

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

PROPERTY LOCATION - SECTION 104 BLOCK 1 LOT 11.1

OWNER: SOPHIA DEUANNE PROPERTY STREET ADDRESS 66 SUMMIT RD

MAILING ADDRESS 66 SUMMIT RD TELEPHONE 347-241-3610

NATURE OF CONSTRUCTION NEW ALTERATION ADDITION RECONSTRUCTION
 ACCESSARY USE OTHER-DESCRIBE _____

IF STRUCTURE BRIEF DESCRIPTION DRIVEWAY

ESTIMATED COST OF CONSTRUCTION \$ 42,000

THE OWNER/AGENT SOPHIA DEUANNE 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 PUBLIC CONSTRUCTION OF THE PROPOSED BUILDING AND LAND HEREIN DESCRIBED.
Registration No. 01LE5053631

NOTARY: Qualified in Orange County *** SIGNED S. Deuanne
Commission Expires DECEMBER 26, 2025

N.Y.S. REGISTERED ARCHITECT OR LICENSED ENGINEER NAME _____

ADDRESS _____ TELEPHONE _____

BUILDING OR CONTRACTOR RINO PAVING & CONSTRUCTION INC.

ADDRESS 400 ROUTE 14 TELEPHONE 845-351-4268

TUXEDO
NY 10984

BUILDERS INSURANCE INFORMATION: WORKMENS COMPENSATION # _____

LIABILITY # _____

AGENT OR COMPANY _____

ADDRESS _____ TELEPHONE _____

VILLAGE CLERK: DATE RECEIVED 8/19/2022 FEE PAID cl # 498 # 200

BUILDING INSPECTOR: PRELIMINARY INSPECTION- APPROVED DISAPPROVED

DATE _____ COMMENTS _____

BOARD OF ARCHITECTURAL REVIEW: APPROVED DISAPPROVED - DATE _____

SIGNATURES _____

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



N. OR F.
TUXEDO PARK PROPERTYS LLC
LIBER 14154 PAGE 281
LOT No. 222-1, FILED MAP No. 2131

N. OR F.
LIU SUMMIT HOLDINGS INC
LIBER 5435 PAGE 340
LOT No. 207 1/2-1, FILED MAP No. 2131

N. OR F.
LUCARELLI & KONITSIOTIS
LIBER 14098 PAGE 898
PARCEL 2, FILED MAP No. 5486

N. OR F.
FIRST ISLAND NOMINEES
GUERNSEY LIMITED
LIBER 5335 PAGE 114

New Driveway Extension

New Access onto E. Summit Rd

SURVEY OF PROPERTY
FOR

SOPHIA M. DELANNER

VILLAGE OF TUXEDO PARK
SCALE: 1" = 40'

ORANGE COUNTY, N.Y.
AREA = 2.323±ACRES

OCTOBER 15, 2019

I HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON OCTOBER 15, 2019

* SOPHIA M. DELANNER

MAP NOTES:

1. TAX MAP DESIGNATION: SECTION 104, BLOCK 1, LOT 11-1
2. DEED REFERENCE: LIBER 14488, PAGE 885
3. FILED MAP REFERENCE: A CERTAIN MAP ENTITLED "PROPERTY OF G.P. GEENTJENS SR. OF PINE HILL ROAD TUXEDO PARK-ORANGE CO.-N.Y.", FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON APRIL 30, 1985 AS MAP No. 2131
4. UNLESS ILLUSTRATED AND NOTED BY POINT OF REFERENCE UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
5. SURVEY SUBJECT TO THE FINDINGS OF AN UP TO DATE ABSTRACT OF TITLE.

JOHN A. MCGLOIN, PROFESSIONAL LAND SURVEYOR
32 COLONIAL AVENUE, WARWICK, NEW YORK 10990
(845) 866-1262

FILE No. 19-3415

COPIES OF THIS SURVEY NOT BEARING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID. GUARANTEES OF CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. UNAUTHORIZED ALTERATION OF THIS DOCUMENT, IN ANY WAY, CONSTITUTES A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, SECTION 7209, SUB-DIVISION 2.

John A. McGloin
JOHN A. MCGLOIN, N.Y. LIC. #49689
PROFESSIONAL LAND SURVEYOR
32 COLONIAL AVENUE
WARWICK, NEW YORK 10990

John Ledwith

Subject: FW: driveway permit

From: Sophia Delanner <somidel889@gmail.com>

Sent: Sunday, August 21, 2022 4:37 PM

To: John Ledwith <jledwith@tuxedopark-ny.gov>

Cc: David McFadden <dmcfadden@tuxedopark-ny.gov>; Paul A. Sandars <PSandars@lumlaw.com>

Subject: driveway permit

John,

As you are well aware, the driveway leading from the street to my house is in a horrible state of disrepair. Part of the driveway belongs to Conrad Roncati and part to Claudio Guazzoni de Zanett, both of whom have failed to maintain their property in a safe and usable condition. The state of the driveway is such that I have already had to take my new Mercedes for repairs twice in order to replace a strut and a shock absorber, as well as to fix a loose tail pipe.

In my personal experience with the driveway in these almost four years that I have owned the house, I have already had to repair big portions of it several times, with very disappointing results. Multiple deep pot holes are still present and are in urgent need of repairs again. Snowplowing is a nightmare, a tar-and-chip surface that I have at the moment can't be plowed low. Then, with melting and freezing, ice forms and the driveway is a hazard for anyone trying to navigate a car up it. With it covered in ice for weeks at the time and mainly impassable, it creates severe issues with deliveries on which my life is dependent.

In addition to that, on the sides of the driveway belonging to both neighbors there are big groups of dead trees with the branches and trees as well falling down on the driveway, which presents danger to anyone passing on foot or in a vehicle. I already tried to resolve the situation with one of the neighbors, Conrad Roncati, but the trees are still there.

Also, the oil-and-chip part of the driveway is very dusty, and I am highly allergic to dust (please see the note from my doctor attached). I have been undergoing costly, uncomfortable and life-disrupting treatments to control my allergies, and will have to continue with such treatments until the cause of the problem is resolved. Being a cancer survivor, the presence of allergies poses an immense challenge to my immune system and creates conditions for my cancer to return.

After many months of negotiations with both neighbors the situation regarding the driveway repairs became even more complicated, and I am still very much in need of the safe access to the Village road. The only solution to the entire problem is to build a new driveway that would be running through my property exclusively. I am proposing to join the two roads that are already a part of my property (the old Village road and the old maintenance road) and connect them to the part of the existing driveway, also owned by me. No trees will be cut down to build it. Both roads have been overgrown with weeds and the invasive species that should be eliminated in any case. The new driveway would connect directly to the East Summit Road. Please see the site plan and the images of the location attached.

I am a tax-paying property owner in Tuxedo Park who is entitled to safe passage to and from my house. It is imperative to my health and safety that this issue with the driveway is resolved as soon as possible, where I do not have to be dealing with either dust year-round, dangerous icy conditions in the winter or regular costly repairs of both my car and the driveway.

Thank you for your time and consideration.

Regards,

Sophia Michelle Delanner

Email: somidel889@gmail.com

Website: www.sophiadelanner.com

Facebook: facebook.com/Sophia.Michelle.Delanner





Sophia





