

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

**Building Inspector
Summary Report
July 2013**

1. Building Permits

- a. Flores, 242 Continental Rd. – Relocating door on the side of the house, installing exterior sconces, and changing rear doors (same size) to a higher quality door.
- b. Witte, 67 Tower Hill Loop – Tar & chip existing driveway

2. Inspections

- a. Guazzoni, Summit Rd. – Contacted homeowner regarding fallen tree on Summit Rd. Tree has been removed.
- b. Neave, Lookout Stable Rd. – Met with new owner regarding necessary repairs to siding, walkways, trimming trees overhanging road. Trees have been cleared from road.
- c. Darby, Tower Hill Rd. – Spoke to Mr. Darby about repairs needed to his stone wall on Tower Hill Rd.
- d. El-Rayess, Crow's Nest Rd. – Issued revised denial letter for proposed wall setback from Crow's Nest Rd., fence height and gate height.
- e. Regna, Mtn. Farm Rd. – Performed inspection of garage framing. Roof and windows being installed shortly.

3. Correspondence/Project Updates

- a. King, Clubhouse Rd. – Issued Stop Work Order for work that requires a building permit
- b. Appelbaum, Summit Rd. – Sent letter regarding removal of old shed destroyed by a fallen tree. Tree and shed are expected to be removed by mid August.
- c. Beard, East Lake Rd. - Issued denial letter for proposed tennis storage shed that does not meet the setback requirements.
- d. Harned, Circuit Rd. – Sent violation notice to property owner regarding hedges interfering with traffic.
- e. Hurley, Serpentine Rd. – Called on phone and requested that the hedges are trimmed as they are interfering with traffic.
- f. Bottini Fuels – Sent letter regarding \$591 of charges related to work that was not authorized. Received phone call from Bottini indicating that they agree to waive the unauthorized charges.
- g. Niblo, Cliff Rd. – Project has started with plans approved by BAR. Sample stone wall prepared for BAR review. Site inspection performed complies with architectural plans.
- h. Electric Utilities – Obtained competitive rates for electric charges for twelve VTP accounts with Orange & Rockland. Obtained reduced rate of .06874/KWH down from .1088 KWH. Approximate yearly savings of \$9,300.
- i. Sewer inspection - Sent letters to approx 80 residents requesting sewer inspection date.

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July 2, 2013

Tamer El-Rayess
50 Crows Nest Rd.
Tuxedo Park, NY 10987

Re: Site Plan Dated May 2, 2013

Dear Mr. El-Rayess:

I have reviewed the site plan of your property submitted by Karen Arent dated May 2, 2013 for conformance with the Village of Tuxedo Park Zoning Code. To proceed with your plans you will need to obtain variances from the following sections of the Zoning Code.

Village Code Section 100-18 – Maximum permitted front yard fence 4’ in height.

Your site plan calls for a fence not to exceed 8’6” in height, stone piers including a light fixture with a total height not to exceed 11’, and driveway gate not to exceed 11’6” in height.

Village Code Section 100-18 – Maximum permitted side and rear yard fence 6’ in height.

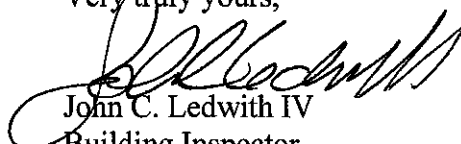
Your site plans calls for a side yard and rear yard fence not to exceed 8’ in height.

Village Code Section 100-18 – No fence shall be located closer than 5’ from the road.

Your site plan calls for a stone wall to be closer than 5’ from the road.

You may alter your plan to comply with the above referenced sections of the Village Code, or you may appeal this denial letter to the Board of Zoning Appeals. If you have any questions, please contact me at 351-4745 ext. 11 or via email at jledwith@tuxedopark-ny.gov.

Very truly yours,


John C. Ledwith IV
Building Inspector

cc: Board of Architectural Review
Board of Zoning Appeals
Karen Arent, Project Landscape Architect

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June 21, 2013

Mr. John King & Douglas Duchin
412 East 55th St. Apt 4G
New York, NY 10022

Re: Stop Work Order
47 Clubhouse Rd.
Parcel No. 107-1-67

Dear Mr. King & Mr. Duchin:

As per our prior conversation, I received a complaint that work was being performed on your property that requires a Building Permit. Today I visited your property and found newly constructed masonry walls, fountain, clearing, and grading. Attached are pictures of the work that was performed without a permit.

