

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

Building Inspector
Summary Report
October 29, 2013

1. Building Permit – No permits for approval this month

2. Inspections

- a. Niblo, Cliff Rd. – Performed inspection of exterior work. Work proceeding according to plan.
- b. Harned, Circuit Rd. – Existing underground oil tank has been removed and new oil tanks installed in basement. Hedge trimmed to improve visibility at the intersection of Circuit Road and Clubhouse Road.
- c. Davis, Clubhouse Rd. Ext. – Performed inspection for Certificate of Occupancy. Issued certificate of Occupancy.
- d. Chuey, Crow's Nest Rd. - In response to my letter regarding the air conditioning unit, the air conditioning unit was relocated to an area behind the house. Also the pile of firewood has been removed from the property. Contacted neighbor's attorney to see if the relocation of the air conditioner resolves the neighbor's complaint.
- e. Clark, East Lake Rd. – As a follow up to last month's report, the roofing shingles have been removed from Tuxedo Lake. A small boat and several items have been placed in the boathouse for the winter.
- f. Shore, Wee Wah Rd. - Owner replacing roof with cedar shakes, repairing various walls on the property since the lake level is low.
- g. Farhadian, West Lake Rd. – Propane tank buried and the curb along West Lake Road has been repaired.
- h. Benedict, East Lake Stable Rd. – Performed inspection and issued Certificate of Occupancy for 34 East Lake Stable Rd. and 36 East Lake Stable Rd.
- i. Garbett, Pine Hill Rd. – Advised property owner that the work to the driveway and rear of the house must be completed and equipment removed from the property no later than November 15th.

3. Correspondence/Project Updates

- a. Hatsis, West Lake Rd. – Made several calls to loan servicing company. Received email from Altisource that the property owner needs to be made aware of the violations (attached). Contact information on file with the Village Office not valid. Request assistance from Village Board.
- b. Water Dept. Leak Detection Grant – Received grant for the Orange County Water Authority (attached).
- c. Generators (Village Office) – Had transfer switch for the Village Office generator replaced under warranty.
- d. Garofano, Clubhouse Rd. – In response to my letter regarding the large dead tree, the property owner contacted me to let me know that they are aware of the problem tree but cannot afford to have the tree removed at this time.
- e. Kennefink, 197 Wee Wah Rd. – Fallen tree removed from the property.
- f. Sewer and manhole investigations – Scheduled inspections with residents for possible sewer inflow and infiltration.
- g. Mahan, 77 & 81 Ridge Rd. – Met with Architect and Engineer regarding interior renovations to the house.

John Ledwith

From: John Ledwith [jledwith@tuxedopark-ny.gov]
Sent: Wednesday, October 23, 2013 3:24 PM
To: 'Chua, Marchelina G'
Cc: 'J, Arun'; 'Rodricks, Maria L'; 'Martinez, Nathaniel P'; 'Valdez, Zalla Briza S'; 'K, Mahitha'
Subject: RE: Property ID:-7130809879 Address:-456, W Lake Rd, TUXEDO PARK, NY, 10987
****Case # EC540948****No Reponse****

Dear Mrs. Chua:

The Village of Tuxedo Park has no interest in the property owner updating the loan. Our interest is only in the maintenance of the property in accordance with the Code of the Village of Tuxedo Park, and the NYS Building Code.

Please forward the name and contact information of the owner of the property.

Regards,
John Ledwith

From: Chua, Marchelina G [mailto:Marchelina.Chua@altisource.com]
Sent: Wednesday, October 23, 2013 2:35 PM
To: jledwith@tuxedopark-ny.gov
Cc: J, Arun; Rodricks, Maria L; Martinez, Nathaniel P; Valdez, Zalla Briza S; K, Mahitha
Subject: RE: Property ID:-7130809879 Address:-456, W Lake Rd, TUXEDO PARK, NY, 10987 ****Case # EC540948****No Reponse****

Good day Inspector,

This is Marchelina from the Property Preservation Department of Altisource. I apologize if you have experienced a lack of response from our end. We did not push through with the work order because the borrower seems to be interested to update the loan. Also, the notice was addressed to the borrower, therefore the borrower should be made aware that they should cure the violation/s. For further queries, call Ocwen at 8007462936.

