

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

**Building Inspector  
Summary Report  
January 2015**

**1. Building Permit:**

- a. Mahan, Ridge Rd. Stuccoing and repainting garage near house, replacing windows in house to match original window style, installing glass panel in front entrance door.

**2. Inspections/Correspondence:**

- a. Hatsis, West Lake Rd. Tree blocking driveway was removed.
- b. Tyler, West Lake Rd. AC condensers installed, framing and slate roof completed on house. Waiting for delivery of windows and doors.
- c. Biagioni, West Lake Stable Rd. Issued Certificate of Occupancy for completion of interior renovations.
- d. Skutnik, Tower Hill Rd. Assisted property owner in preparing permit application and plans for BAR review.
- e. Brown, Cliff Rd. Inspection location of new electric generator
- f. Nicholson, Mtn. Farm Rd. Reviewed plans for calculation building permit fee.
- g. VTP Water Plant, Chastellux Lane. Advised insurance company of electrical panel failure at the water treatment plant. Sent photos and invoices for repairs to be made (see attached).
- h. Orange & Rockland Utilities. Provided list of inoperative street lights.
- i. Bruner, East Lake Rd. Advised owner of tree removal regulations. Canceled meeting on Monday due to inclement weather. Will meet with property owner in February.
- j. Bewlay, Clubhouse Rd. Ext. Advised property owner of restrictions on parking trailers, etc. (see attached). Trailer has been removed from the property.
- k. Kaufman (Potting Shed). Advised bank that is currently in possession of the property that any items dismantled from the property must be returned (see attached).
- l. Fergus, Pine Hill Rd. Removed underground oil tank. House heating system converted to propane from oil.
- m. Hanson, Tower Hill Rd. Asked property owner to obtain a porta san unit that is of a color that will not be as obvious as the blue unit currently located on the property. I suggested the color white, dark brown or black. Property owner plans on returning to the BAR shortly to address issues with stone wall on Tower Hill Rd.
- n. Tuxedo Club Squash Court Storm Water Drainage. Meeting with Eric Cathcart and Village Engineer next Wednesday to review underground pipe locations and finalize catch basin location.
- o. Dow, Ridge Rd. – Received updated site plans to address storm water concerns for installation of photovoltaic panel system.

## John Ledwith

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**From:** John Ledwith [jledwith@tuxedopark-ny.gov]  
**Sent:** Friday, January 16, 2015 3:05 PM  
**To:** 'jcrumtpon@argogroupus.com'  
**Subject:** Tuxedo Park - Water Plant Electrical Panel Damage  
**Attachments:** NAPP Electric Invoices.pdf; January 12, 2015 001.jpg; January 12, 2015 006.jpg; January 12, 2015 005.jpg; January 12, 2015 004.jpg; January 12, 2015 003.jpg; January 12, 2015 002.jpg

Dear Mr. Crumtpon:

Attached are the two invoices from NAPP Electric and pictures of the damaged electrical panel.

Thank you for your assistance with this matter.

John Ledwith  
845-351-4745 ext. 11

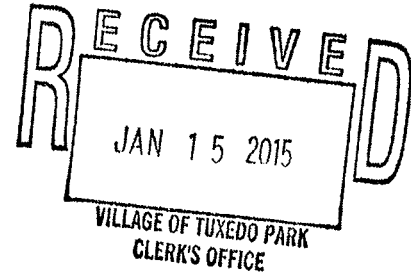
Napp Electric Contractor Co., Inc.

# Invoice

249 Cottage Street  
 Middletown, NY 10940  
 845-342-3748  
 845-342-8831 (Fax)

Date	Invoice #
1/12/2015	11596

Bill To
Village of Tuxedo Park P.O. Box 31 Tuxedo Park, NY 10987



P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
5	Foreman	102.00	510.00
	DPW - 1-8-15 Emergency Call - Back Wash Pump #2		
	Shut down main MCC. Removed damaged backwash #2 bucket. Cleaned off and vacuumed the last 2 sections of switchgear. Checked main buss bars. Turned gear back on. Worked on ordering a new bucket from Cutler Hammer. Checked auto dialer for backwash alarm, does not exist. Checked GLI PH probe.		
	Sales Tax	8.125%	0.00
<b>Total</b>			<b>\$510.00</b>

Napp Electric Contractor Co., Inc.

