

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

**Building Inspector
Summary Report
October 2012**

1. Building Permits

- a. Regna – Renovations to carriage house

2. Inspections

- a. Witte, Tower Hill Rd. – Landscaping, issued Certificate of Occupancy, and requesting reimbursement of performance bond.
- b. Hanson, Tower Hill Rd. – Met to review list of work that needs to be completed (attached).
- c. Verizon Building, Circuit Rd. – Notified Police Chief of intermittent noise coming from the building. Provided Police Chief with contact information for Verizon property maintenance Company so contact can be made when the noise is heard.
- d. Voldstad, Turtle Mtn. Rd. – Issued Certificate of Occupancy. Suggested that the chimney flue be cleaned.

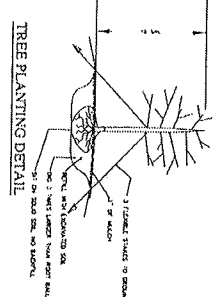
3. Correspondence/Project Updates

- a. Natural Gas Main – Coordinated installation during the week of October 15th. Gas main is 4” high pressure. During the excavation for the gas main a service connection was extended to the building on the right side as you enter the Village. Also, conduit for the electrical generator and other utilities was installed between both Police Department buildings. Excel Electric is currently working on connecting the main generator to all the buildings, and relocating a few aerial utility lines underground.
- b. Had oil tank removed from the former Police Department building.
- c. Coordinated installation of new propane fired boiler for the home that Jeff Voss resides at. Having oil transferred into Water Plant oil tank.
- d. Coordinating construction of a concrete pad for the generator at the DPW Shop and electrical connections to the circuit breaker panel.
- e. Levinbrown, East Lake Rd. – Called Chase bank regarding property maintenance issues (tall grass, fallen trees, garbage). Asked that someone from their property maintenance division contact me to schedule a meeting onsite to review what work needs to be performed.
- f. Sent emails to Shigeru Masuda and Chris Chesney regarding dead and fallen trees (attached).
- g. Issued Stop Work Order to Glenn Young (attached).
- h. Received Supreme Court decision on King/Duchin against Donnelly matter. King/Duchin where granted permission to enter onto the Donnelly property to repair their existing water line.
- i. Provided hydrant specifications to the attorneys for the Tuxedo Board of Fire Commissioners (attached).
- j. Sent email to Verizon regarding longstanding issues with utilities (attached).

