

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

**Building Inspector
Summary Report
November – December 2013**

1. Building Permits – No permits for approval this month

2. Inspections

- a. Simon, Clubhouse Rd. – Oil tank located under house removed from the VTP.
- b. Miller, East Lake Rd. – Met with contractor, Orry Osinga, from Rockland Carpentry, regarding water damage on lake side of the house.
- c. Chuey, Crow's Nest Rd. – Inspected wood screening around air conditioning unit. Screening complies with past BAR approvals. Picture of wood screen attached.
- d. Shore, Patterson Brook Rd. – Started site work within the area of the approved pool.
- e. Tuxedo Club Boathouse, Tuxedo Road – Project completed. Prepared voucher to reimburse \$50,000 performance bond.
- f. Niblo, Cliff Rd. – Performed framing and insulation inspections.
- g. Stewart, Clubhouse Rd. – Performed inspection for Certificate of Occupancy.

3. Correspondence/Project Updates

- a. Klimecki, Ridge Rd. – Issued Stop Work Order for both interior structural and exterior architectural work requiring a building permit. Pictures of the work attached. Subsequently met with architect hired by Robert Klimecki, Kevin Brodie. Kevin Brodie prepared plans for both interior changes(structural) and exterior changes. Permission has been given for interior work, including structural changes to occur. Applicant is scheduled to come before the BAR on January 7th.
- b. Guazzoni, Summit Rd. & Maslov, Ontio Rd. – received complaint about trees being topped on Summit Rd. Upon inspection found one man at the top of a tree removing the tops of over a dozen trees on the property below Guazzoni, owned by Maslov. Issued Stop Work Order to Maslov and advised two men involved with topping the trees, and Mr. Guazzoni that tree topping is not permitted.
- c. Mahan, 77 Ridge Rd. – Met with Mr. Mahan regarding work that he would like to perform to the garage.
- d. Prepared paperwork for insurance company regarding Robert Zgonena lawsuit.
- e. Straton, Ledge Lane – As agreed in the fall, Mr. Straton had Ira Wicks remove a large number of fallen limbs, and dead trees from his property.
- f. Bruno, West Lake Rd. – Sent letter regarding repairs need to his boathouse.
- g. Keating, Cliff Rd. – Met with Andrew Keating, Tom Skrable, project engineer, and Rich Messer, Village Engineer, at the site to review the storm water plan, Cliff Rd. road improvements, and general site conditions.

Chuey - Crows Nest Rd.



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

November 20, 2013

<p>Sent Certified Return Receipt Article Number 7011 1150 0001 6261 9306</p>

Mr. Robert Klimecki
412 East 55th Street - #5G
New York, NY 10022

Re: STOP WORK ORDER
11 Ridge Road, Tuxedo Park, NY 10987
Parcel No. 106-1-50.1

Dear Mr. Klimecki:

As I had not received a response to my email or voice mail communications to you, this morning I visited your property at 11 Ridge Road, Tuxedo Park, NY 10987.

Please be advised, that in accordance with Village Code 100-53 (copied below), the work that I observed requires a Building Permit.

100-53 Procedures

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.

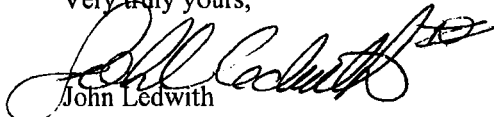
Normal repairs and maintenance, if not altering design, structure, materials or appearance, do not require Board approval.

This letter serves as a Stop Work Order. No work is permitted until the matter is reviewed by the Village Board, and the required approvals are obtained.

While this matter is under review, please provide me with a list of the work that has been performed, and the name and contact information for each of the contractors and or individuals involved in the project.

If you have any questions regarding this matter, please contact me at 845-351-4745 ext. 11 or via email at jledwith@tuxedopark-ny.gov.