Thank you.

Marchelina Chua | Code Compliance Specialist | Property Preservation & Inspection

Altisource[®]

P.O. Box 105460 | Atlanta, Georgia 30348-5460
P: (770) 612-7007 | ext: 293788 | F: (770) 989-7133
Marchelina.Chua@Altisource.com | www.Altisource.com

From: K, Mahitha
Sent: Thursday, October 24, 2013 2:07 AM
To: Chua, Marchelina G
Cc: J, Arun; Rodricks, Maria L; Martinez, Nathaniel P
Subject: RE: Property ID:-7130809879 Address:-456, W Lake Rd, TUXEDO PARK, NY, 10987 ****Case # EC540948****No Reponse****
Importance: High

Marchelina,

Please refer to the attached email and the response from the code enforcement officer below. The CEO is requesting for the call back regarding the status of violation kindly give him a call immediately.

Have the subject case updated.

Thanks and Regards

Katta Mahitha | Follow Up Coordinator | Pre-Foreclosure | Property Preservation and Inspection

Altisource®

P.O. Box 105460 | Atlanta, Georgia 30348-5460

P: (877) 839-7117 | ext: 297895 |

Mahitha.k@altisource.com | www.Altisource.com

From: John Ledwith [<mailto:jledwith@tuxedopark-ny.gov>]
Sent: Wednesday, October 23, 2013 1:10 PM
To: K, Mahitha
Cc: J, Arun; Rodricks, Maria L; 'raymond mock'
Subject: Property ID:-7130809879 Address:-456, W Lake Rd, TUXEDO PARK, NY, 10987

2nd attempt. See email below. Please contact me and let me know what the status is of the work. I can be reached via email or at 845-351-4745 ext. 11.

Thank you.

John Ledwith

From: John Ledwith [<mailto:jledwith@tuxedopark-ny.gov>]
Sent: Monday, October 07, 2013 3:38 PM
To: 'K, Mahitha'
Cc: 'J, Arun'; 'Rodricks, Maria L'
Subject: RE: Property ID:-7130809879 Address:-456, W Lake Rd, TUXEDO PARK, NY, 10987

Mahitha:

It has been nearly two weeks since I have heard from you and no one has contacted me regarding resolving the violations identified in the attached letter.

Please contact me at 845-351-4745 ext. 11

Regards,
John Ledwith

From: John Ledwith [<mailto:jledwith@tuxedopark-ny.gov>]
Sent: Thursday, September 26, 2013 9:36 AM
To: 'K, Mahitha'
Cc: 'J, Arun'; 'Rodricks, Maria L'
Subject: RE: Property ID:-7130809879 Address:-456, W Lake Rd, TUXEDO PARK, NY, 10987

Dear Mrs. Mahitha:

Thank you for contacting me this morning. As per our discussion it has been very difficult to get in touch with someone who will maintain the property. Attached is the violation letter that was provided to Raymond Moch when we met at the site last Friday, September 20, 2013.

Work to resolve the violations must be scheduled through me to allow for access to the property. I can be reached via email or at 845-351-4745 ext. 11.

Regards,
John Ledwith
Building Inspector

From: K, Mahitha [<mailto:Mahitha.K@altisource.com>]
Sent: Thursday, September 26, 2013 9:06 AM
To: 'jledwith@TUXEDOPARK-ny.GOV'
Cc: J, Arun; Rodricks, Maria L
Subject: Property ID:-7130809879 Address:-456, W Lake Rd, TUXEDO PARK, NY, 10987

Hi John,

As discussed please send me the violation notice for the subject property ASAP so that we can send it to the concern department and have the issues addressed.