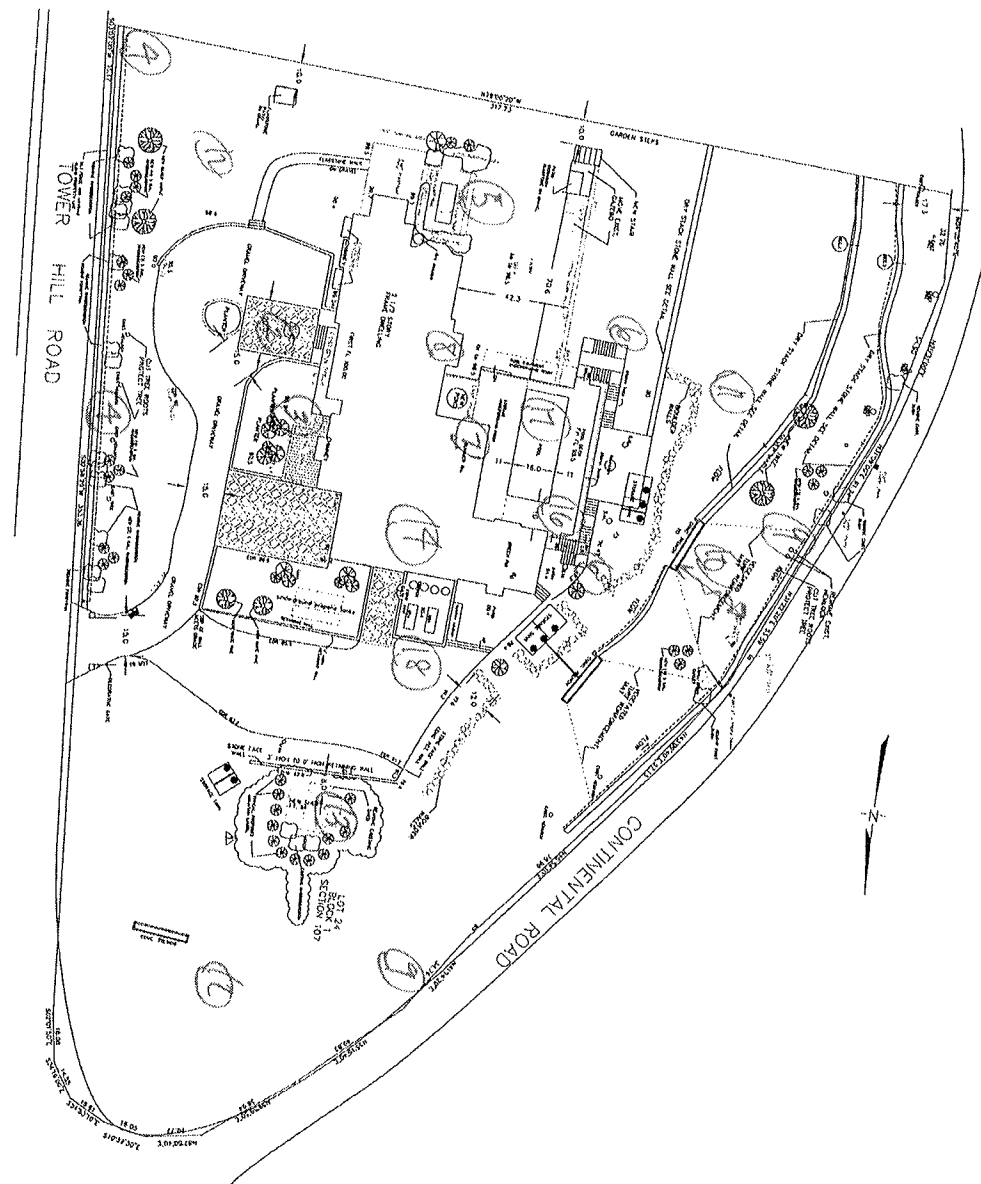
HANSON

Items to Finish

1. Driveway Spring 2013 the latest
2. Front steps and patio Thanksgiving
3. Replace one column that is rotted week of 10/15
4. Retaining wall along Tower Hill road by Christmas 2012
5. Redo patio with small pond by Christmas 2012
6. Install railings on exterior stairs by Christmas (awaiting material deliv.)
7. Install balance of trim on enclosed porch ~~by~~ by Thanksgiving
8. Finish roof repairs by Christmas (awaiting pricing) 2012
9. Install retaining wall along Continental Road 2 man stone + deep enough (Sample TB provided) Spring 2013
10. Install retaining wall approx. 30 feet back from Continental Road by Christmas
11. Sod for area above # 10 and on side of house by small outbuilding Spring 2013
12. Install underground sprinklers Spring 2013
13. Rebuild small outbuilding - coming back for approval ~~to~~ 11/6/12
14. Install Solar panels On flat ponds of roof Spring 2013
15. Install remaining landscaping Spring 2013
16. Finish waterproofing pool deck done
17. Finish pool by Christmas
18. Install generators by Spring 2013
19. Site clean up Spring 2013



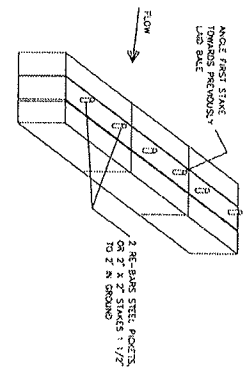
TREE LEGEND	
	SPRUS STRONGS (WHITE PINE)
	15' HIGH NORWAY SPRUCE
	ASER SACHAKANNU (SILVER MAPLE)



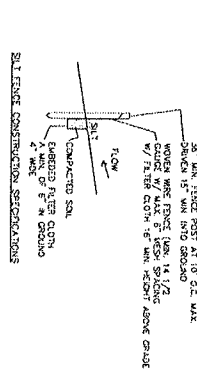
Miriam Martinez-Hackett
 Registered Architect
 New York Reg. #19651
 21 Hudson St.
 New York, N.Y. 10014
 Tel. (212) 333-1551

Architect
 HANSON RESIDENCE
 4 TOWER HILL RD
 TUXEDO PARK, N.Y.

