

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 67/31 ⁶⁸

OWNER: Anthony Johndrow & Elizabeth Inghram PROPERTY STREET ADDRESS 17 Wee Wah Rd

MAILING ADDRESS 17 Wee Wah Rd, Tuxedo Park NY 10987 TELEPHONE 917.514.4077

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

IF STRUCTURE BRIEF DESCRIPTION Fencing 1) to provide a safe space for our dog in the back (lake side) or our property and 2) to provide a safety rail along our existing stone pathway leading to our broader property, and 3 some continuation of the existing hedge/rock wall near the road to fill the gaps and discourage ingress by aggressive dogs from outside the Park (a recurring problem)

ESTIMATED COST OF CONSTRUCTION \$37,000

THE OWNER/AGENT Anthony Johndrow & Elizabeth Inghram 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: [Signature] **** SIGNED [Signature]

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

ADDRESS _____ TELEPHONE _____

BUILDING OR CONTRACTOR Kuperus Custom Fences

ADDRESS 173 Hortons Road, Westtown, NY 10998 TELEPHONE 845.726.3849

BUILDERS INSURANCE INFORMATION: WORKMENS COMPENSATION # WC 9067600

LIABILITY # S 2384106

AGENT OR COMPANY James Keating

ADDRESS 101 Park Ave 14th Fl New York, 10178 TELEPHONE 516.414.8600

VILLAGE CLERK: DATE RECEIVED 4/1/24 FEE PAID C/O #968 \$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

ABDUL ROBBANI
Commission # 50206464
Notary Public, State of New Jersey
My Commission Expires
February 6, 2028

Anthony Johndrow & Elizabeth Inghram
17 Wee Wah Rd
Tuxedo Park, NY 10987

March 28, 2024

Village of Tuxedo Park
PO Box 31
80 Lorillard Rd
Tuxedo Park, NY 10987

Dear John,

Enclosed is our Building Permit Application Package for a fencing project at 17 Wee Wah Road. Thank you for your guidance so far and in advance for your continued support as we make our new home safer and more comfortable.

Beyond the brief description on page 2 of the packet, we wanted to give you a sense of why we need a fence and how we've taken the existing regulations into account. What follows is a description to accompany the attached diagrams and images.

Summary: Our intention is to install 6ft aluminum fencing to contain our dog in the back yard – both ends of the fence will terminate at the lake (including some wire fence for safety along the higher bank (this will not be visible). Separate from this, we plan to install 4ft high aluminum fencing along the stone path leading through the wooded portion of our property to act as a hand rail and partial barrier. Continuing from this, we plan to use the same 4ft fencing to bridge the large gaps along Wee Wah Rd between existing stone walls and boxwood hedges.

Why we need this fence: 1) to provide a safe space for our dog in the back (lake side) of our property, 2) to provide a safety rail along our existing stone pathway leading to our broader property that will allow children and elderly guests access to the wooded portion of our lot, and 3) some continuation of the existing hedge/rock wall near the road to fill the gaps and discourage ingress by aggressive dogs from outside the Park (a recurring problem).

The latter issue is becoming worse and we would like it to be taken into consideration as our plans are evaluated. We moved to Tuxedo Park in part because of the appeal of a gated, secure community – in our previous neighborhood, our dog was attacked while walking with us twice by off leash, aggressive animals. Much to our surprise, our property has been far from secure from the moment we moved in. As you know, there is a residence outside of the park right across the street from us. The resident regularly walks up and down Wee Wah Rd with his extremely aggressive German Shepherd – we have been told by other Village residents that they have also been attacked by this dog and now avoid walking down to this end of Wee Wah Lake. That dog also regularly trespasses on our property to defecate and has chased my wife and our dog onto our property multiple times. This will likely get much worse as the weather improves, so it is imperative that we install the fence as soon as possible.

