

DEGRAW
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ARCHITECT

May 24th, 2023

Mr. John Ledwith, Building Inspector
Village of Tuxedo Park Building Department
80 Lorillard Road
Tuxedo Park, New York 10987

Re: Rifkin Residence – Building Inspector Review of Lanc & Tully Elevations
97 West Lake Road
Tuxedo Park, New York 10987
Section 103, Block 1, Lot 42

Dear Mr. Ledwith,

We are in receipt of your email sent on May 12, 2023 in regards to the site work completed at the Rifkin Residence at 97 West Lake Road. Please see our responses below:

1. Lanc & Tully plan revised to state “Wall location/elevations as of June 2006” and “Wall locations/elevations as of April 2023”.
2. Lanc & Tully plan signed and sealed for resubmission.
3. The elevations on the neighbor’s property were obtained back in June 2006 and Lanc and Tully stated that they would have spoken to the neighbors about being on their property.
4. Landscaping plan updated to reference the data used from the Lanc & Tully plan.
5. Diagram of newly installed stone wall now shows height, length, and drainage.
6. French Drain Detail
 - a. We do not believe that the french drain will compromise the stability of the wall.
 - b. Drains in the area are engineered to handle waterflow.
 - c. Level spreader added at end of french drain to discharge away from neighboring wall.
7. No imported fill was used at this project. All fill material has been generated onsite and balanced.
8. Approximately 10-15 yards of material was placed along the base (down hill side) of the parking area motor court retaining wall. All fill material was generated onsite. There is no plan to export fill at this time. All material is planned to be balanced onsite.
9. Updated landscaping plan has pulled Green Giant plants further from the existing wall and has eliminated some of the perennials in order to not compromise the drainage system, structural stability of the wall, and to ensure that the plants do not encroach on the neighboring property.

Please feel free to contact us if you have any questions or need any additional information regarding this project.

Sincerely,

Thomas J. DeGraw
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