

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

Buildings & Grounds Report
Summary Report
April 2017

April Meeting Schedule

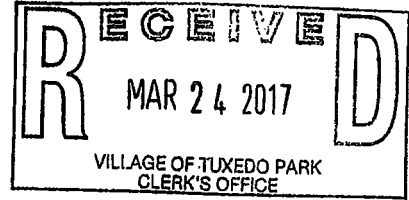
Planning Board – April 24th at 7:30 p.m.
Board of Architectural April 4th and 18th at 7:00 p.m.
Village Court – April 20th at 5:30 p.m.
Board of Trustees Meeting – April 19th at 7:00 p.m.

- a. Requested and received prorated property tax payment due to change in taxable status.
- b. Reviewed plans for lot line changes between McQuilkin, Love, and Nixon properties in advance of Planning Board public hearing scheduled on March 27th.
- c. Met with representatives from phone company to install small cell to enhance Verizon phone service reception. Initial offer is \$3,000 per year with \$4,000 sign on bonus.
- d. Discussed possible remedies with DPW Superintendent to discolored water issue at Tavani home on Turtle Mtn. Rd.
- e. Reviewed plans for the Daum property involving a new garage and mudroom. Issued denial letter as variances from the side yard setback and ridgeline law are needed.
- f. Met with Cablevision and Verizon representatives to obtain process on relocation of utility lines on Tuxedo Rd. near Village entrance.
- g. Met with two contractors to obtain price to have propane line relocated to larger underground propane tank at the South Gate House.
- h. Met with contractor to obtain price to connect electric generator located at the South Gate house to the entire house. Currently the generator only powers the security system and gate arm motors.
- i. Reviewed plans for Friedman house on Ridge Rd. Issued denial letter as variances are needed for front yard setback and porch and deck coverage.
- j. Prepared Preliminary Disaster Assessment Date Collection Form for Sever Storm Stella (March 14-17) to qualify for reimbursement of expenses due to the snow storm in the amount of \$31,056.66.
- k. Guard House – Had meeting with Mayor Guinchard, John Kinnear, Alan Yassky, and Chief Melchiorre to discuss bid received to build Guard House and how the structure could be built more affordably.
- l. Ordered boat stickers for 2017 boating season.
- m. Issued Certificate of Occupancy to Estate of Nathaniel Jackson for house at 83 Clubhouse Rd.
- n. Requested donation of table lamp to provide lighting inside South Gate house.
- o. Sent documents prepared by Weston & Sampson to Pat Hines for him to prepare bi-annual report on sewer system evaluation survey.
- p. Performed footing and framing inspections at Merson house at 3 Crows Nest Road.
- q. Coordinated meeting with O&R and Cablevision to meet at the site to discuss visual appearance of relocating utility wires onto Nursery Road.
- r. Prepared Annual Water Withdrawal Report for NYS DEC.
- s. Performed footing inspection at Merson house for front porch, mudroom, and chimney.
- t. Issued Certificate of Occupancy for Nixon house on Circuit Road.

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

VILLAGE BOARD MEETING
THIRD WEDNESDAY OF EACH MONTH

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



December 13, 2016

ASB 120
c/o
Mr. & Mrs. Robert Daum
100 Palm Way
North Palm Beach, FL 33408

Re: 2 Circuit Road, Tuxedo Park, NY
Parcel No. 107-1-79

Dear Mr. & Mrs. Daum:

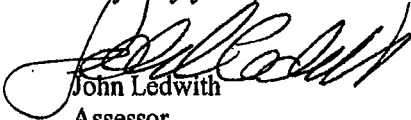
This letter is to notify you that the above referenced property that was transferred to you on July 19, 2016 is no longer entitled to the religious exemption from real property. The property is liable for taxes attributable from the formerly exempt portion of the assessment that I have calculated to be \$9,932.24.

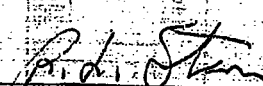
The prorated tax amount without the tax exemption is \$8,598.36.

The prorated amount is based upon a per diem amount of \$27.21 with 316 days from July 20, 2016 through May 31, 2017.

Please remit payment made payable to the Village of Tuxedo Park in the amount of \$8,598.36 by January 15, 2016.

Very truly yours,


John Ledwith
Assessor

ASB120 LLC	06-16	1006
DATE: 03/21/2017		11-8186/3210 78
PAY TO THE ORDER OF	VILLAGE OF TUXEDO PARK	\$ 8,598.36
EIGHT THOUSAND FIVE HUNDRED NINETY EIGHT 36/100 DOLLARS		Security Features Details on Back
FIRST REPUBLIC BANK 1230 Avenue Of The Americas New York, NY 10020 (800) 392-1407 (24hr Cust Serv)		
FOR	PROPERTY TAXES	

John Ledwith

From: Amy Szostak [aszostak@nbcllc.com]
Sent: Monday, March 20, 2017 7:31 PM
To: John Ledwith
Subject: Verizon Wireless Small Cell Antenna Proposal - Tuxedo Road Micro
Attachments: TuxedoParkMicro_JohnLedwithVillageofTuxedoPark_20170201.pdf; VZW- Small Cell Lease.doc; VZW- Small Cell Lease.pdf

Good Evening John:

I received the data back from my engineer and we are interested in pursuing the water tower candidate. At this time, I would like to discuss the annual rent payment. If we can come to an agreement, I will then setup a design visit, where our entire team of engineers would come out to the property to evaluate the site and produce a lease exhibit for your review.