In accordance with Village Code Section 100-53 Procedures, the work that you performed alters the appearance of the property and therefore requires a Building Permit.

§ 100-53 Procedures.

A. All projects involving new construction, exterior alteration, demolition, excavation, site work, accessory structures or any other activity that alters the property's appearance shall require a Building Permit and must come before the Board of Architectural Review. Normal repairs and maintenance, if not altering design, structure, materials or appearance, do not require Board approval.

All work on the property must stop until this matter is reviewed by the Village Board of Trustees and a determination is made regarding the violation as per Village Code Section 73-7C Stop Work Orders.

§ 73-7. Stop-work orders.

A. The Village reserves the right to issue a stop-work order in any situation that is deemed to violate existing law or threaten health, safety, welfare or the environment.

B. Such stop-work order may be issued and posted by the Building Inspector, Mayor, Board of Trustees, Chief of Police or Public Works Superintendent and shall cite the violation or condition.

Stop-work orders shall require the recipient and any associated entities to immediately and safely cease and desist from all such activity cited in that order.

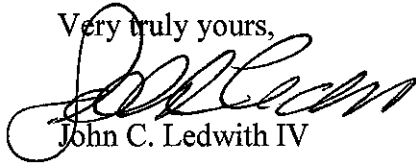
C. It shall be the obligation of the Board of Trustees to expeditiously examine and analyze the said condition and promptly determine the extent of violation or endangerment.

D. The recipient shall, after full compliance with the stop-work order, be granted the right to petition the Board of Trustees with his own testimony, evidence and/or alternative plan of operation.

E. Resumption of any activity subsequent to a stop-work order shall be permitted only upon written authority of the Mayor or Board of Trustees.

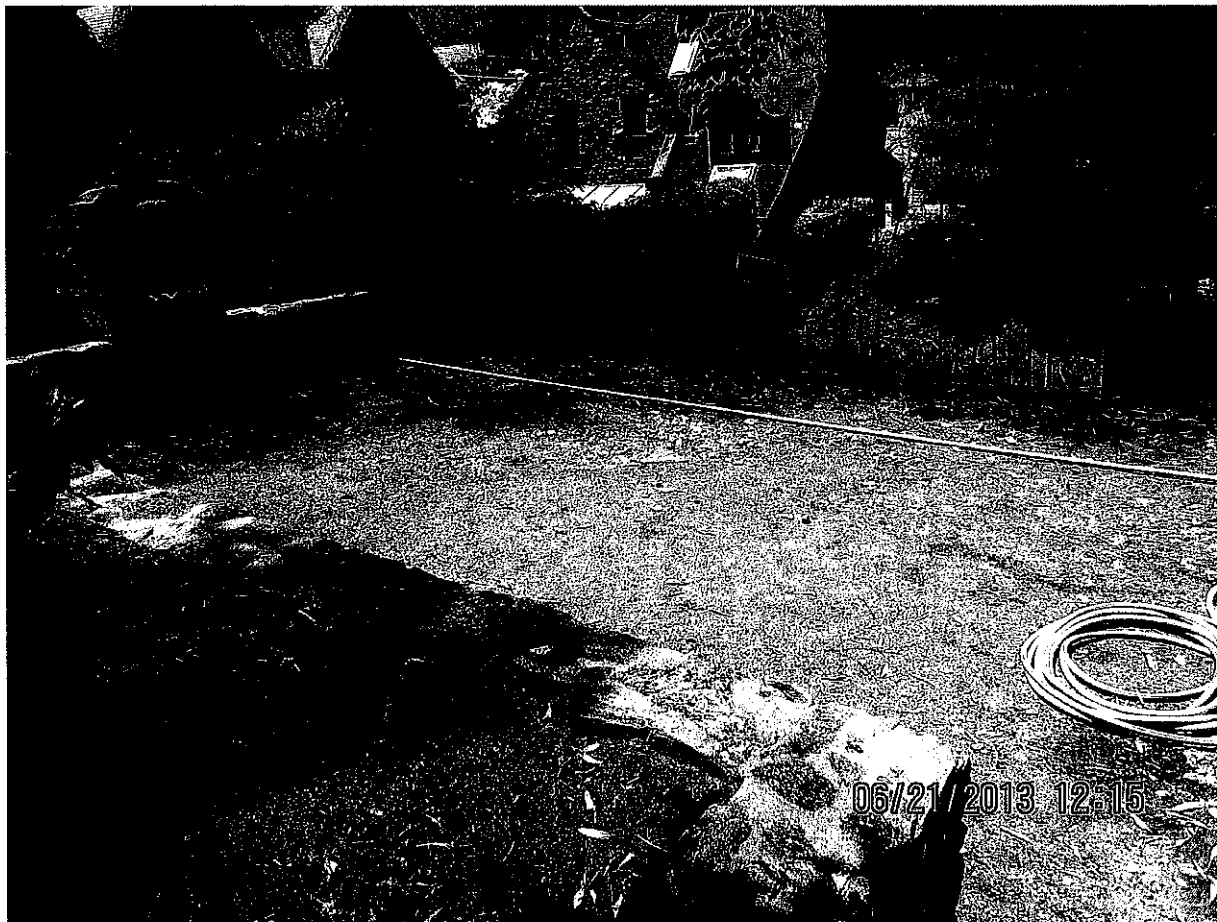
If you have any questions regarding this matter please contact me at 351-4745 ext. 11.

