

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

Building Inspector
Summary Report
May 2014

1. Building Permits:

- a. Tuxedo Club, 1 West Lake Rd., Restoration of pathway and landscaping
- b. Christensen, 9 Ridge Rd., Vestibule, Tea House renovations
- c. Turnbull, 105 Clubhouse Rd., Adding dormers, changing roof from asphalt to Cedar Shake
- d. Laukitis, 16 Brook Rd., Changing roofing material from asphalt to standing seem metal

2. Inspections:

- a. Simon, 53 Tower Hill Rd. – Inspected plumbing before lower level masonry slab was poured.
- b. Mahan, 81 Ridge Rd. – Inspected insulation and final plumbing before sheet rocking walls.
- c. McHugh, 31 Lorillard Rd. – Discussed replacement in kind of two windows on the rear of the house.
- d. Hu, 42 Circuit Rd. – Issued Stop Work Order for construction of a large pergola without a permit (attached).
- e. Wang, 37 West Lake Rd. – Inspected removal of trees, dock, shoreline, and interior demolition of kitchen area.
- f. Hanson, 4 Tower Hill Rd. – Inspected pool plumbing and rebar before concrete was delivered.
- g. Regna, 15 Mtn. Farm Rd. – Inspected drainage chambers and demolition of portions of the house.
- h. CC Road Tuxedo Park, Camp Comfort Rd. – Met with engineers and architects to review the location of the house. Also met separately with property owner’s engineer to consider driveway location that reduced site disturbance and reduced the amount of trees that need to be cut down.
- i. Gruterich, 225 East Lake Rd. – Met with property owner to review plan for removing dead hemlocks from the property.

3. Correspondence/Project Updates:

- a. Mailed 2013 Annual Drinking Water Quality Report to water system customers.
- b. VTP – “Keep” renovations –Received samples of diamond paned windows from Marvin and Parrett
- c. Hatsis, 456 West Lake Rd., Advised property maintenance company of violations on property (see attached). Property has not been properly maintained in over a year.
- d. Police Dept. – Provided them with list of current building permits to help monitor illegal building activity.
- e. Klinenberg, 87 East Lake Rd., Discussed removal of pool, pool mechanical equipment, and rebuilding existing wall next to pool.

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May 9, 2014

Mrs. Ann Hu
42 Circuit Road
Tuxedo Park, NY 10987

Sent Certified Return Receipt
Article Number
7011 1150 0001 6261 9344

Re: STOP WORK ORDER
PARCEL NUMBER 107-1-82

Dear Mrs. Hu:

Please be advised that I was notified by the Village of Tuxedo Park Police Department that on Saturday, May 3, 2014, work was being performed at your home, located at 42 Circuit Road, Tuxedo Park, New York, known on the Village tax maps as Section 107, Block 1, Lot 82, involving the construction of a pergola. On May 5, 2014, I observed that a new structure had been erected on your property. There was no building permit issued for the construction of the pergola. The structure was not constructed in compliance with a plan approved by the Board of Architectural Review, nor was any approval requested or issued by the Board of Architectural Review.

You are hereby notified that you are in violation of Village Code § 100-31 ("Approval by Board of Architectural Review"), Village Code § 100-53(A) ("Procedures"), and Village Code § 100-13 ("Ridge line and precipice area regulations").

§ 100-31. Approval by Board of Architectural Review.

Projects which would alter the external visual elements of a land parcel, lot, structure or building shall require the approval of the Board of Architectural Review prior to consideration by the Board of Trustees for a Building Permit. (Article VIII.)

§ 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.

§ 100-13. Ridge line and precipice area regulations.

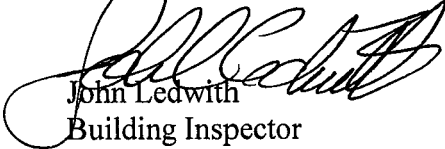
The entirety of all activities that require a building permit, any part of which is to occur within the mapped Ridge Line and Precipice Overlay District areas, but not activities that require a building permit on that portion of a property occurring wholly outside of the mapped Ridge Line and Precipice Overlay District areas, shall be subject to the following regulations. When the phrase "approving agency" is used in this § 100-13, it shall mean any Village board or

official having approval power in connection with an application for a permit or other approval from the Village.

YOU ARE HEREBY DIRECTED AND ORDERED to stop work and comply with the aforementioned laws. In accordance with Village Code § 73-7, you and any associated entities must immediately and safely cease and desist from all work on the property, except such work as is necessary to remove the structures or any other activity that wrongfully altered the property's appearance as referenced above, which such work must be done on notice to, and in accordance with the instructions of, the Building Inspector (or the Village Engineer if so designated by the Building Inspector). No activity may resume until you receive written authority of the Mayor of Village Board of Trustees.

Please be advised that under Village Code § 73-7(C), after full compliance with this stop work order you shall be granted the right to petition the Board of Trustees with your own testimony, evidence and/or alternative plan of operation.