Short video on Small Cells: <https://www.youtube.com/watch?v=VQYQAeeyzFs&sns=em>

VZW will pay the town \$3,000/annually for 25 years for a total payout of \$75,000. They will add a \$4,000 one-time sign on bonus for a no change lease.

Attached is the proposal, lease boiler and some example pictures for your review.

I will follow up to discuss in more detail

Amy Szostak

Site Acquisition Specialist

NETWORK BUILDING + CONSULTING

6095 Marshalee Drive | Suite 300 | Elkridge, MD | 21075
O 607.238.7615 | M 585.314.9478 | networkbuilding.com



February 1, 2017

Village of Tuxedo Park
Attn: John Ledwith
80 Lorillard Road
P.O. Box 31
Tuxedo Park, New York, 10987

Re: Verizon Small Cell Antenna (Tuxedo Road Micro)

Dear Mr. Ledwith,

Verizon Wireless (VZW) is proposing to add a micro cell facility in Tuxedo Park around the lake to provide additional wireless network bandwidth and improved performance to the residential area. Due to the heavy customer usage on Verizon Wireless' 4th Generation LTE network generated from within this area, Verizon Wireless' existing surrounding macro sites are not able to adequately satisfy the existing and emerging usage demand throughout this area.

The proposed micro cell is a significantly paired down version of a typical macro cell (i.e., a standard 3-sectored array as commonly seen on wireless communications facilities). The micro cells are a single-sector radio unit with small external antennas that are intended to provide "hotspot" type coverage to specific buildings, malls, event venues, airports, etc. or small outdoor areas where the coverage requirement is a radius of roughly of less than ½ mile.

The advent of micro cells has been primarily fueled by a few main forces:

- To meet the ever growing need for user bandwidth with Verizon Wireless' limited spectrum inventory
- Continue to provide strong wireless coverage for emergency use
- To achieve better spatial reuse efficiency versus cell splitting with existing macro equipment
- To meet in-building usage and coverage demand
- To provide consistent user experience and performance across the network

VZW is proposing to install a small cell antenna (roughly 2ft high by 1ft in diameter) along with an equipment cabinet on a utility pole or install a pole in the villages ROW. This micro cell is intended to provide "hotspot/booster" type wireless telecommunications coverage to the area which will improve cell coverage, speeds, while providing a more reliable network for emergency services.

Enclosed are some example lease exhibits from previous sites. The site name has been removed for confidentiality purposes.

I would welcome the opportunity to discuss this project with you in more detail.

Sincerely,

Amy Szostak

Site Acquisition Specialist

M 585.314.9478 | aszostak@nbcllc.com

September 23, 2016

NYSDEC Division of Water, Region 3
100 Hillside Avenue Suite 1W
White Plains, NY 10603-2860
ATTN: Adedayo Adewole

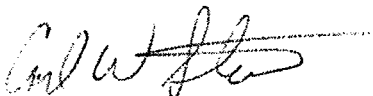
Re: Village of Tuxedo Park, New York
Bi-Annual Progress Report – SSES - SPDES Permit No. NY-0031216

Dear Mr. Adewole:

Weston & Sampson is pleased to submit on behalf of the Village of Tuxedo Park (Village) this bi-annual progress report relating to the approved Sewer System Evaluation Survey (SSES), in accordance with the Schedule of Compliance: Item A of the Modified SPDES Permit No. NY 0031216 (modification date 6/1/09). The Result of Findings Report for the Phase 2, Sub-basin 2, 10, & 13 investigations was submitted to the NYSDEC on May 19, 2015. The report was approved by the NYSDEC Region 3 office as indicated in your letter dated July 24, 2015 (received July 29, 2015). The Village had contracted with Weston & Sampson to perform the design of the repairs described in the Report of Findings which was completed earlier this year. Due to size of the Sub-Basins 2, 10 & 13 and number of recommended repairs within the Result of Findings Report, the repairs were separated into multiple, yearly, construction documents. Year 1 Construction work was set out for public bid earlier this year and was awarded to a Contractor. The Year 1 Construction work has been substantially completed with punch list items scheduled to be completed shortly. Year 2 Construction work is required to be conducted in 2017 and, if necessary, the remainder of the recommended repairs completed in 2018.

The next progress report is due April 1, 2017. If you should have any questions as to the progress of the SSES, please do not hesitate to contact our office.

Respectfully submitted,
Weston & Sampson PE, LS, LA, PC



Carl W. Stone, P.E., BCEE
Team Leader

CC: M. Guinchard – VOTP
BOT – VOTP
J. Ledwith, VOTP
D. Matthews, VOTP
J. Zongol, WSE
File

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