Very truly yours,

A handwritten signature in black ink, appearing to read "John C. Ledwith IV", written over a horizontal line.

cc: Village Board of Trustees
Board of Architectural Review

King – 47 Clubhouse Rd.







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

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

May 3, 2013

Mrs. Claudia Appelbaum
P.O. Box 4450
Moorseville, NC 28117

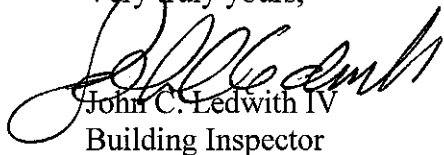
Re: Parcel Number 104-1-5

Dear Mrs. Appelbaum:

While performing inspections along Summit Road I noticed that the storage shed type structure located on the property that you own was severely damaged by fallen trees. Enclosed are three pictures of the remaining structure.

Please contact me to discuss having the structure repaired or removed. As the remaining structure detracts from the neighborhood, and may become an attractive nuisance, please call me within 5 days of receipt of this letter. I can be reached at (845) 351-4745 ext. 11.

Very truly yours,


John C. Ledwith IV
Building Inspector

Enc.

Applebaum



VILLAGE OF TUXEDO PARK
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July 8, 2013

Greg Beard
214 East Lake Rd.
Tuxedo Park, NY 10987

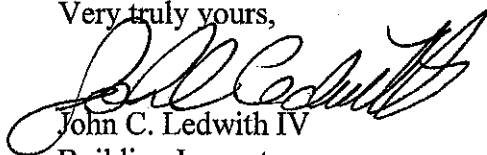
**Re: Parcel Number 105-1-20.21 – Tennis Storage Shed
Site Plan Dated July 13, 2012 Rev. July 2, 2013**

Dear Mr. Beard:

I have reviewed the site plan of your property submitted by Karen Arent dated July 13, 2012, with a revision date of July 2, 2013 for conformance with the Village of Tuxedo Park Zoning Code. To proceed with your plans you will need to obtain variance from the 50' side yard setback to allow for the construction of a tennis storage shed 2' from the property line.

You may alter your plan to comply with the above referenced sections of the Village Code, or you may appeal this denial letter to the Board of Zoning Appeals. If you have any questions, please contact me at 351-4745 ext. 11 or via email at jledwith@tuxedopark-ny.gov.

