

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

**Building Inspector  
Summary Report  
May 2015**

**1. Building Permit:**

- a. Wang, West Lake Rd. – Changes to the windows, doors, roof line, and porch to the lake side of the house.
- b. Village Boat Club, Chastellux Lane – Extend dock 12’
- c. Regna, Mtn. Farm Rd. – 1<sup>st</sup> Permit expired (30 months), new permit application for completion of work previously approved. Project expected to be completed in six months.

**2. Inspections/Correspondence:**

- a. Pitts, Fox Hill Rd. – Keeping in touch with DEC and Castlton Environmental regarding oil spill. 1,000 gal underground oil tank has been removed. Tank did not appear to be leaking. Leak likely due to improper oil line connections between two oil tanks installed at different elevations.
- b. Biagioni, West Lake Stable Rd. – Building AC and propane screens. Colors to match house.
- c. Keating, Cliff Rd. – Started excavation for house footings. Rock to be chipped to obtain footing depth.
- d. CC Road TP., Camp Comfort Rd. – Continuing to chip rock to provide approved driveway grades. Low energy fence installed to prevent rocks from rolling onto adjacent property.
- e. El-Rayess, Crow’s Nest Road – Received site plan indicating proposed wall relocation setbacks. Needs to appear before BZA for variances and BAR for architectural review approval
- f. Orange County Health Dept. – Sent draft 2014 Annual Water Quality Report to Orange County Health Dept. Received approval to circulate to water customers before June 1, 2015.
- g. NYS DOT – Worked with Kimberly Henken to obtain highway utility work permit for authorization to work under NYS Rt. 17 to make repair to water main.
- h. Town of Tuxedo Sewer Plant – Met with Supervisor Rost and Town Engineer to discuss several issues that the Village faced regarding its new sewer plant in 2002 and what should be done to avoid the same problems
- i. Turnbull, Clubhouse Rd. – Met with Chris DeHaan, Architect for the project, regarding location of new generator, new underground electrical service, and proposed landscaping behind the house.
- j. Beard, East Lake Rd. – Asked workers to stop working on sewer main connection as the property to the west of the sewer line is not owned by the VTP. Approval from the property owner is required before any additional work can be performed.

- k.** Bruno, West Lake Rd. – received plans for boathouse renovations. Advised property owner that the plans show an increase in floor area and an increase in the height of the boathouse. These changes to the structure increase the non-conformity and require variances from the BZA. An application for the BZA has been provided to the applicant.
- l.** VTP DPW – Notified insurance company of frame damage to DPW vehicle, 2005 Chevy dump. Received payment of \$5003.30 to have the frame replaced.
- m.** Water Rate Increase – Prepared attached notice to be provided to customers advising them of increase in rates. Copy provided in advance to Town of Tuxedo Town Clerk.
- n.** Turnbull, Clubhouse Rd. – Appeared before the BAR. Waiting for revised site plan to determine wall heights and need for variances for walls over 6’ in height in side and rear yard. Application to BZA has been provided.
- o.** Guinchard, Tuxedo Rd. – Authorized removal of a large tree that had a split from the base to nearly the top of the tree. Ira Wicks removed the tree without incident.
- p.** Emergency Action Plan, Tuxedo Lake and Wee Wah Lake – Sent document for signature to Supervisor Rost.
- q.** Klimecki, Ridge Rd. – Underground propane tank accidentally hit for second time. Fire Dept. and propane company contacted to secure site and make repairs.
- r.** Yannuzzi, West Lake Rd. – Made request for 18’x6’ dock. See attached letter.
- s.** Tuxedo Park Police – South Gate Security Communications – I met with Joseph Riotto from AVS Technology regarding cost savings improvements to communications system between Police Booth and South Gate House. Proposals received.
- t.** Vanderlee, Lake View Rd. – Structure fire, 3<sup>rd</sup> floor of house. No one was injured. House secured and insurance company has been notified of the fire.
- u.** Tuxedo Farms – Working with Ashley Torre regarding easements to provide access and maintenance to water tank at the end of Potuckit Rd.

**TUXEDO PARK WATER DEPARTMENT**  
**P.O. Box 31**  
**Tuxedo Park, NY 10987**

May 26, 2015

Dear Water Customer:

Please be advised that the water rates for customers of the Tuxedo Park Water Department will be increasing beginning with the next quarterly billing July 1, 2015.

We hope you understand that since 2007 we have been absorbing the rising cost of supplying you with drinking water while making improvements to both the water plant and the distribution system. At this time, we are forced to increase water service rates to all customers. Starting July 1, 2015, the metered water rate and the capital improvement rate will both be increased by 7%.