Thanks and Regards

Katta Mahitha | Follow Up Coordinator | Pre-Foreclosure | Property Preservation and Inspection

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P.O. Box 105460 | Atlanta, Georgia 30348-5460

P: (877) 839-7117 | ext: 297895 |

Mahitha.k@altisource.com | www.Altisource.com

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

Date: September 19, 2013

Page 1 of 2

To: Raymond Mock (Office # 778-2165 & Cell # 522-3662)
Rayandsons1@gmail.com

From: John Ledwith, Building Inspector (351-4745 ext. 11)

Re: **Code Violations Parcel No. 102-1-11**
456 West Lake Rd.,
Tuxedo Park, NY 10987

The above referenced property is in violation of the Village Code section listed below.

To resolve these violations the following actions must take place:

1. Removal of all fallen trees from the property. Fallen trees exist in the front of the house across the driveway, and along the side/rear of the property (visible from the road).
2. Removal of three trees that are considered a menace to neighboring properties, roads, and utility lines. The trees identified with yellow ribbons must be removed to grade.
3. Cutting of all grass to a height not to exceed 3".
4. Trimming of all hedges, bushes, shrubs, etc.

Failure to resolve these matters within 15 days will result in the issuance of an appearance ticket before the Village Justice Court, and levying any charges associated with the cleanup onto the Village Taxes.

Village Code Sections

§ 75-9. Exterior maintenance standards

The exterior of all premises shall be kept free of the following matter, materials or conditions:

- A. Refuse, as hereinabove defined.
- B. Rubbish, as hereinabove defined.
- C. Construction materials.
- D. Abandoned, uncovered or structurally unsound wells, shafts, towers, chimneys, exterior cellar openings, basement hatchways, foundations or excavations.

E. Abandoned iceboxes, refrigerators, boilers, hot-water heaters, television sets and other similar major appliances.

F. Nuisances, as hereinabove defined.

G. Vehicles or parts thereof, including boats and trailers, motorized or not, licensed or unlicensed, registered or unregistered, which vehicles or parts thereof are or have been junked, abandoned, dismantled or are in a state of visible disrepair.

H. Fallen trees, limbs or branches within 50 feet of a public roadway or neighboring property line.

§ 75-14. Notice of determination

The Enforcement Officer shall determine whether particular trees and shrubs constitute a menace pursuant to § 75-12 above, specifying the reason therefore. If the Enforcement Officer determines that any such tree or shrub constitutes such a menace, the owner of the real property upon which such tree or shrub is located shall be served personally or by certified mail with a written notice by the Enforcement Officer. Such notice shall inform such owner that such determination has been made and shall require such owner to trim or remove such tree or shrub, as circumstances may require, within 30 days after such service.

§ 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.*

§ 75-18. Hazardous growths 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.

John Ledwith

From: John Ledwith [jledwith@tuxedopark-ny.gov]
Sent: Monday, October 07, 2013 3:38 PM
To: 'K, Mahitha'
Cc: 'J, Arun'; 'Rodricks, Maria L'
Subject: RE: Property ID:-7130809879 Address:-456, W Lake Rd, TUXEDO PARK, NY, 10987
Attachments: 456 West Lake Rd. - Property Maint Violations.pdf

Mahitha:

It has been nearly two weeks since I have heard from you and no one has contacted me regarding resolving the violations identified in the attached letter.

Please contact me at 845-351-4745 ext. 11

Regards,
John Ledwith

From: John Ledwith [mailto:jledwith@tuxedopark-ny.gov]
Sent: Thursday, September 26, 2013 9:36 AM
To: 'K, Mahitha'
Cc: 'J, Arun'; 'Rodricks, Maria L'
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Dear Mrs. Mahitha:

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Regards,
John Ledwith
Building Inspector

From: K, Mahitha [mailto:Mahitha.K@altisource.com]
Sent: Thursday, September 26, 2013 9:06 AM
To: 'jledwith@TUXEDOPARK-ny.GOV'
Cc: J, Arun; Rodricks, Maria L
Subject: Property ID:-7130809879 Address:-456, W Lake Rd, TUXEDO PARK, NY, 10987

Hi John,

As discussed please send me the violation notice for the subject property ASAP so that we can send it to the concern department and have the issues addressed.

