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

VILLAGE BUILDING DEPARTMENT Monday - Friday 9:00 AM - 4:00 PM

VILLAGE OF TUXEDO PARK

P.O. BOX 31 80 LORILLARD ROAD TUXEDO PARK, NEWYORK 10987

Building Department

September 25, 2006

Sent Certified Return Receipt Article Number 7006-0100-0006-6433-7735

Mrs. Cindy Booth VanSchaack P.O. Box 821 262 Tuxedo Rd. Tuxedo Park, NY 10987

Dear Mrs. VanSchaack:

As per your request to remove one dead tree in front of your house, I concur that the tree is dead, presents a hazard, and must be removed.

I would also like to advise you of a few additional items that need attention:

- 1. Enclosed is a copy of a survey of your property. I have noticed several fallen trees in the area marked #2, and two large trees that are dead and in danger of falling onto Tuxedo Rd. in the area marked #1. Please have the trees and fallen limbs removed within 60 days.
- 2. Earlier this summer I advised you that the relocation of your light fixtures from the side to the top of your driveway entrance pillars constitutes an exterior change, and requires a Building Permit. Due to the combined height of the pillars and light fixtures, a variance may be needed. Furthermore, I believe that the manner in which the fixtures were wired does not meet the Electric Code. Please see me within the next 30 days to obtain a Building Permit Application, and to discuss submittal before the BAR and possibly the BZA.
- 3. Enclosed are copies of letters from past Building Inspectors and former Mayor Kroeber regarding the condition of the stone wall in front of your home. As the current Building Inspector in Tuxedo Park, I agree that the stone wall needs attention. Please provide me with an engineer's report regarding the structural stability of the wall within 60 days of receipt of this letter.

Sincerely

and the John C. Ledwith IV

Building Inspector

Enc.

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INCURPURATED 1952 (845)351-4745 (845)351-2668 (Fax) mayor@votuxpk.com

BOARD MEETING THIRD WEDNESDAY OF EACH MONTH

VILLAGE OF TUXEDO PARK

P.O. Box 31 Lorillard Road Tuxedo Park, New York 10987

C. KENT KROEBER MAYOR

December 10, 2001

Ms. Cindy Booth Van Schaack East Lake Road Tuxedo Park, NY 10987

Dear Cindy:

This is in response to your letter to the Board of Trustees of November 7, 2001. Please pardon my delay in getting back to you. You should first know that we discussed your letter at the November 14th Board Meeting. It appears that the brass outdoor light issue has been addressed and appropriately so, by the contractor.

The retaining wall issue I'm afraid, is something we can't agree with you on. Both Richie Morrow, Supt. DPW, and Gene Ninni, our consulting Village Engineer, were both present at the Board Meeting. Both unequivocally stated that no two ton excavation vehicle ever slammed into your retaining wall along East Lake Road. If one did, there certainly would be visible damage. Neither Mr. Morrow or Mr. Ninni could find any evidence of recent damage. I myself inspected the full length of your retaining wall and could not find any marks as well. Therefore, it would be helpful if you could better identify the damaged area.

While on the subject of your retaining wall, I'm reminded that some time ago you were notified by the Village that the wall was in a dangerous condition. Specifically, there were some loose stones and that the wall itself has been dangerously slanted for many years. You have an obligation to repair and maintain the wall in a safe and satisfactorily condition, as do all residents who have roadside walls. It does not appear to me that the necessary repairs have been made. Since however, I am not an expert on such things, I will have our new Building Inspector review the situation in relationship to current Village codes.

Your property if you don't mind my saying Cindy, has one of the few *great walls* in Tuxedo Park. The stone work is of a by-gone craftsmanship and provides the perfect scenic foundation to your magnificent home.

Beyond the fundamental obligation of maintaining the wall for safety reasons, there is, I believe, a responsibility to properly preserve it for the next generation to admire and enjoy. As a person so successfully engaged in Village real estate as you are, I sense that you might feel the same as I do.

Very best regards,

cc:

Building Inspector Board of Trustees

VILLAGE OF TUXEDO PARK

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

January8, 2002

Re: Van Schaack

262 Tuxedo Road

Section 107/Block 1/Lot 8.3

Retaining wall

Dear Ms. Van Schaack:

Thank you for having your mason relocate the loose stones that we discussed relating to the retaining wall. We understand your mason intends to return after the cold weather has passed, to reinstall the stones with mortar.

It should be noted at this time, that portions of the wall have a noticeable lean. Perhaps this is due to the height and amount of earth being retained, and the lack of small slots or holes, called weepholes, to alleviate the hydrostatic (water) pressure behind the wall. It would be prudent while this matter still has our attention, to have a professional engineer inspect this wall and verify in writing, that this wall in its current condition poses no threat to passersby or determine if repairs are in order.

Sincerely,

Steve Secon

Building Inspector

VILLAGE OF TUXEDO PARK

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

> CERTIFIED MAIL 7099-3220-0003-5349-5719 SECOND NOTICE

September 29, 2000

Mrs. Cindy B. Van Schaack P.O. Box 761 Tuxedo Road Tuxedo Park, NY 10987

Re:

Stone Retaining Wall

Front Yard

Parcel #107-1-8.3

Dear Mrs. Van Schaack:

While driving along Tuxedo Road in the front of your property, I noticed that some of the stones that make up your retaining wall appear to be loose. The loose stones present a hazardous condition to vehicle and pedestrian traffic. These stones need to be stabilized as soon as possible. This condition is in violation of Section 83-10 of the Village of Tuxedo Code. Copy enclosed.

Thank you for your cooperation in this matter. Please feel free to contact me if you need any assistance.

Sincerely,

Paul Sutton Building Inspector

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY		
 Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, 	A. Received by (Please Print Clearly) B. Date of Delivery C. Signature		
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PS Form 3811. July 1999 Domestic Ret	turn Receipt 102595-99-M-1789		

VILLAGE OF TUXEDO PARK

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

CERTIFIED MAIL Z 279 508 245

November 19, 1999

Mrs. Cindy B. Van Schaack P.O. Box 761 Tuxedo Road Tuxedo Park, NY 10987

Re: S

Stone Retaining Wall

Front Yard

Parcel #107-1-8.3

Dear Mrs. Van Schaack:

While driving along Tuxedo Road in the front of your property, I noticed that some of the stones that make up your retaining wall appear to be loose. The loose stones present a hazardous condition to vehicle and pedestrian traffic. These stones need to be stabilized as soon as possible.

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Sincerely,

the 2 24

Paul Sutton Building Inspector

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