	Current	New
Water Consumption:	\$10.25 per 1,000 gallons	\$10.97 per 1,000 gallons
Min. Quarterly Charge:	6,000 gallon Min. = \$61.50	6,000 gallon min. = \$65.82
Capital Improvement Fee	\$7.50	\$8.03

Please feel free to contact us at (845) 351-4745, extension 11 with any questions you may have relative to our service provided

Yours sincerely,

Tuxedo Park Water Department

## John Ledwith

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**From:** John Ledwith [jledwith@tuxedopark-ny.gov]  
**Sent:** Tuesday, May 19, 2015 8:32 PM  
**To:** Todd Yanuzzi (toddlx@optonline.net)  
**Subject:** Boathouse  
**Attachments:** Building Permit Application Package .pdf

Todd:

I received your wife's voice mail message this evening after the BAR meeting was over. Three approvals are required with any boat dock application:

1. Village Board - For permission to build a structure that is essentially being used over Village property.
2. Board of Architectural Review – Review for aesthetics, environmental concerns, and Village Code compliance.
3. Building Inspector – Conformance with Village Code, NYS Building Code, and making sure any items approved by the Village Board and Board of Architectural Review are complied with.

You may bring this matter up before the Village Board either in writing or at a Village Board meeting (May 26<sup>th</sup>). The Village Board may have some ideas, but whatever is decided must comply with the Village Code.

With regard to the BAR, I cannot place you on a meeting agenda unless you submit a building permit application with a plan. So you could complete the attached application (page 2 of the pdf) and submit the \$200 application fee and \$100 escrow fee and attempt to get some feedback from the BAR at the next meeting (either June 2nd or 16th). It would be helpful if you submitted a larger survey of your property so the BAR had a better overall picture of the issues at hand.

Regards,  
John Ledwith  
BI

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**

May 15, 2015

Mr. Todd Yannuzzi  
77 West Lake Rd.  
Tuxedo Park, NY 10987

Re: Dock Request

Dear Mr. Yannuzzi:

In response to your request for a 18'x6' dock for your new pontoon boat, the Village Code only permits a dock 10'x6' arranged in such a manner in that the dock does not extend into the lake more than 6' or along the shoreline more than 10'.

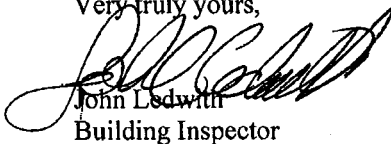
I understand your unique situation in that your boathouse cantilevers over the shoreline and above Tuxedo Lake. However, I cannot approve a dock extension beyond your existing boathouse, nor can I interpret the perimeter of your boathouse that extends over Tuxedo Lake as being the "new" shoreline. I did locate in your parcel file a proposed dock plan dated April 18, 1999 (attached) that does comply with Village Code Section 65.

As possible solutions to this matter, you may secure your pontoon boat at the end of your existing boathouse and design a custom step within the footprint of the existing boathouse deck to make the change in elevation to the deck level of the pontoon boat, or consider the April 18, 1999 dock plan.