Very truly yours,


John Ledwith
Building Inspector

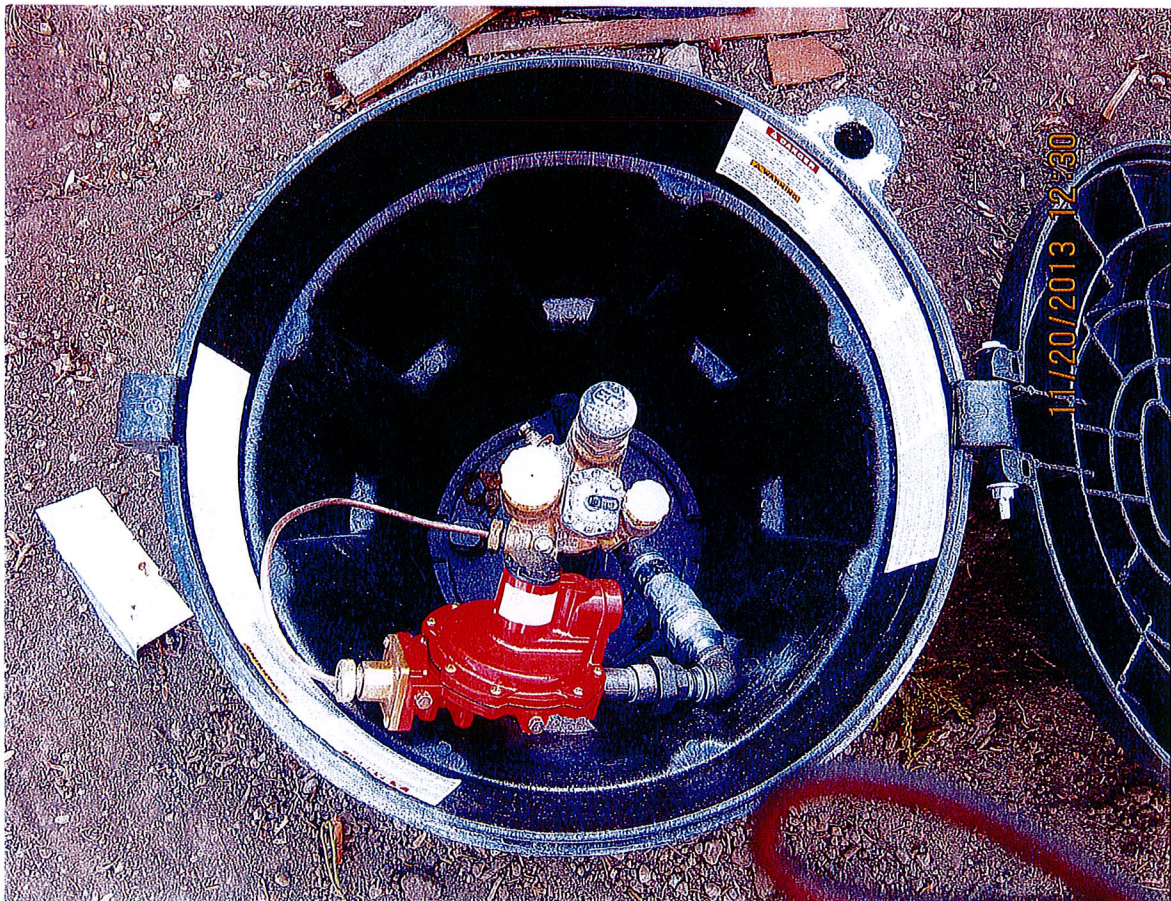
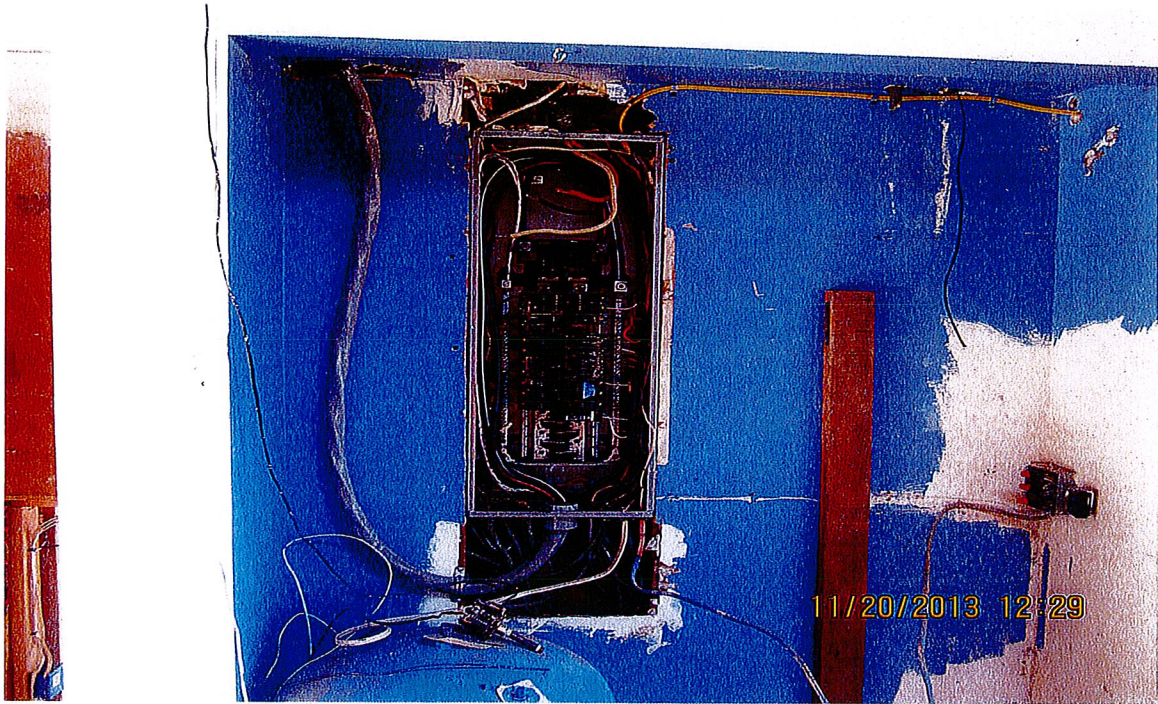
cc: Board of Trustees
Board of Architectural Review
Rick Golden, Village Attorney