Lastly, we have been told by multiple residents that they did not know that the half of our property near the mouth of the brook was private property. While we do not want to wall off this property, it is crucial for insurance liability reasons that we make some attempt to designate our boundaries, especially should people assume they can use our land for lake or brook access. Our proposal is for modest, visually appealing fencing along that portion of the property to complement the hedges and low stone walls that are already there.

Attached are the building permit form, sketches of the proposed fence on both our survey and an aerial photo, and our contractor's COI. Please let us know if you have any questions or need more information – we look forward to hearing from you.

Best regards,

Handwritten signatures of Anthony Johndrow and Elizabeth Inghram. The signature for Anthony Johndrow is on top, and the signature for Elizabeth Inghram is below it.

Anthony Johndrow and Elizabeth Inghram

anthony@repecon.com

inghram@gmail.com

646-319-9009



WIRE FENCE
ALUMINUM FENCE
gates



- Aluminum
- Gates
- Wire





DATE: 10/14/88
 1:2500 SCALE
 110 STAGE ROAD
 MONROE, N.Y. 10950

M. Robert & Sandra Lee DeCotillis
 VILLAGE OF THURSDAY PARK, ORANGE COUNTY, NEW YORK
RAIMONDI ASSOCIATES, P.C.
 110 STAGE ROAD
 MONROE, N.Y. 10950

BOUNDARY SURVEY



 Aluminum
 Gates

NOTES

1. THIS PLAN REPRESENTS THE FINAL SURVEY OF THE PROPERTY.
2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. THE AREA OF THE PROPERTY IS 1.5537 ACRES.
4. THE PROPERTY IS BOUND BY WEE WIAH ROAD TO THE NORTH, WEE WIAH LAKE TO THE WEST, AND LAUDS H/F BURCE TO THE SOUTH.
5. THE PROPERTY IS BOUND BY THE LAUDS H/F BURCE TO THE SOUTH.
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8. THE PROPERTY IS BOUND BY THE LAUDS H/F BURCE TO THE SOUTH.
9. THE PROPERTY IS BOUND BY THE LAUDS H/F BURCE TO THE SOUTH.
10. THE PROPERTY IS BOUND BY THE LAUDS H/F BURCE TO THE SOUTH.

CERTIFICATION

I, **CHURCHARD & McEVILLY**, CONSULTING ENGINEERS, CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE ENGINEERING PROFESSION AND THAT THE RESULTS THEREOF ARE TRUE AND CORRECT.

CHURCHARD & McEVILLY
 CONSULTING ENGINEERS
 1 HARRISON STREET
 MIDDLETOWN, N.Y. 10941
 BOUNDARY SURVEY
LAUDS OF TWEED PARK ASSOCIATES
 1000 TWEED PARK DRIVE
 TWEED PARK, N.Y. 10986





KUPERU0001

SKUMAR3

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 2/23/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER: New York-Alliant Ins Svc Inc, 101 Park Ave 14th Fl, New York, NY 10178. CONTACT NAME: James Keating, PHONE: (516) 414-8600, FAX: (A/C, No):, E-MAIL: James.Keating@alliant.com, ADDRESS: INSURER(S) AFFORDING COVERAGE: INSURER A: Selective Insurance Company of South Carolina, NAIC #: 19259, INSURER B: Selective Way Insurance Company, 26301, INSURER C:, INSURER D:, INSURER E:, INSURER F: INSURED: Kuperus Custom Fence, Inc., 173 Hortons Road, WESTTOWN, NY 10998

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

Table with columns: INSR LTR, TYPE OF INSURANCE, ADDL SUBR INSD, WVD, POLICY NUMBER, POLICY EFF (MM/DD/YYYY), POLICY EXP (MM/DD/YYYY), LIMITS. Rows include Commercial General Liability, Automobile Liability, Umbrella Liability, and Workers Compensation and Employers' Liability.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Evidence of Insurance

CERTIFICATE HOLDER: Evidence of Insurance. CANCELLATION: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE: R. A. Stojak