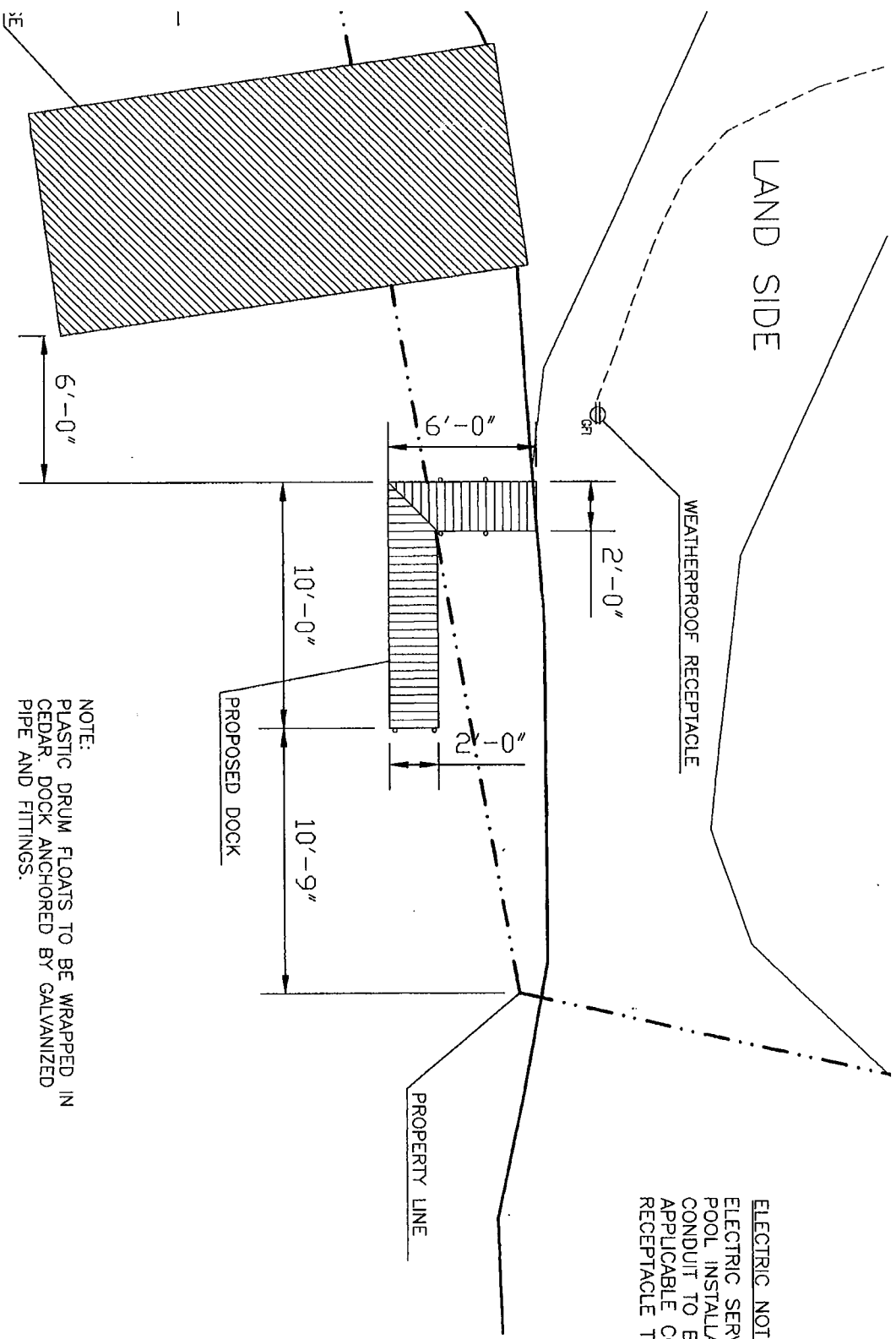
As the uniqueness of your boathouse configuration was not contemplated when Village Code Section 65 was adopted, the solution to this matter may require the crafting of a custom step to access your new boat.

Please contact me to discuss your plans so the necessary approvals can be obtained.

Very truly yours,

  
John Ledwith  
Building Inspector

Enc.



LAND SIDE

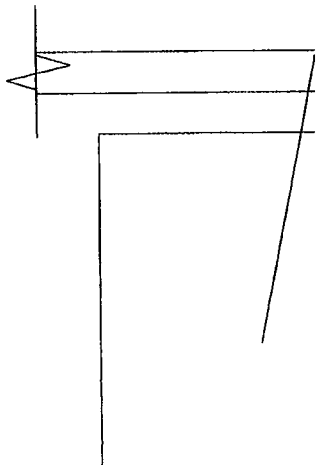
WEATHERPROOF RECEPTACLE

PROPERTY LINE

PROPOSED DOCK

NOTE:  
 PLASTIC DRUM FLOATS TO BE WRAPPED IN  
 CEDAR. DOCK ANCHORED BY GALVANIZED  
 PIPE AND FITTINGS.

ELECTRIC NOTE:  
 ELECTRIC SERVICE TO CONFORM WITH  
 POOL INSTALLATION REQUIREMENTS.  
 CONDUIT TO BE BURIED PER  
 APPLICABLE CODE. CIRCUIT BREAKER AND  
 RECEPTACLE TO BE PROTECTED WITH GFI.