Job No. 2913
 Scale 1" = 20'
 Date 2/28/81
 Drawn JMB



ANCHORING DETAIL
 1. BARS SHALL BE PLACED IN A ROW WITH
 2. EACH BARS SPACING THE DOWN BAR
 A MIN. OF 2"
 BY STEEL SHALL BE SECURELY ANCHORED IN PLACE
 THE FIRST STAKE IN EACH BARS SHALL BE ANCHORED TOWARD
 PRESIDENTIAL AND BALE TO FORM BARS TOGETHER
 REPAIRMENT SHALL BE MADE PROMPTLY AS NEEDED
 BARS SHALL BE REMOVED WHEN THEY HAVE SERVED
 STEEL FLOW STRAIGHT



SILT FENCE DETAIL
 1. FILTER CLOTH TO BE FASTENED SECURELY
 TO WOODEN WIRE FENCE WITH HES
 FENCE WITH TIES SPACED EVERY 2'-0" AT TOP
 2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN
 EACH OTHER THEY SHALL BE OVERLAPPED
 BY SIX INCHES AND FOLDER FILTER CLOTH
 SHALL BE EITHER FIBER X WOVEN TOWEL
 SYSTEM OR EQUIVALENT
 3. MAINTENANCE SHALL BE PERFORMED AS NEEDED
 AND MATERIAL REMOVED WHEN "BUNDLES"
 DEVELOP IN THE SILT FENCE

ESSENTIAL CONSTRUCTION NOTES
 AN EROSION CONTROL SYSTEM WILL BE UTILIZED BY THE DEVELOPER
 TO PREVENT THE PRODUCTION OF SEDIMENT FROM THE SITE. METHODS
 TO BE UTILIZED SHALL BE AS FOLLOWS:
 1. ALL DISTURBED AREAS WHICH WILL REMAIN UNFINISHED FOR MORE
 THAN 7 DAYS SHALL BE TEMPORARILY SEEDED WITH 0.7 LB. OF
 1,000 SQ. FT. OF HYPOSSUMING MAT. BEING SOWN FROM PLANTER
 MESH OR EQUIVALENT STABILIZING COVER ON SOIL STOCKING
 AREAS OR OTHER DISTURBED AREAS DURING WINTER WORKS DURING
 CONSTRUCTION. CONCENTRATED FLOWS SHALL BE DIVERTED BY
 DISPERSED, UNLINED HAYBALE AND SILT FENCE STRIPLINES. FLOWS
 FEATURES MAINTENANCE OF ALL FACILITIES SHALL BE PROVIDED
 1. SILT THAT MAY LEAVE THE SITE SHALL BE COLLECTED AND REMOVED
 CONSTRUCTION OCCASION. SPRINKLING OF THE SITE SHALL BE
 NECESSARY AND WILL BE PERFORMED AS REQUIRED.
 SILT FENCE, AND HAYBALE BARRIERS DOWNWELL OF ALL
 DISTURBED AREAS SHALL BE MAINTAINED AS FOLLOWS:

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

October 22, 2012

Mr. Conrad Voldstad
26200 Woodlyn Drive
Bonita Springs, FL 34134

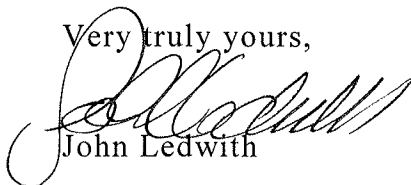
Re: Chimney Cleaning
52 Turtle Mountain Rd., Tuxedo Park, NY

Dear Mr. Voldstad:

As per our discussion last week, based upon the dark coloring at the top of your chimney it is advisable that you have your chimney flues inspected and cleaned if necessary. All flues should be inspected (fireplace, oil furnace, etc).