Mahan

RockRidge
77 - 81 Ridge Road
Tuxedo Park, New York

December 7, 2013

Mr. John Ledwith
Building Inspector
Village of Tuxedo Park
P.O. Box 31
Tuxedo Park, NY 10987

Dear John,

It was nice meeting you at our house at 77-81 Ridge Road in Tuxedo Park. As you know, we purchased the house from the Rodgers and no one has lived there for almost ten years. The house and the outbuildings have not been updated for quite some time and the grounds were untended and overgrown. We love the house, out-buildings and grounds and hope to restore them to as much of an original condition as possible while integrating modern, energy efficient heating and cooling, plumbing and electrical. We have actually found some original photographs of the Main House that we find quite helpful. While this process will not happen quickly, we hope our efforts will help enhance Tuxedo Park through the restoration of RockRidge.

With all the buildings, we love the graceful architecture and feeling of the home and hope to change as little as possible while updating systems and services. We are currently in the process of developing our plans for the Main House and will share those with you when they are appropriately advanced. In the interim, we plan to make progress updating some of the outbuildings. The following is a summary of our proposed plans as we discussed yesterday:

1. New roofs - as you know, we have replaced the old asphalt shingled roofs on the Main Garage, the Gardiners Shed, Small Garage (near the Main House) and Tea House with new cedar-shingled roofs.
2. Painting - in the spring when the conditions are more appropriate, we plan to paint the Main Garage, Gardiners Shed and Small Garage in a color similar to the one on the Main Garage currently. The trim on all structures will be painted black similar to the current trim on the Main Garage. This will bring uniformity and consistency to the property.
3. Main Garage with Upstairs Apartment - we plan to renovate the Main Garage and Upstairs Apartment. We do plan to change any walls or impact the structure. We plan to replace the sheet rock, install insulation where practical, update the electrical as needed, update the plumbing if needed, replace the heating/cooling system and renovate the kitchen and single bathroom. We hope to begin this work immediately. As part of this project, we plan to replace the windows in the Main Garage with more energy efficient windows. We will consult with you on the windows prior to commencing on this part of the renovation.
4. Pool removal - we plan to remove the existing pool but keep the pool house. We currently intend to put in a new pool in the same location at a later date.

Please let us know if you have any questions with respect to the above. We look forward to working with you as we restore our home.

Best regards,

Christopher Mahan

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 3, 2013

Mr. & Mrs. Sergei Maslov
44 Ontio Rd.
Tuxedo Park, NY 10987

**Re: Stop Work Order
Parcel No. 104-1-12.21**

Dear Mr. & Mrs. Maslov:

This morning while performing inspections along West Lake Stable Road I heard noise from a chain saw coming from your property along East Summit Road. Upon further inspection I observed two men involved in cutting trees on your property. According to one of the men, over 10 trees were topped. I observed evidence of the fresh cuts on 12 trees.

One of the workers made a phone call to Claudio Guazzoni, and Mr. Guazzoni told me that you had given him permission to cut the trees on your property, and that the Mayor wants people to remove dead trees and limbs.

Based upon my inspection, you are in violation of Village Code Section 100-14.

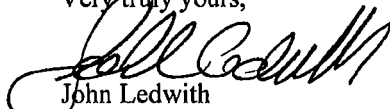
§ 100-14. Trees.

Trees shall not be removed for any commercial purposes. No lot owner or agent shall be permitted to remove or top more than four live trees over five inches in diameter, as measured 48 inches above the ground, in any calendar year without approval from the Board of Architectural Review and a permit from the Board of Trustees. *Editor's Note: See also Ch. 40, Clearing, Filling, Grading and Excavating.* During new construction, trees may be removed only in the approved building area and along the approved driveway course to said building. Normal trimming or pruning of low branches may be carried out without a permit therefor. *Editor's Note: See also Ch. 75, Property Maintenance, Art. II.*

This matter has been forwarded to the Village Board for review. Until further notice, no work is permitted on the property.

If you have any questions regarding this matter, please contact me at 351-4745 ext. 11 or jledwith@tuxedopark-ny.gov.

Very truly yours,


John Ledwith
Building Inspector

cc: Village Board of Trustees
Rick Golden, Village Attorney
Claudio Guazzoni



12/03/2013 10:39



12/03/2013 10:45



12/03/2013 10:40

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

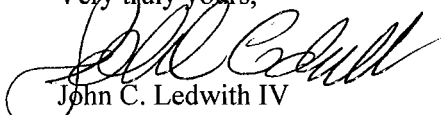
Mr. John Straton
& Donna DeCoursey
2 Ledge Lane
Tuxedo Park, NY 10987

Dear Mr. Straton & Mrs. DeCoursey:

Thank you for having the dead trees and fallen tree limbs removed from the side of your property.

Happy Holidays

Very truly yours,


John C. Ledwith IV
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

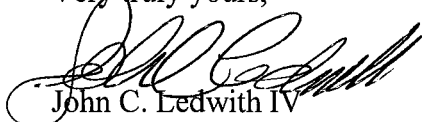
Dear Mr. Bruno:

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