

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

**Building Inspector
Summary Report
March 2014**

1. Building Permits:

- a. No building permits approved in March

2. Inspections:

- a. Sanford, 18 Pepperidge Rd. – Inspected new plumbing, insulation and sheetrock. Currently installing new propane tank, and heating system.
- b. Niblo, 50 Cliff Rd. – Sheet rocking interior walls is complete. Waiting for warmer weather to work on exterior
- c. Regna – 15 Mtn. Farm Rd. – Inspected project during interior demolition of sheetrock.
- d. Sunny Fox Hill Rd. (Formerly Bero), 48 Fox Hill Rd. – Performed inspection for Certificate of Occupancy.
- e. Gilder, 100 Laurel Rd. – Performed inspection for Certificate of Occupancy
- f. Swenson, 44 Tower Hill Rd. East – Performed inspection for Certificate of Occupancy
- g. Simon, 53 Tower Hill Rd. – Inspected grease trap and running trap with Jeff Voss. Agreed that both traps should be removed and the sewer line must be replaced from the house to the sewer main. Also inspected concrete forms for first stage of foundation closest to existing house.
- h. Beard, 214 East Lake Rd. – Inspected footings for southern retaining wall and pool walls.
- i. Tuxedo Police Dept “keep” – In advance of pre-bid meeting for repairs to the “Keep” inspected structure with Dan Gladding.
- j. Hanson, 4 Tower Hill Rd. – Asked Tony O’Neil to move the porta-potty back from the road. Porte-potty was moved by the next day.
- k. Biagioni, 35 West Lake Stable Rd. – Asked contractor to have garbage roll off box removed. Electric panel was relocated from the front of the house to the side as discussed. Kitchen cabinets are being installed along with door and window trim, and wall moldings.
- l. Mahan, 77 Ridge Rd. – Inspected repairs to framing at garage level. Performed plumbing inspection for kitchen and bathroom on second floor and sink in boiler room located on the first floor.
- m. Orange & Rockland – Met with representatives regarding power lines that pass within 10’ of repair work currently out to bid for the “Keep”. O&R representatives agreed that they will adjust the power lines to provide safe working distances while work is being performed.

3. Correspondence/Project Updates:

- a. Tuxedo Club, Sent email to Martin Badinelli at the Tuxedo Club requesting additional information regarding the tree removal plan (attached).
- b. Distributed several copies of the bid specs for the “keep” to local contractors.
- c. Michael Bruno, West Lake Rd. - Sent letters requesting that he attend a BAR meeting to discuss restoring the Boathouse that he purchased on West Lake Rd. (attached).
- d. Tyler, 457 West Lake Rd. - Met with contractor to review plans for repairs due to fire damage.

- e. Nicholson, 25 Mtn. Farm Rd. – Discussed his plans to build a garage.
- f. McHugh, 31 Lorillard Rd. – Discussed setback requirements for a new garage. Reviewed with him the BZA and BAR submittal requirements and meeting schedules.
- g. Village Office – Had rotten framing replaced in the basement.
- h. Ordered new boat stickers and applications for the 2014 boating season.
- i. Tuxedo Park Police Dept. “Keep” – With Dan Gladding conducted mandatory pre-bid meeting. Answered questions from contractors.

John Ledwith

From: John Ledwith [jledwith@tuxedopark-ny.gov]
Sent: Tuesday, February 25, 2014 9:15 AM
To: 'Martin Badinelli'
Subject: Tuxedo Club - Tree Removal Request
Attachments: Tuxedo Club - 2nd Tree Cutting Request.pdf; Tuxedo Club - Tree Inventory.pdf

Dear Mr. Badinelli:

In order to provide for a more productive review of your tree removal request, in advance of scheduling a meeting with the BAR, it is necessary that the following items are provided to the Village:

1. Long term replanting plan
2. Soil stabilization plan
3. Map identifying the location of the trees that are proposed to be removed
4. Inspection of trees that are proposed to be removed by the Village Arborist

Upon receipt of the items listed above, and a site visit by the Village Arborist and the BAR and BOT Members if they choose, a meeting will be scheduled with the Board of Architectural Review. The Village Board will also be informed of your submittals.

Regards,
John Ledwith
Building Inspector

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

VILLAGE BOARD MEETING
FOURTH TUESDAY OF EACH MONTH

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

December 18, 2013

Mr. Michael J. Bruno, II
P.O. Box 775
Tuxedo Park, NY 10987

Dear Mr. Bruno:

I would like to thank you for making repairs and improvements to your homes on West Lake Road this year.

In keeping with your investment in the community, and your commitment and dedication to quality workmanship, I would greatly appreciate your attention to your boathouse located on Tuxedo Lake.

If you have any questions or would like to go over your plans with me, 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

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March 4, 2014

Mr. Michael Bruno
P.O. Box 775
Tuxedo Park, N.Y. 10987

Dear Mr. Bruno:

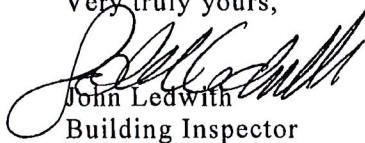
Thank you for submitting plans for updating your boathouse on West Lake Road. Based upon the current condition of the structure, in an effort facilitate review and approval of your project please let me know by Friday, March 7th if you are available to attend the March 18, 2014 Board of Architectural Review meeting. I can be reached at 351-4745 ext. 11 or jledwith@tuxedopark-ny.gov.

Also, by March 8, 2014 please submit the enclosed building permit application, and include payment in the amount of \$900 to cover the application fee and project review.

If you are unable to attend the March 18, 2014 BAR meeting, the next meeting is scheduled April 1, 2014 at 7:30 p.m. at the Village Office.

My apologies for the short notice, but while performing inspections this week I noticed that the structure appears to have suffered additional structure failure.

Very truly yours,


John Ledwith
Building Inspector

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