249 Cottage Street  
 Middletown, NY 10940  
 845-342-3748  
 845-342-8831 (Fax)

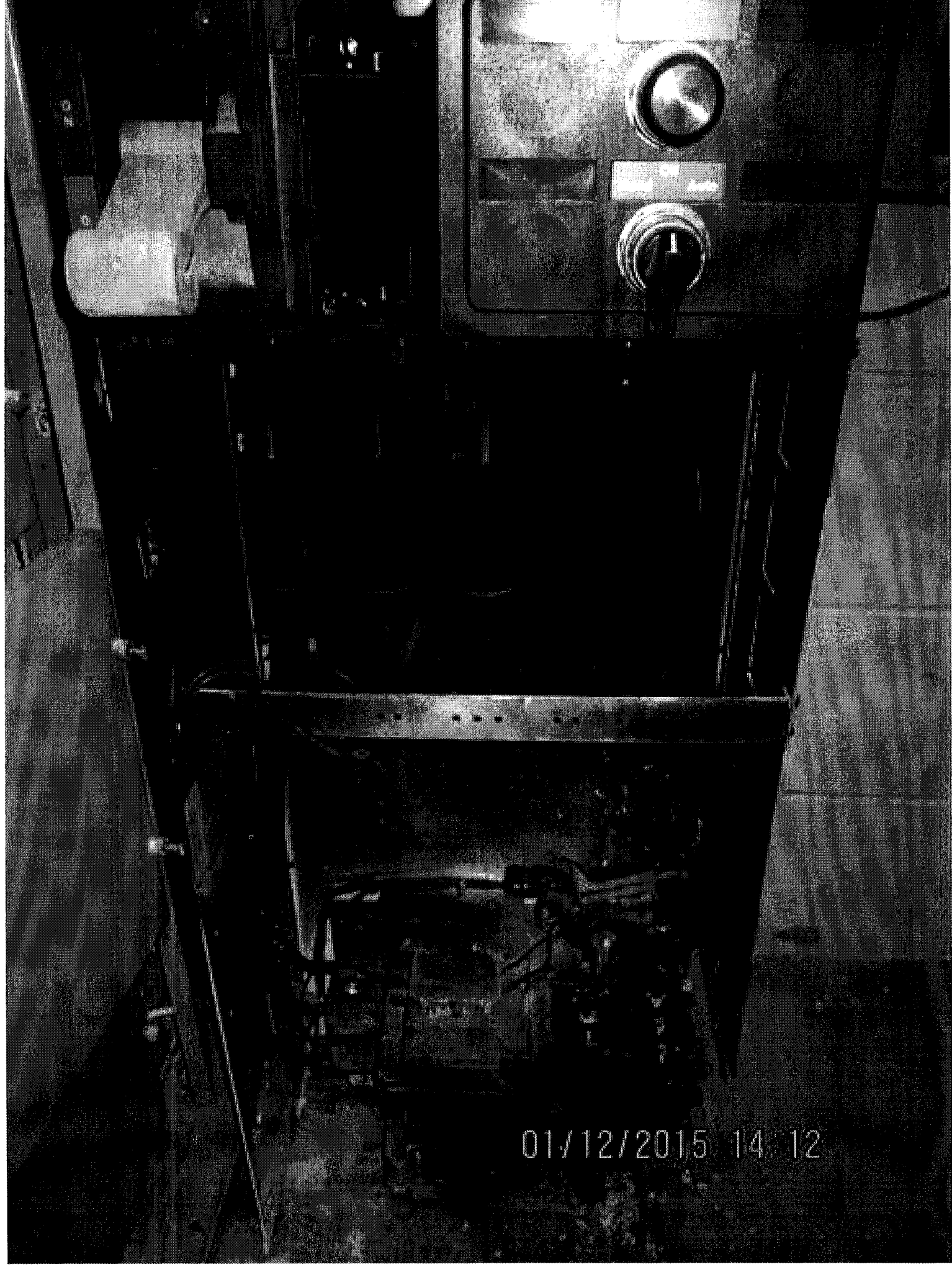
# Estimate

Date	Estimate #
1/14/2015	01142015-02

Name / Address
Village of Tuxedo Park P.O. Box 31 Tuxedo Park, NY 10987

			Project
Description	Qty	Cost	Total
DPW - Backwash Pump #2		0.00	0.00T
Shutdown MCC. Remove arc shield from main buss on last section. Inspect and clean as needed. Clean wires and existing wireways as best as possible. Reinstall arc shields and brackets, clean existing smaller bucket and reinstall. Install new bucket, install existing control wiring. Remove damaged wire from existing motor feeds to backwash pump #2. Crimp and insulate new wire as needed. Power up and test backwash pump #2.			
Labor		1,632.00	1,632.00
Material		10,265.00	10,265.00
		<b>Subtotal</b>	\$11,897.00
		<b>Sales Tax (8.125%)</b>	\$0.00
		<b>Total</b>	\$11,897.00

01/12/2015 14:13



01/12/2015 14:12

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

January 15, 2015

Mr. Joshua Bewlay  
6 Clubhouse Road Ext.  
Tuxedo Park, NY 10987

Dear Mr. Bewlay:

Please disregard this letter if you have already made plans to relocate your storage trailer and boat by the end of this month.

As Village Code section 100-15 (copied below) does not allow for visible storage of trailers or boats, if you have not done so already, please make plans to store your vehicles where they are not visible from the road or neighboring properties by the end of January.

**§ 100-15. Restrictions on parking of certain vehicles and equipment.**

A. No commercial vehicle, house trailer, limousine for hire, truck, boat or boat trailer, travel trailer, camper, motor home, mobile home or similar recreational vehicle or any other equipment shall be parked in any front yard or within 50 feet of any property line. Any such vehicle or equipment shall be screened year round on three sides so as not to be visible from the street or adjoining premises. Only one registered commercial vehicle may be housed or parked on a lot and the unladen weight thereof shall not exceed three tons. The operation or usage of a commercial vehicle in such a manner so as to interfere with or be detrimental to the general welfare of the Village of Tuxedo Park or the inhabitants thereof shall be a violation of this chapter.

