village Board of Trustees
Rick Golden, Village Attorney

South Gate House Before and After Pictures

July 24, 2012

Kitchen Before



Kitchen After



Bathroom - Before



Bathroom - After