Very truly yours,


John C. Ledwith IV
Building Inspector

cc: Board of Architectural Review
Board of Zoning Appeals
Karen Arent, Project Landscape Architect

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July 18, 2013

Mr. Christopher Harned
117 East 72nd St., 5th Floor
New York, NY 10021

Re: Violation of Village Code Section 75-12
122 Circuit Rd., Tuxedo Park, NY
Parcel No. 107-1-43

Dear Mr. Harned:

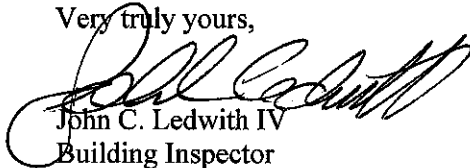
I left a message on your voice mail on July 12, 2013 and have not received a return call. As per our earlier telephone calls, the hedges located on your property are interfering with sightlines at the intersection of Clubhouse Road and Circuit Road and is causing a dangerous condition.

In accordance with Village Code Section 75-12 (copied below) please contact me to schedule a meeting to discuss removal of the hedges near the intersection to resolve this matter. I can be reached by phone at 351-4745 ext. 11 or via email at jledwith@tuxedopark-ny.gov.

§ 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.

Very truly yours,


John C. Ledwith IV
Building Inspector

Cc: Village Board of Trustees
Ken Sanford, Police Chief
Jeff Voss, DPW Superintendent

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July 3, 2013

Attn.: Mark McKinnon, Credit Specialist
Bottini Fuel
P.O. Box 1640
Wappingers Falls, NY 12590-8640

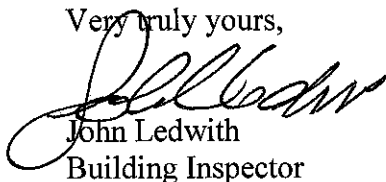
Re: Service Invoices 60822 & 60348

Dear Mr. McKinnon:

Please be advised that the work associated with invoice number 60822 in the amount of \$591 was not authorized and cannot be paid. Work associated with invoice number 60348 in the amount of \$115 was authorized and will be paid at the end of July.

My apologies for the delay in reviewing this matter.

Very truly yours,



John Ledwith
Building Inspector

Enc.

Savings Analysis Hudson VS Direct Through O&R

Village of Tuxedo Park

Date	KWH used	Hudson Cost	Direct Cost	Savings
4-30-13 -- 6-3-13	41,971	\$0.10880	0.06874	\$1,464.79
4-1-13 -- 4-30-13	39,250	\$0.10880	0.06874	\$1,369.83
3-1-13 -- 4-1-13	54,212	\$0.10880	0.06874	\$1,892.00
1-31-13 -- 3-1-13	56,859	\$0.09430	0.06874	\$1,159.92
1-2-13 -- 1-31-13	58,199	\$0.09430	0.06874	\$1,187.26
11-29-13 -- 1-2-13	57,023	\$0.08750	0.06874	\$775.51
10-29-13 -- 11-29-13	45,392	\$0.10250	0.06874	\$1,298.21
9-28-12 -- 10-29-12	40,454	\$0.07760	0.06874	\$149.68
	393,360			\$9,297.20

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July 18, 2013

Re: INFLOW REDUCTION PROGRAM

Dear Property Owner:

The Village is required by the NYSDEC to address Infiltration and Inflow (I/I) into its sewage collection system as a condition of its permit to operate our sewage treatment plant. Infiltration and inflow is clean groundwater or rainwater runoff that enters the sewer system through, damaged pipes and manholes, or through improper connections of stormwater catch basins, roof leaders, driveway and yard drains, and sump pumps. This clean water adds unnecessary volume to the collection system and the treatment plant, increasing operating costs and potentially resulting in sewer overflows.

The Village Engineer (Weston & Sampson) has performed system wide flow monitoring that identified the sewers in the Continental Road, Turtle Point Road, and Brook Farm Road tributary areas as having a high I/I contribution. **As such, the Village has authorized Weston & Sampson to perform further sewer investigations in these sub areas to identify specific sources of the I/I.** These investigations will include visual inspection of sewer mains and manholes, as well as yards and residences in these areas to identify I/I sources.