3  
3" = 1'-0"

DETAIL

PIPE

ECK

RAME

CLLAR

WATER LEVEL

GROUND LEVEL

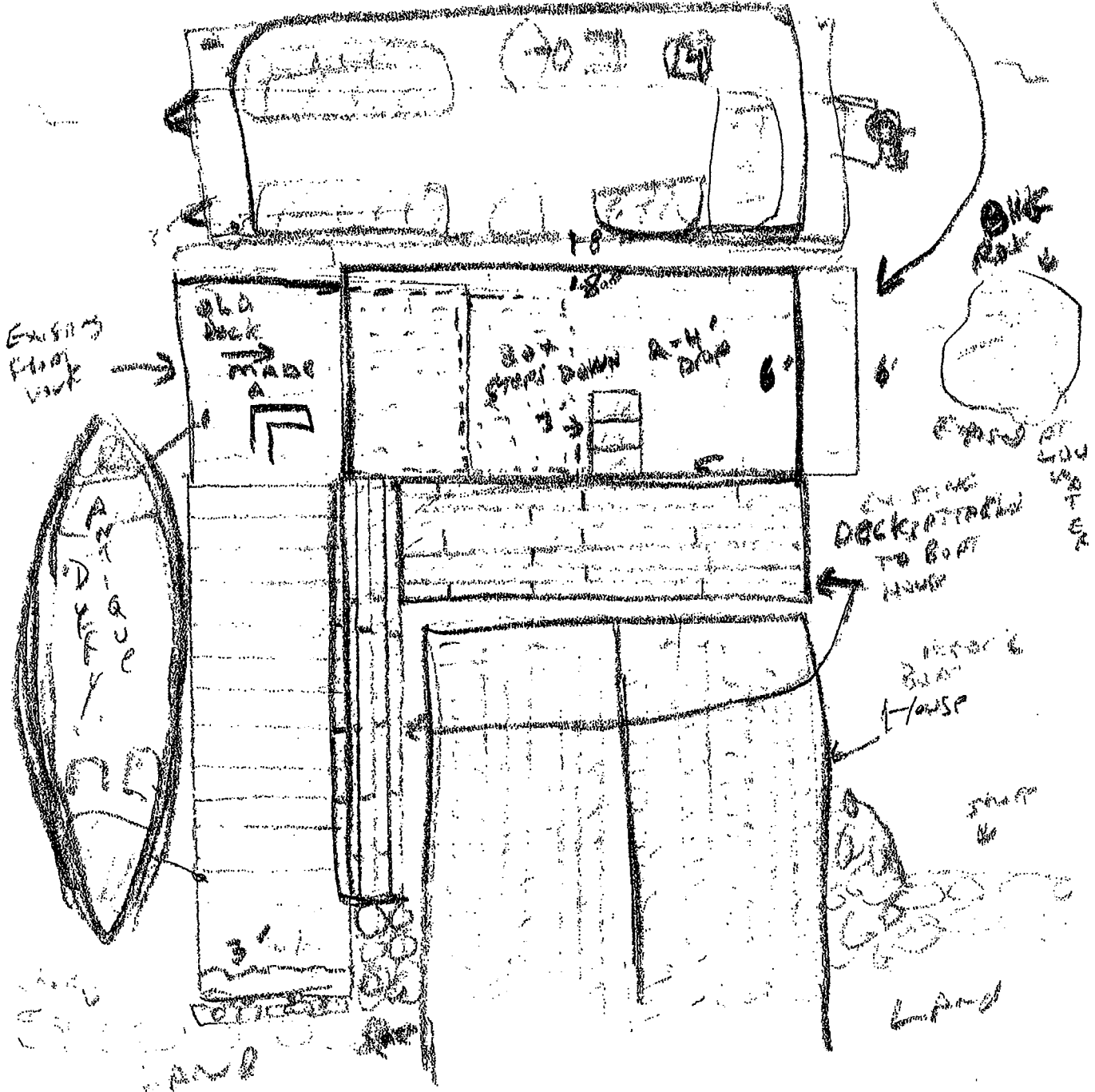


JOB NAME: <b>YANNUZZI RESIDENCE TUXEDO PARK, NEW YORK</b>	
ARCHITECT: <b>TOBIAS GUGGENHEIMER ARCHITECTS</b> 145 PALISADE ST., DOBBS FERRY, NY 10522 (914) 674-0633 C. 1999	
SHEET: <b>PROPOSED BOAT DOCK</b>	DRAWN BY: PB SCALE: 3/8" = 1'-0" DATE: 4/18/99

77 W. LAKE  
ROAD FORTUNE DOCK

MEANS REPAIRS  
New Expanded  
DOCK  
IN FRONT  
OF  
BOAT  
HOUSE

New  
TOASTED  
↓





## **Chapter 65. LAKES AND PONDS**

### **§ 65-2. Rules and regulations applicable to Tuxedo Lake.**

The following rules and regulations shall apply to the use of the body of water within the Village known as "Tuxedo Lake":

#### **A.**

No person shall bathe, swim, wade or otherwise immerse himself or herself in the waters of Tuxedo Lake.