Very truly yours,



John Ledwith
Building Inspector

cc: Dennis Lynch, Esq.

Violation

Tuxedo Park Police Department			Incident/Department No. 14057783		Case No. 14057783	
Incident Type Violation		Incident Classification #1 Work/Violation		attempted <input checked="" type="checkbox"/>	Incident Classification #2 <input type="checkbox"/>	
Responding To			Assignment			
Reported On Sat 05/03/2014 10:20		Occurred From Date/Time		Occurred To Date/Time		Beat of Occurrence
District	Dispatch Time 10:21	Arrived Time 10:27	Cleared Time 10:45	Report Date 05/03/2014	Report Time 10:20	Estimated Total Property Loss
Primary Charge						UCR/NIBRS Code
Location of Incident 42 Circuit Road, Tuxedo Park, NY 10987				Location Name (if applicable) Qiu / Xu Residence		
Entry Point	Method	Weapon/Tool/Force Used	Security		Evidence	
Type of Premise (For Vehicles State Where Parked)						
Related Case No.'s						
Officer Involved Jackson, Richard						
Victims/Witnesses/Other <small>P-Patient, DW-Dog Warden, W-Witness, R-Runaway, SV-Suspect Verified, SU-Suspect, A-Arrestee, PG-Parent/Guardian, C-Complainant, M-Missing, D-Deceased, VP-Victim Police Officer, VU-Victim Unknown, VO-Victim Other, VS-Victim Society/Public, VI-Victim, LD-Landlord, E-Elder, VO-Vehicle/Operator, LW-Lake Warden, RH-Resident/Homeowner, CK-Caretaker/Keyholder, T-Translator, IV-Interviewed, I-Institutional, OR-Registered Owner, O-Others, OL-Legal Owner, MI-Minor, SJ-</small>						
Code C-1	Name: Last, First, Middle Ledwith, John			Sex M	Race/Ethnicity W-White/Not Hispanic	Date of Birth/Age
Confidentiality <input type="checkbox"/>	Address: Street, City, State, ZIP					Phone
Place of Employment / School/ Address Village of Tuxedo Park 80 Lorillard Road, Tuxedo Park, NY 10987				Occupation Bldg Inspector		Employer Phone 351-4745
Code SJ-1	Name: Last, First, Middle Lin, Jin Di			Sex M	Race/Ethnicity A-Asian/Pacific	Date of Birth/Age 10/11/1955 58
Confidentiality <input type="checkbox"/>	Address: Street, City, State, ZIP 11237 Roosevelt Avenue, Corona, NY 11368					Phone
Place of Employment / School/ Address				Occupation		Employer Phone
Height 6'00"	Weight	Build	Hair	Eyes BRO - Brown	Descriptors	
Driver's License 314048861		State NY	Social Security No.		Other ID	

Narrative

P.O. Jackson responded to a complaint of contractors working on a non-noise bearing day and without a village permit at 42 Circuit Road. The homeowners were away for the weekend but reachable by telephone. R.O. spoke with contractor, SJ-1, advising him to cease all work. R.O. reported contractor complied and ceased work.

COPY

I.D. No./Name of Reporting Officer #807 - Jackson, Richard		Approval		Date/Time		Distribution	
RECORDS	DISTRIBUTION DATE	BY	Supervisor				

Violation

John Ledwith

From: John Ledwith [jledwith@tuxedopark-ny.gov]
Sent: Monday, May 05, 2014 12:23 PM
To: 'raymond mock'
Cc: 'Denise Spalthoff'; Lili Neuhauser (vtpmayor@gmail.com)
Subject: Tuxedo Park - 456 West Lake Rd. - Property Maint Violations (Hatsis)
Attachments: 456 West Lake Rd. - Property Maint Violations.pdf

Dear Mr. Mock:

I understand that you returned to the Village of Tuxedo Park today to inspect 456 West Lake Rd., Tuxedo Park, NY. As per my prior communication with you in September 2013, the items that must be addressed are listed in the attached letter. If you have any questions please contact me at 351-4745 ext. 11.

Regards,
John Ledwith
Building Inspector

-----Original Message-----

From: John Ledwith [<mailto:jledwith@tuxedopark-ny.gov>]
Sent: Friday, September 20, 2013 10:45 AM
To: 'raymond mock'
Subject: Tuxedo Park - 456 West Lake Rd. - Property Maint Violations

Ray:

Attached is a copy of the letter regarding the property located at 456 West Lake Rd., Tuxedo Park, NY 10987.

Thank you for meeting with me this morning.

When you receive approval please contact me to schedule access to the property.

Regards,
John Ledwith
Building Inspector

The message is ready to be sent with the following file or link attachments:

456 West Lake Rd. - Property Maint Violations.pdf

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

VILLAGE OF TUXEDO PARK
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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.