B. Temporary outdoor storage of a vehicle such as a motor home, truck, boat, trailer, bus, car, house trailer or the like is permitted on the owner's property, provided that.

(1) No more than one such vehicle is stored at any time.

(2) The vehicle is not stored within the minimum front yard, rear yard or side yards as defined herein.

(3) The vehicle with its load, if any, is no longer than 30 feet, nor higher than 10 feet.

(4) The vehicle, by virtue of its location or all-season landscaping, is not visible from any roadway or other residence.

(5) The vehicle is maintained only for its original intended purpose and is not used for any other purpose, such as living quarters, office space, play house, utility shed, parts salvage or the like.

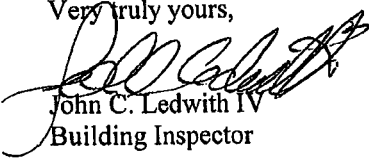
(6) Prior written approval is sought and received from the Board of Trustees.

(7) The interval of storage is less than nine months.

C. This section shall not apply to authorized state-registered vehicles used on a daily basis and belonging to the subject property owner or occupant.

Thank you for your cooperation with this matter.

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

January 21, 2015

The Bank of New York Mellon  
3476 Stateview Blvd., MAC# X7801-013 (FC)  
Fort Mill, SC 29715

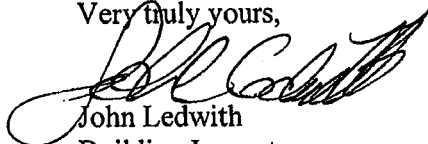
**Re: Parcel No. 103-1-16**  
**20 Brook Farm Rd., Tuxedo Park, NY 10987**

To Whom It May Concern:

Please be advised that I have received a complaint involving the dismantling of the above referenced property. The above referenced property is located in a Historic District. Any changes to the home or property require approval from the Board of Architectural Review. Any items taken from the property or home must be returned and reinstalled immediately. Failure to file a building permit and obtain approval for any changes that alter the properties appearance will be considered a violation of Village of Tuxedo Park Code Section 100-53 (enclosed).