SEWER AND MANHOLE INVESTIGATIONS

Sewers and manholes will be investigated using direct visual, flow isolation, and/or closed circuit remote television inspection techniques. The first phase of the process will include the identification, flagging, and inspection of the sanitary sewer manholes. Once the manholes have been located and flagged, Weston & Sampson's sub consultant will perform two (2) rounds of flow isolation. Flow isolation is a process that measures flow in a single isolated section of sewer (between manholes). The upstream sewer is temporarily plugged and flow measured at the downstream manhole. For maximum effectiveness, this work is done during significant overnight rain events when actual sewage flows are minimal and I/I potential is high. **Therefore, sewer flow isolation will be conducted between the hours of 11pm and 6am. Many of the sewers and manholes in the Village are located on private property.** In these cases extreme care will be taken not to damage private property and minimize noise during the night time flow isolation work. Should any damage occur, it will be documented and repaired. Sewers that cannot be flow isolated or warrant further investigation based on the results of the isolation testing, will be inspected by closed circuit television (CCTV) equipment. CCTV Inspection is performed during normal working hours.

YARD AND RESIDENCE INSPECTIONS

Yards and residences will be also be visually inspected by Weston & Sampson staff for improper connection of sump pumps, yard and driveway drains, roof leaders, and any other potential sources of I/I. In cases where connections to the sewer cannot be visually determined such as roof leaders going into the ground or sump pump piping behind walls, **dye testing will be performed using non-toxic biodegradable dye designed for this purpose.** This testing will involve the injection of dyed water into the potential source while a downstream manhole is

(Over)

I+I Notice

Owner	Owner 2	PO Box
✓ Aleksandr F. Jakowec		
✓ Alexander Nicholson		P.O. Box 73
✓ Ann Hu	c/o Joyce Zhao	
✓ Anthony Skutnik		
Barbara Jean Swanson		
✓ Barbara Jean Swanson		
✓ Barry Hawk		
✓ Beard Corporation		
✓ Beth Glynn		P.O. Box 302
✓ Bruce Gebhardt		
✓ Bryan Colwell		P.O. Box 523
✓ Camp Comfort Realty, LLC		
✓ Carl O. Whelahan		
✓ Charles Austin Myers		
✓ Charles Neuhauser		
✓ Christopher Cook		
✓ Christopher Gow		
Christopher Gow		
✓ Christopher Harned		
✓ Cliffside Partners	Attn: Joseph McCann	
✓ Darcee Strube		
✓ David Morton		
✓ Dorothy J. Arrighetti		
✓ Edward Stroz		
✓ Edwin Cromey		P.O. Box 873
✓ Ernest Sink		
✓ Garey Brown		
✓ Gary Glynn		P.O. Box 302
James C. Goodfellow		
✓ James C. Pearson		
✓ James F. Robinson		
✓ James Goodfellow		
✓ Jane Janson		P.O. Box 516
✓ Joanne Matthews		
✓ John C. Straton Jr.		
✓ John J. Mannino		
✓ John Lindsay III		
✓ John Moon		
✓ Jonathan Whitney		
✓ Joseph Gilligan		
✓ Joseph Mccann		
✓ Joseph Ramsay		
✓ Julie Garofano		
✓ Kai Olderog		
✓ Kenneth Kaufman		
✓ Konstantine Kaznatcheev		

✓ Kristina O'Neal
~~Lisa King~~
✓ Lisa King
✓ Mark Fowler
✓ Maureen Love
✓ Michael J. Bruno II
✓ Michael Santoianni
✓ Nathaniel Jackson
✓ New York Telephone Co P.O. Box 152206
✓ Pamela Boorman
✓ Patrick Bourke P.O. Box 663
✓ Peter F. Marcus P.O. Box 816
✓ Peter Macdonald
✓ Rana Williams
~~Richard Bartlett~~
~~Richard Bartlett~~
✓ Richard Bartlett
✓ Richard Donnelly
✓ Richard Pinney P.O. Box 762
✓ Richard Schmidt
✓ Ridgewood Energy Corporation
✓ Robert Hurley
~~Robert Simon~~
✓ Robert Simon
✓ Robert Zgonena P.O. Box 764
✓ Samuel Sugden
✓ Sheila Clark
✓ Stephen Evans-Freke
✓ Stephen Heater P.O. Box 876
✓ Stuart J. McGregor
✓ Sydney Jenkins Jr P.O. Box 136
✓ Terrance J. Coughlin
✓ Theodore Wang
Todd Sammann
✓ William Harris
✓ William Mincey Jr.
✓ William Nixon
✓ William Russell