Thanks and Regards

Katta Mahitha | Follow Up Coordinator | Pre-Foreclosure | Property Preservation and Inspection

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P: (877) 839-7117 | ext: 297895 |

Mahitha.k@altisource.com | www.Altisource.com

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TIME : 10-24-2013 13:44
FAX NO.1 : 845-351-2668
NAME : V of Tuxedo Park

FILE NO. : 210
DATE : 10.24 13:38
TO : 14077376375
DOCUMENT PAGES : 8
START TIME : 10.24 13:39
END TIME : 10.24 13:43
PAGES SENT : 8
STATUS : OK

SUCCESSFUL TX NOTICE

INCORPORATED 1952
(845) 351-4745 (Voice)
(845) 351-2668 (Fax)
Website: votuxpk.com

VILLAGE BOARD MEETING
THIRD WEDNESDAY OF EACH MONTH

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

FAX TRANSMITTAL FORM

DATE: October 24, 2013

FAX ONLY: X

FAX & MAIL:

TO: FAX #: 407-737-6375
NAME: _____
COMPANY: OCWEN
NUMBER OF PAGES INCLUDING THIS PAGE: 8
FROM: NAME: John Ledwith, Building Inspector
FAX: (845) 351-2668 VOICE: (845) 351-4745

FOR YOUR INFORMATION _____ RESPONSE REQUESTED _____
AS PER YOUR REQUEST _____ CALL UPON RECEIPT X

At the request of Chua Marchelina, at Allsource (see attached), I am contacting you regarding violation notices at 456 West Lake Rd., Tuxedo Park, NY 10987.

Please review the attached papers and call me at 845-351-4745 ext. 11.

Your immediate attention to this matter is greatly appreciated.

The information contained in this facsimile message is intended only for the confidential use of the above named recipient. If the reader of this message is not the intended recipient or person responsible delivering it to the intended recipient, you are hereby notified that you have received this in error, and that any review, dissemination, distribution or copying of this communication is strictly prohibited. If you have received this in error, please notify the sender immediately by telephone at the number set forth above, and destroy the facsimile message. Thank you.

John Ledwith

From: Cruz, Eenika [ECruz@orangecountygov.com]
Sent: Wednesday, October 16, 2013 3:20 PM
To: 'John Ledwith'
Subject: RE: Tuxedo Park - Water System Analysis and Leak Detection Grant Status

\$125/mile

Eenika Cruz, Administrator
Orange County Water Authority
99 Main Street, Suite 1
PO Box 118, Goshen, NY 10924
Tel: (845) 615-3868 (new number)
Fax: (845) 291-4828
<http://waterauthority.orangecountygov.com/>

From: John Ledwith [mailto:jledwith@tuxedopark-ny.gov]
Sent: Wednesday, October 16, 2013 3:18 PM
To: Cruz, Eenika
Cc: 'Jeff Voss'; 'Lili Neuhauser'
Subject: RE: Tuxedo Park - Water System Analysis and Leak Detection Grant Status

Eenika:

Has the OCWA agreed to a contractor's set rate per mile?

John Ledwith

From: Cruz, Eenika [mailto:ECruz@orangecountygov.com]
Sent: Wednesday, October 16, 2013 3:14 PM
To: 'John Ledwith'
Subject: RE: Tuxedo Park - Water System Analysis and Leak Detection Grant Status

All municipalities that applied were awarded the grant. I'll start working on letters later this week or early next week, but you can go ahead and start working. Have a wonderful day!

Eenika Cruz, Administrator
Orange County Water Authority
99 Main Street, Suite 1
PO Box 118, Goshen, NY 10924
Tel: (845) 615-3868 (new number)
Fax: (845) 291-4828
<http://waterauthority.orangecountygov.com/>

From: John Ledwith [mailto:jledwith@tuxedopark-ny.gov]
Sent: Wednesday, October 16, 2013 3:09 PM
To: Cruz, Eenika
Cc: 'Lili Neuhauser'; 'Messer, Richard'
Subject: Tuxedo Park - Water System Analysis and Leak Detection Grant Status

Eenika:

Any update on the leak detection grant?

We would like to perform the leak detection survey and make the necessary repairs before the ground freezes.