To resolve this matter contact me by February 2, 2015 at (845) 351-4745 ext. 11.

Very truly yours,

  
John Ledwith  
Building Inspector



## **Chapter 100. ZONING**

### **Article VIII. Board of Architectural Review**

#### **§ 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.

B. The applicant shall first request inclusion on an informal work session agenda. The Board shall require of the applicant:

(1) A site plan or survey of the property preferably with topography.

(2) Sketches, renderings, tear sheets, pictures or other preliminary depictive information about the project together with several alternative designs.

(3) Representation by a registered New York State architect and/or licensed professional engineer responsible for the design who must be familiar with the site, SEQRA requirements, neighboring properties, the Zoning Law and the Village's National Register of Historic Places designation. The Board may waive the requirement for an architect or engineer, but only if the proposed project is valued at less than \$10,000.

[Amended 12-21-1990 by L.L. No. 1-1990; 3-18-2009 by L.L. No. 3-2009]

(4) A preliminary landscape plan and any other materials considered essential by the Board.

(5) An agenda fee or preliminary review fee as established by resolution of the Board of Trustees.

[Added 12-21-1990 by L.L. No. 1-1990]

C. During the first work session discussion, the Board shall review the overall concept and architectural acceptability of the project rather than particular details. The Board shall also seek where appropriate the preliminary opinion of the Building Inspector regarding compliance with the Zoning Law, Uniform Fire Prevention and Building Code, water and sewer regulations, etc. The applicant may attend as many work sessions as he wishes without need of an additional application fee. During the review period, the applicant shall grant access to the subject parcel so Village officials may make any site inspections deemed necessary.

D. When the applicant is ready to proceed formally, he or his designated agent shall file an application in the Village Office as follows:

(1) Complete and submit two copies of the application for Building Permit form together with evidence of property ownership or project authority.

(2) Submit three sets of the architect's sealed drawings, including all four elevations, topography, site plan specifications and key map. The front, rear and both side elevations of the proposed building must show existing grade lines at the foundation walls and proposed finished grades. All exterior materials and colors must be indicated on the elevations.

(3) Submit two copies of the complete landscaping plan, including new trees, full perimeter plantings and location of existing trees over five inches in diameter at 48 inches in height, and designation of any trees to be removed.

(4) Submit to the Village Clerk at least 14 days prior to the meeting, sufficient postage to permit notification by mail of the project to all neighboring property owners within 500 feet of the subject property boundaries.

(5) Pay to the Village Clerk the required formal application fee as established by the Board of Trustees.

(6) Complete one copy of the EAF, if applicable. [Amended 3-18-2009 by L.L. No. 3-2009]

(7) Include any renderings, photos, models or other supporting materials that may better convey the proposal to the Board.

E. When the formal application is fully complete, the Building Inspector shall, within 45 days of its filing, review that application for conformance with this chapter, the Uniform Fire Prevention and Building Code, the water and sewer regulations and any other applicable regulations or local laws. Any application that is disapproved by the Building Inspector shall be deemed rejected and shall not proceed to any other phase of normal review. If approved, the application shall be placed on the Board of Architectural Review agenda for its next available formal meeting. However, no application shall be placed on this agenda unless it is on file at the Village Office at least 10 days prior to said Board meeting. [Amended 12-21-1990 by L.L. No. 1-1990]

F. Once approved by the Building Inspector, the application, if complete, shall move to the Board of Architectural Review. Before deciding upon any application approved by the Building Inspector, the Board shall perform any and all necessary SEQRA review, unless otherwise previously performed by the Planning Board. [Amended 12-21-1990 by L.L. No. 1-1990; 6-7-2006 by L.L. No. 2-2006; 3-18-2009 by L.L. No. 3-2009]

G. To be considered complete, an application must conform to Subsection D above, and the applicant and/or his authorized agent must be present at each relevant meeting with the project's architect and engineer. The Board shall then render its decision within the ensuing three formal meetings following the first formal agenda listing for that application. Extensions may occur if requested by the applicant and approved by the Board; if SEQRA requirements have not been met, if the application is deemed incomplete; or if a quorum of the Board is lacking. Approval shall require a second and three favorable votes; otherwise, the matter shall be deemed disapproved. Any application that is not ready for review within six months from its first agenda listing may be deemed void by the Board.