#### **B.**

No person shall place, install or otherwise erect any permanent dock, permanent offshore floating platform, boathouse or similar structure on or in the waters or shoreline of Tuxedo Lake unless such structure was in existence in the same location prior to February 20, 1987. An inventory of such structures shall be on file with the Village Building Inspector for record. In creating such inventory, the Village Building Inspector will first record all permanent structures in existence on June 30, 2008. For a structure not in existence on June 30, 2008, to be included in such inventory, prior to June 30, 2009, a property owner must provide evidence to the Village Building Inspector demonstrating that such a structure was in existence prior to February 20, 1987. If a structure has not been so identified to the Village Building Inspector by June 30, 2009, or was not legally in existence on June 30, 2008, it may not subsequently be rebuilt.

#### **C.**

No person shall place, install, rebuild or otherwise erect a nonpermanent structure on Tuxedo Lake unless such structure was legally deployable on Tuxedo Lake on June 30, 2008, or unless such structure is otherwise in compliance with this chapter. An inventory of such structures on June 30, 2008, shall be made and maintained on file with the Building Inspector. An owner of property abutting Tuxedo Lake may place, install or otherwise erect one seasonal, floating or otherwise nonpermanent structure that complies with the requirements of this chapter. Any such nonpermanent structure must be securely attached to the shore and be limited in size so that it has a lakefront length of not more than 10 feet and does not extend into the lake more than six feet (exclusive of any bridging mechanism described in this subsection). Structures may be attached directly to the shore or may be attached to the shore by a nonpermanent bridging mechanism that itself is not more than four feet wide and does not extend into the lake more than five feet. No person may own or maintain more than one such structure on each property owned by such person.

#### **D.**

No rebuilding as authorized by Subsection B, above, or installation of a nonpermanent structure as authorized by Subsection C above, shall take place unless a permit therefor has been approved by the Board of Trustees and issued in the name of the Board by the Village Clerk. The Board of

Trustees shall issue such permit if the structure complies with the requirements of this § 65-2; the applicant has demonstrated to the satisfaction of the Board of Trustees that the construction or rebuilding will not endanger the water supply or otherwise be detrimental to the Village's environment; and the applicant has obtained approvals of any other board that may be required under the Village Law. For all purposes, including the issuance of permits under this subsection, the provisions of § 65-2B and C shall not apply to the Tuxedo Club or the Village Boat Club, which shall instead be subject to § 65-2E.

E.

The Tuxedo Club and the Village Boat Club are restricted from expanding the square footage or number of permanent and seasonal docks, or the number of moorings, beyond the facilities approved by the Board of Trustees prior to June 30, 2008, or such later date as the Board of Trustees designates as the date for the Board to make a final approval of the facilities available to each of the Tuxedo Club and the Village Boat Club under this § 65-2, except that the number of moorings may be increased as provided in this § 65-2E. Moorings may only be used for sailboats. A record of approvals applicable to such facilities in effect at that date shall be maintained in the Village Office by the Village Building Inspector. This record shall include the permit, the approved plan of dock configuration (which shall describe the approved arrangement and square footage of the docks), the exact placement of moorings, and photographs of the existing condition at the time of the approval. No alteration of the configuration of the approved docks or relocation of the approved moorings shall be made unless approved by resolution of the Board of Trustees. In addition, upon application to the Board of Trustees by the Tuxedo Club or the Village Boat Club, the number of moorings available to either such organization may be increased above the number specified by the Board of Trustees pursuant to this subsection. Approval of any such increase will be effective for a period of up to one year upon the terms approved by resolution of the Board of Trustees, which may upon application renew the approval in subsequent years.

F.

No person shall place more than one pontoon boat on Tuxedo Lake. The provisions of this § 65-2F shall not apply to the Tuxedo Club or to the Village Boat Club.

G.

Only the following persons are permitted to place boats in and on Tuxedo Lake:

(1)

The owners of record of property adjoining the shoreline of Tuxedo Lake.

(2)

The Tuxedo Club and the Village Boat Club and their respective members.

(3)

Officers, employees and duly designated agents of the Village, but only for the purpose of carrying out their official duties as such officers, employees and agents.

H.

In situations where the Superintendent of Public Works or the Chief of Police determines that corrective measures must be taken to eliminate extreme algae growth in Tuxedo Lake, or for environmental, safety or health reasons, the Superintendent or Chief of Police may authorize the use of a boat powered by means other than electricity, sails or oars on the waters of Tuxedo Lake for the purpose of undertaking such corrective measures.

I.

No person owning or harboring a domestic animal shall permit or allow such animal to enter the waters of Tuxedo Lake.

J.

Ice skating on Tuxedo Lake is prohibited.