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January 17, 2023

**By Hand Delivery**

Village Board Of Trustees  
Village of Tuxedo  
80 Lorillard Road  
Tuxedo Park, NY 10987

Attn: Hon. David C. McFadden

Re: Lakefront Vacant Land Depicted as Part of  
a Paper Road from East Lake Road to Tuxedo Lake

Dear Mr. Mayor:

We represent Claudio Guazzoni de Zanett. This letter will serve as confirmation of our client's outstanding bid of \$150,000 to acquire the lakefront parcel referenced above and in our client's prior letters of November 18, 2020 and June 24, 2021, copies of which are attached and incorporated herein by reference.

In addition, this will confirm my client's desire and intent to increase his standing \$150,000 offer to the extent the Village receives a higher bid.

Our client is aware that this parcel in question is not a buildable lot.<sup>1</sup> Consistent with his prior communications, his intent is to preserve the parcel for open space and public access to Tuxedo Lake.

We look forward to hearing from you. Thank you for your consideration.

Very truly yours,



WILLIAM P. HARRINGTON

WPH/mh  
Enclosures

cc: All Village Board Members (By Hand Delivery)  
Claudio Guazzoni de Zanett

<sup>1</sup> Since it appears to be part of a paper road owned by the Village, any external sale would presumably require a formal survey and possible paper subdivision of the lot.

Claudio Guazzoni de Zanett  
P.O. Box 561  
Tuxedo Park, NY 10987

November 18, 2020

Board of Trustees  
Village of Tuxedo Park  
Tuxedo Park, NY 10987

Dear Mr. Mayor and Village Trustees:

I am writing to propose purchasing for \$50,000 (or alternatively a \$50,000 donation to rebuild the booth) a small, unused portion of an unnamed paper road that connects East Lake Road to Tuxedo Lake, on the east side of Tuxedo Lake.

By way of background, this proposal springs from a plan I am developing to transform this unused Parcel of land into a Public Park for all Residents of Tuxedo Park when walking around Tuxedo Lake; a fine bench facing the lake would be a great place to sit, rest, meditate, gaze at pristine water.

I understand that the Village's water and sewer lines run west from East Lake Road under the southern side of the Road. Shortly before the Road begins a steep descent to the lake, these utility pipes turn south and then proceed further south to the water plant.

I am proposing to buy from the Village the portion of the 15.5'-wide Road starting from approximately 10 feet after (i.e. west) of the point at which the Village's nearest utility line (water or sewer) turns south and ending at the Road's termination at the lake. As so described, the small portion of Road I am proposing to buy would be 15.5 feet by roughly 100 feet. For the entirety of the length of this westerly portion of the Road that I propose to buy, no pipes are located beneath it nor would access to it be necessary to service the existing water and sewer lines.

For reference, I am attaching hereto a photocopy of a portion of a recent survey of that reflects the small westerly piece of the Road I propose to purchase. I have also forwarded with this letter a photo of this portion of the Road (the stake demarcates the portion of the Road subject to my offer), and I invite you to personally inspect it at your convenience.

You may recall that I previously floated this proposal informally but did not pursue it. At that time, I proposed a bid to buy the whole Road for \$100,000. The approximately 15.5'x100' portion of Road described above is obviously smaller, and thus my bid is accordingly reduced to \$50,000.

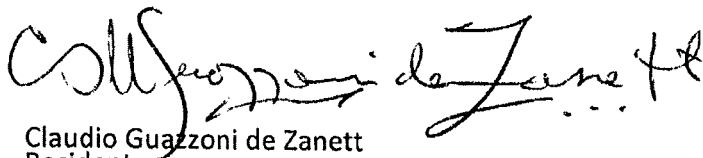
I understand that you are considering a very similar proposal from a certain Mr Madden. ***My proposal is exactly the same as Mr Madden's, with the exception that my bid price is \$35,000 higher.***

In sum, I am proposing to buy a small, unused portion of the Road and are offering to pay the Village \$50,000 (or alternatively a \$50,000 donation to rebuild the booth) for this small parcel, which is a substantially higher per-area value than what the Village received from previous sales of roads that many contended had some value to the Village and its residents. My proposal should be considerably more straightforward given my unique circumstances.

In the event that the Village declines my offer, I respectfully request permission to landscape the lakeside portion of the Road and transform the area into a Public Park for all Village Residents.

My landscaping plan will be harmonious with the recent improvements effected by all the neighbours and will provide a consistent aesthetic for the entire cove.

Thanks in advance for the Village's consideration of what I think is a win-win for us both.

A handwritten signature in black ink, reading "Claudio Guazzoni de Zanett". The signature is written in a cursive style with a large initial 'C' and a long horizontal stroke.

Claudio Guazzoni de Zanett  
Resident  
Village of Tuxedo Park

CLAUDIO GUAZZONI DE ZANETT

P.O. Box 561  
Tuxedo Park, NY 10987

June 24, 2021

**Village Board of Trustees**  
Village of Tuxedo Park  
Tuxedo Park, NY 10987

**Attention: Mayor David C. McFadden (dmcfadden@tuxedopark)**  
Re: Road Off East Lake Road

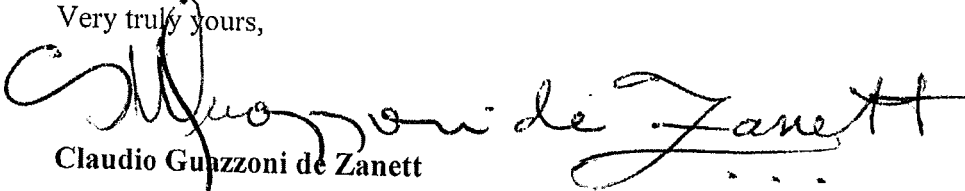
Dear Mr. Mayor and Village Board of Trustees:

I am writing to you as a resident of the Village of Tuxedo Park.

As you know from prior Village Board Meetings, and from prior LOI (Letter of Interest), sent to the BOT, I have expressed an interest in purchasing for Fair Market Value the above captioned Village owned Road Off East Lake Road (the "Road"). At prior Village Board Meetings, despite my desire to offer \$50,000 for that Road, I understood that the Mayor had a friend of his make a bid and the Mayor intended to make a "counteroffer". I have retained an Attorney who advises that such an approach taken by the Mayor is illegal. More specifically, no sale of Village property can be accomplished for less than Fair Market Value otherwise such a sale would be an unconstitutional gift of Village Taxpayers funds. Since my Residence in this Village pays such Village Taxes any below Fair Market Value sale would be unlawful as a gift of Village Taxpayers assets.

After being aware of the requirements for any lawful sale of Village Property, including this Road, I have obtained a preliminary opinion that the Fair Market Value of the Road is no less than \$150,000. While further appraisal work needs to be finalized, I can fairly advise that this Road has a Fair Market Value at this time of \$150,000. Accordingly, I hereby make an offer to purchase the Road for \$150,000 pursuant to the standard real estate contract that is used for all such purchases in Orange County, New York. Besides any sale of said Road being less than Fair Market Value being an unconstitutional gift of Village Taxpayers monies, I would sustain a personal loss should my bid not be accepted. Therefore, I request the response of the Mayor and the Village Board to this offer that I hereby make. I await your reply.

Very truly yours,

  
Claudio Guazzoni de Zanett

Attachments: 4 attachments (tax map, 1903 historical map, Madden's Survey, recent image of property)