[Amended 12-21-1990 by L.L. No. 1-1990]

H. Once approved by the Board of Architectural Review, the application moves to the Board of Trustees, which Board is empowered to issue Building Permits. Unless requested, neither the applicant/agent nor his architect/engineer need attend the Board of Trustees' meeting.

BUILDING DEPARTMENT - APPLICATION/PERMIT  
VILLAGE OF TUXEDO PARK-LORILARD ROAD-TUXEDO PARK, N.Y. 10987 845-351-4745

PROPERTY LOCATION - SECTION 105 BLOCK 1 LOT 40.1

OWNER: Mahan PROPERTY STREET ADDRESS 77-81 Ridge Rd.

MAILING ADDRESS 77-81 Ridge Rd., Tuxedo Park, NY TELEPHONE \_\_\_\_\_

NATURE OF CONSTRUCTION NEW  ALTERATION  ADDITION  RECONSTRUCTION

ACCESSARY USE  OTHER-DESCRIBE Detached Garage - Stucco and  
paint to match Carriage House - Main House -  
New windows and new paint color on wood surfaces

ESTIMATED COST OF CONSTRUCTION 100K

THE OWNER/AGENT \_\_\_\_\_ CERTIFIES THAT HE  
IS THE OWNER OR AGENT OF ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND AND  
OR BUILDING DESCRIBED IN THE APPLICATION AND IF NOT THE OWNER THAT HE HAS  
BEEN DULY AND PROPERLY AUTHORIZED TO MAKE THIS APPLICATION AND TO ASSUME  
RESPONSIBILITY FOR THE OWNER IN CONNECTION WITH THIS APPLICATION AND AGREES  
THAT THE VILLAGE OF TUXEDO PARK ZONING ORDINANCE AND STATE OF NEW YORK  
BUILDING CODES WILL BE COMPLIED WITH AS WELL AS ANY OTHER REGULATIONS  
RELATING TO THE CONSTRUCTION OR USE OF THE PROPOSED BUILDING AND LAND HERE  
IN DESCRIBED \_\_\_\_\_  
Notary Public, State of New York

NOTARY: \_\_\_\_\_ No. 01LE5053631 \*\*\*\* SIGNED \_\_\_\_\_  
Qualified in Orange County 2017

N.Y.C. REGISTERED ARCHITECT OR LICENSED ENGINEER NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_ TELEPHONE \_\_\_\_\_

BUILDING OR CONTRACTOR Home Enrichment Company

ADDRESS 1 Long Mountain Court, Hopewell Junction, NY TELEPHONE (845) 896-4420

BUILDERS INSURANCE INFORMATION: WORKMENS COMPENSATION # W1270130

LIABILITY # MP270130

AGENT OR COMPANY Marshall & Sterling, Inc.

ADDRESS P.O. Box 20 Carmel TELEPHONE 845-878-4590

VILLAGE CLERK: DATE RECEIVED 1/9/15 FEE PAID \$200

BUILDING INSPECTOR: PRELIMINARY INSPECTION -  APPROVED  DISAPPROVED

DATE 1/20/15 COMMENTS \_\_\_\_\_

BOARD OF ARCHITECTURAL REVIEW:  APPROVED  DISAPPROVED - DATE \_\_\_\_\_

SIGNATURES [Signature] [Signature]

AHRB. COMMENTS \_\_\_\_\_

BOARD OF TRUSTEES:  APPROVED  DISAPPROVED -- DATE \_\_\_\_\_

SIGNATURES \_\_\_\_\_

TRUSTEES COMMENTS: \_\_\_\_\_

I HAVE EXAMINED THIS APPLICATION AND THE PLANS (BUILDING AND PLOT) THAT ARE  
A PART OF THIS APPLICATION AND FIND THAT THEY ARE IN COMPLIANCE WITH THE  
VILLAGE OF TUXEDO PARK ZONING ORDINANCE AND HEREBY ISSUE THIS BUILDING  
PERMIT.

PERMIT # \_\_\_\_\_ DATE OF ISSUE \_\_\_\_\_ EXPIRATION DATE \_\_\_\_\_

SIGNED-BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER  
\_\_\_\_\_