Regards,
John Ledwith

From: Cruz, Eenika [<mailto:ECruz@orangecountygov.com>]
Sent: Monday, September 23, 2013 11:35 AM
To: 'John Ledwith'
Cc: 'Jeff Voss'; 'Messer, Richard'; 'Lili Neuhauser'
Subject: RE: Tuxedo Park - Water System Analysis and Leak Detection Grants - Orange County Water Authority

I received your application. Thank you

Eenika Cruz, Administrator
Orange County Water Authority
99 Main Street, Suite 1
PO Box 118, Goshen, NY 10924
Tel: (845) 615-3868 (new number)
Fax: (845) 291-4828
<http://waterauthority.orangecountygov.com/>

From: John Ledwith [<mailto:jledwith@tuxedopark-ny.gov>]
Sent: Monday, September 23, 2013 11:24 AM
To: Cruz, Eenika
Cc: 'Jeff Voss'; 'Messer, Richard'; 'Lili Neuhauser'
Subject: Tuxedo Park - Water System Analysis and Leak Detection Grants - Orange County Water Authority

Eenika:
Attached is the grant application for the Village of Tuxedo Park. I placed the original copy in the mail today.
Thank you for the assistance.
Regards,
John Ledwith
Deputy Village Clerk & Treasurer

From: Cruz, Eenika [<mailto:ECruz@orangecountygov.com>]
Sent: Thursday, September 19, 2013 11:33 AM
To: 'John Ledwith'
Subject: RE: Water System Analysis and Leak Detection Grants - Orange County Water Authority
Yes, we are still accepting both applications until September 27.

Eenika Cruz, Administrator
Orange County Water Authority
99 Main Street, Suite 1
PO Box 118, Goshen, NY 10924
Tel: (845) 615-3868 (new number)

Fax: (845) 291-4828

<http://waterauthority.orangecountygov.com/>

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

Sent: Thursday, September 19, 2013 11:29 AM

To: Cruz, Eenika

Subject: Water System Analysis and Leak Detection Grants - Orange County Water Authority

Dear Mrs. Cruz:

Is the OCWA still accepting grant applications for water leak detection?

Sorry for the request as I just became aware of the grant program.

Regards,

John Ledwith

Tuxedo Park, Deputy Clerk & Treasurer

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Orange County Water Authority



2013 LEAK DETECTION PROGRAM APPLICATION

APPLICANT

Town/Village/City Name: Tuxedo Park
Mayor or Supervisor: Lili Neuhauser
Telephone: 351-4745 ext. 13 Email: vtpmayor@gmail.com

AUTHORIZED OFFICIAL CONTACT (Water Supt, Commissioner, Engineer, Other)

Name: Jeff Voss
Title: Water Supt.
Mailing Address: P.O. Box 31, Tuxedo Park, NY 10987
Telephone: 845-570-0672 Email: jvoss@tuxedopark-ny.gov

GENERAL INFORMATION

How many miles of water mains do you currently have (Approx.): 40 miles
How many miles of water mains will be surveyed if awarded this grant: 40 miles depending upon
Do you know of any current leaks? YES / ~~NO~~ OCWA contractor's rate and
Approximate percentage of water loss: 50 % Water Dept. budget
 Our municipality wishes to utilize the services of the contractor supplied by the
OCWA at no cost to us.
 Our municipality will procure its own contractor and seek reimbursement
up to the OCWA contractor's set rate per mile (rate to be determined)

SUBMISSION AND DEADLINE

Submit one original signed application on or before Friday, September 27, 2013 (extended) to
the **Orange County Water Authority, 99 Main Street, Goshen, NY 10924**. Should you have any
questions, contact the OCWA at 845-615-3868 or ecruz@orangecountygov.com.

MUNICIPAL ASSURANCE

The undersigned acknowledges an obligation to expeditiously repair any water leaks
discovered during the OCWA Leak Detection Survey or to reimburse OCWA the cost of the
survey if leaks are not repaired within a reasonable timeframe. Documentation of
compliance with this provision shall be provided to OCWA upon request.

Jeffrey Voss
Signature

September 19, 2013
Date