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

Very truly yours,


John Ledwith

John Ledwith

From: John Ledwith [jledwith@tuxedopark-ny.gov]
Sent: Monday, October 01, 2012 11:29 AM
To: Shigeru Masuda (masudany@msn.com)
Subject: Tuxedo Park - Hazardous Tree

Dear Mr. Masuda:

It has been brought to my attention that a large tree to the left of your driveway is dead and limbs have started to fall off the tree onto Lorillard Rd.

This morning I inspected the tree myself and confirmed that the tree near Lorillard Rd., to the left of your driveway entrance, is dead and limbs have begun to fall.

Please have the tree removed at your earliest convenience to eliminate this hazard.

For your convenience local companies that perform this type of work include:

1. Ira Wicks 845-354-3400
2. Canadian Tree 845-692-5223

Very truly yours,

John C. Ledwith IV
Deputy Clerk / Treasurer & Building Inspector
Village of Tuxedo Park
P.O. Box 31
Tuxedo Park, NY 10987
(Voice) 845-351-4745 ext. 11
(Fax) 845-351-2668
jledwith@tuxedopark-ny.gov

John Ledwith

From: John Ledwith [jledwith@tuxedopark-ny.gov]
Sent: Monday, October 01, 2012 10:09 AM
To: 'Chris Chesney'
Subject: Chesney - 30 Lorillard Rd. - Property Maintenance - Parcel 104-1-40

Dear Mr. Chesney:

It was brought to my attention last week by the Village DPW that a large tree in your front yard had fallen onto your property. I passed your property this morning to confirm what I was told.

As the tree is blocking the driveway, please make plans to have the tree removed from the property by the end of the month. Additionally, I have received complaints about the general condition of the property this past summer and would appreciate talking with you about removing the structure as it lacks a Certificate of Occupancy, and the interior has been largely dismantled.

Regards,
John Ledwith

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

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FOURTH TUESDAY OF EACH MONTH

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

September 21, 2012

Mr. Glen Young
253 W. 72nd Street- Apt. #215
New York, NY 10023

Re: **STOP WORK ORDER**
Parcel 107-1-11.1
44 Tower Hill Loop

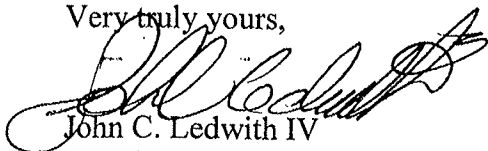
Dear Mr. Young:

While performing inspections along Tower Hill Road I noticed activity at your home that requires a building permit (stone wall construction). In accordance with Section 100-53, Procedures (copy enclosed), all projects involving new construction, exterior alteration, demolition, excavation, and site work requires review by the Board of Architectural Review and the issuance of a building permit. On another matter, I witnessed alterations being performed to the second floor porch structure. As this work is structural and affects the safety of the occupants of the home, all work must be performed under the direction of a licensed engineer.

All work mentioned above must stop immediately and you must file a building permit to receive approvals.

If you have any questions, please contact me at 351-4745, ext. 11 or by e-mail at jledwith@tuxedopark-ny.gov.

Very truly yours,



John C. Ledwith IV
Building Inspector

Enc.

cc: Board of Architectural Review
Board of Trustees

John Ledwith

From: John Ledwith [jledwith@tuxedopark-ny.gov]
Sent: Monday, October 01, 2012 11:59 AM
To: 'shakescenes@aol.com'
Cc: 'P1282J@aol.com'
Subject: RE: GLENN'S PARKING ENCLOSURE - Parcel 107-1-11.1
Attachments: Young - Stop Work Order.pdf

Dear Mr. Young:

Thank you for your email below in response to my attached SWO. While the BAR will be glad that you have engaged such talent to address the aesthetics, please be reminded that all architectural plans and structural designs must be signed and sealed by a NYS Licensed Architect or Engineer.

To more effectively manage parking along Tower Hill Loop, please include your plans for the driveway to the south of your home that currently has a rusty chain blocking access and a no trespassing sign nailed to a tree. I recall that you had the area paved with asphalt as many as four years ago, and perhaps now is the time to address both safety and parking issues keeping in mind the historic charm of the Village of Tuxedo Park.

Regards,
John Ledwith
Building Inspector

From: shakescenes@aol.com [mailto:shakescenes@aol.com]
Sent: Sunday, September 30, 2012 9:13 PM
To: jledwith@Tuxedopark-ny.gov
Cc: P1282J@aol.com
Subject: GLENN'S PARKING ENCLOSURE

Dear John,

Naturally, I'm happy to oblige on both those fronts.

You'll shortly have a full presentation on the professional counsel taken. Of course, I shall gratefully confer with the BAR on the form and aesthetics of my parking area enclosure. As I'm sure the village is aware, Fire and Police have quite properly over the years politely chastened guests parked outside my home that their vehicles were making the road impassable in the event a Fire truck were on a call. A secure parking area was the obvious solution.

I may have told you my father trained as an architect with Mies van der Rohe and built over two hundred schools around Chicago. As supervising engineer at the Chicago Public Works Dept., he was responsible for pouring concrete in bridges, roads and viaducts throughout the city. I did not imagine anybody better qualified and since he obviously knows my property quite well, he gave me my first marching orders for the job.

On a more formal level, I've been fortunate to have as the architect on all my design contemplations, Nathan Silver, one of the fathers of the preservation movement in the United States. You may know his book, LOST NEW YORK which in many ways kickstarted our sense of architectural conscience and responsibility. Once again with this project, I applied to him for his counsel and he responded with drawings and site plan for the retaining wall; but perhaps more importantly he has furnished his recommendations for finishing materials and the aesthetic palate to integrate the stonework in situ. He took into consideration the coloring of ARY BRYN's stonefront, the Witte wall across the way, and the roadside walls which frame my home on Tower Hill Loop.

Mr. Silver is assembling a package for you as I write this note. Interim, in the interests of safety, I am filling the crater with gravel to prevent anyone unwittingly driving into its depths.

All the Best,

GLENN

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VILLAGE BOARD MEETING
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VILLAGE OF TUXEDO PARK
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80 LORILLARD ROAD
TUXEDO PARK, NEW YORK 10987

September 21, 2012

Kornfeld, Rew, Newman & Simeone
Attorneys & Counsellors at Law
P.O. Box 177
Suffern, NY 10901

Attention: Frank Simeone

Re: Dry Hydrant at Tuxedo Lake


Dear Mr. Simeone:

In response to your letter, the dry hydrant installed at the south end of Tuxedo Lake along West Lake Rd. was installed with the following specifications:

1. 5" hose connection
2. (2) 90° elbows
3. (3) 20' lengths of 6" SDR 21 pipe
4. (1) 5" strainer with perforations facing up to reduce the collection of sediment

Please contact me should you need any additional information. I can be reached at 351-4743.

Very truly yours,



Jeff Voss

DPW Superintendent

cc: Village Board of Trustees

KORNFELD, REW, NEWMAN & SIMEONE

ATTORNEYS AND COUNSELLORS AT LAW
46 WASHINGTON AVENUE
POST OFFICE BOX 177
SUFFERN, NEW YORK 10901

FRANK T. SIMEONE
THOMAS J. NEWMAN, JR.
WILLIAM S. BADURA
SCOTT A. DOW
JEROME S. JEFFERSON

845-357-2660
FAX 845-357-6977

ROBERT E. REW JR. (1912-1960)
THOMAS J. NEWMAN (1928-2012)
JEROME M. KORNFELD (1923-2012)

OUR FILE # _____

February 17, 2012

Village of Tuxedo Park
80 Lorillard Road
P.O. Box 31
Tuxedo Park, New York, 10987

Attention: Mayor Thomas Wilson

Re: Dry Hydrant at Tuxedo Lake

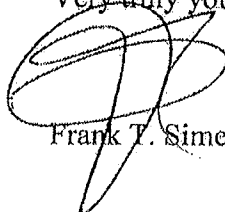
Dear Mayor Wilson:

This office serves as counsel to the Board of Fire Commissioners of the Tuxedo Joint Fire District. The commissioners have asked me to write in connection with a recently installed dry hydrant located at the South end of Tuxedo Lake. We note this dry hydrant was installed without the knowledge or participation of the fire district.

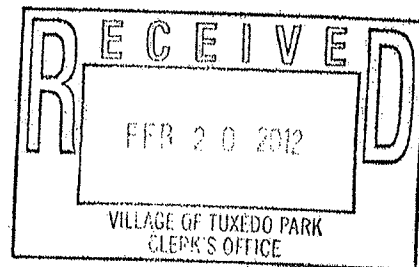
Nonetheless, now that the hydrant is in place, the district would like its fire department to be made aware of all available specifications which may exist related to its installation so that fire department officers can determine whether the hydrant would be of use and, to the extent that it is useful, can maximize fire department utilization. You may address any such information to the fire district commissioners at the address shown below.

By copy of this letter to Gregory J. Libby, we are notifying him of the fire district's interest in this matter.

Very truly yours,


Frank T. Simeone

FTS:gu



*cc Wilson
Sec. Post*

cc: Tuxedo Joint Fire District
P.O. Box 782
Tuxedo Park, New York 10987
Attention: Board of Fire Commissioners

(via e-mail: Gregory.j.libby@morganstanleysmithbarney.com)
Gregory J. Libby

John Ledwith

From: John Ledwith [jledwith@tuxedopark-ny.gov]
Sent: Monday, October 01, 2012 12:23 PM
To: 'john. [REDACTED]'
Subject: Tuxedo Park - Wire Transfers
Attachments: Hanging Telephone Junction Box.pdf

John:

Thank you for contacting me this morning. I cut and pasted the following wire transfer issues from my notes going back to the beginning of the year. I would greatly appreciate you looking into these issues, completing any that are unresolved, and removing the old poles. Please let me know if I can be of any further assistance.

FYI - I underlined the issues that I know have not been resolved as of today.

1. 53656-44033 Pole is located near my office at 80 Lorillard Rd. You must come down my driveway and look over the building to see the pole.
2. 53699/44027 Intersection of Clubhouse Rd. & Clubhouse Rd. Ext. (new pole installed in Dec. 2011)
3. 53635/43685 193 Tuxedo Rd. (The Breezes) near intersection of E. Lake Rd. Telephone junction box hanging from pole for since April 2012. See the attached picture.
4. 53799/43917/CW45 Intersection of Circuit Rd. and Lookout Rd.
5. 53863/44126 Circuit Rd.
6. 53887/44159 Laurel Rd.
7. 53891/44159 Laurel Rd.
8. 53792/43929 Need to transfer Verizon Central Station Electric Service to new pole. This matter has been outstanding for over two years.

Both poles identified below are located on West Lake Rd. between Ontio Rd. and Summit Rd.

1. Pole number 53533/44031 on West Lake Rd. is connected to guy wire that is connected to dead tree on opposite side of West Lake Rd.
2. Just up hill of the pole mentioned above, between pole numbers 53504/44039 and 53524/44030 a utility pole exists that does not have a number. A Verizon guy wire is connected from the pole without a number to a dead tree on the opposite side of West Lake Rd.

Regards,
John Ledwith
Building Inspector

John C. Ledwith IV
Building Inspector/Deputy Clerk Treasurer

VILLAGE OF TUXEDO PARK
80 Lorillard Road
P.O. Box 31, Tuxedo Park, NY 10987
Telephone (845) 351-4745 Ext. 11 Fax (845) 351-2668
E-mail: jledwith@tuxedopark-ny.gov

*Location: Intersection of Tuxedo
Road And E. Lake Rd.
Closest To 193 Tuxedo Rd.*

