

BUILDING DEPARTMENT - APPLICATION/PERMIT
VILLAGE OF TUXEDO PARK-LORILARD ROAD-TUXEDO PARK, N.Y. 10987 645-351-4745

PROPERTY LOCATION - SECTION 107 BLOCK 1 LOT 103

OWNER: JOHN THOMPSON PROPERTY STREET ADDRESS S7 LOOKOUT RD

MAILING ADDRESS S7 LOOKOUT RD, T.P.N.Y. 10987 TELEPHONE 202 550 7272

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

IF STRUCTURE BRIEF DESCRIPTION N.A.

ESTIMATED COST OF CONSTRUCTION 65,000

THE OWNER/AGENT JOHN THOMPSON 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 N-A

ADDRESS _____ TELEPHONE _____

BUILDING OR CONTRACTOR DEVELOP HORTICULTURAL SERVICES

ADDRESS 17 De Salvo Ct ORCHARD RIDGE NY, 10972 TELEPHONE 201 286 2260

BUILDERS INSURANCE INFORMATION: WORKMENS COMPENSATION 1M

LIABILITY 1M

AGENT OR COMPANY Gallagher - Diana Steiner

ADDRESS 4000 Midatlantic TELEPHONE 856 866 3288
MT Laurel NJ

VILLAGE CLERK: DATE RECEIVED _____ FEE PAID _____

BUILDING INSPECTOR: PRELIMINARY INSPECTION- APPROVED DISAPPROVED

DATE _____ COMMENTS _____

BOARD OF ARCHITECTURAL REVIEW: APPROVED DISAPPROVED - DATE _____

SIGNATURES _____

ARB. 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

JACKLYN AUERBACH
NOTARY PUBLIC-STATE OF NEW YORK
No. 01AUG199525
Qualified in Nassau County
My Commission Expires 01-20-2025

Tuxedo Park
Description of Alteration
July 27, 2023

Owner: John Thompson

Property: 57 Lookout Road

Contact: johndixonthompson@yahoo.com / 202.550.7272

Section / Block / Lot: 107 / 1 / 102

Construction Team: Gabriel Gil, Develop Horticultural Services

Summary Description:

With the primary objective of addressing water run off / drainage issues, I plan to add borders to each side of the driveway that will be installed like “gutters” so as to channel rain water to existing water drains on property. The secondary objective is to enhance the curb-appeal and plan to utilize river rock (selected as currently used in many places in Tuxedo Park in a similar manner, more ‘typical’ of heritage construction compared to Belgian block/other options), and will replace the asphalt apron at top of drive in same rock.

Other points:

- Driveway will remain gravel (less obnoxious than asphalt, pavers) and will have additional stones to match existing stone (gray gravel) to give a ‘fuller look’.
- As this work is performed, the driveway surface nor shape will change but it will be re-leveled to optimized water run-off.
- Concrete will be colored dark to match river rock coloration (as is done also in Tuxedo Park)
- Drains will be cleaned but re-used; pipe currently runs north of the driveway into the center of the lot and it will be re-directed to go east. Water will run into existing woods on property, and the pipe will end over 200 feet from down-hill property line (next to section/block/lot 107-1-98)

Tuxedo Park
Description of Alteration
July 27, 2023

Images – Current:



Fig 1: Apron adjacent to Lookout Road

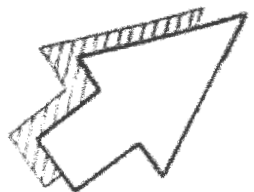
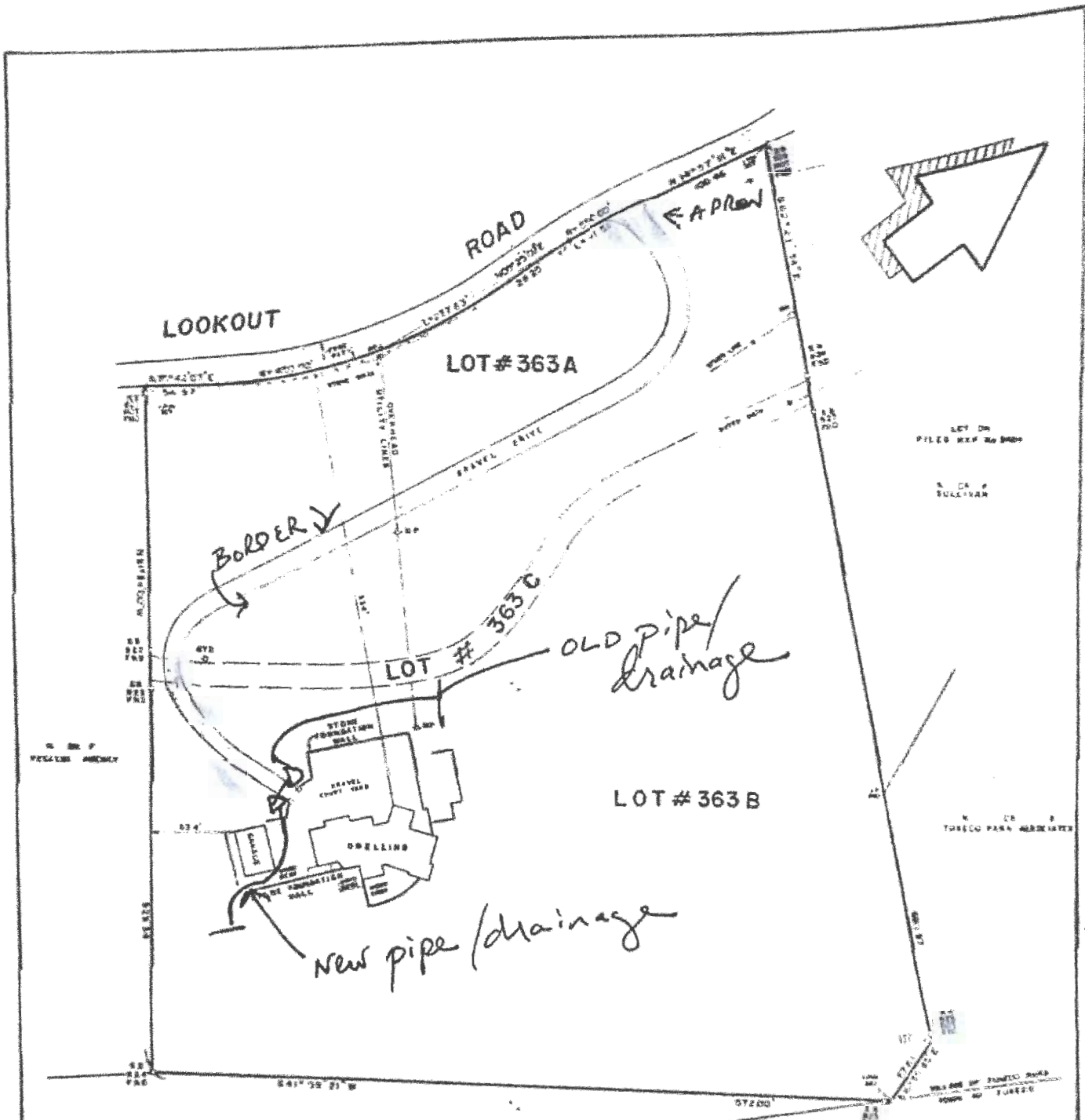


Fig 2: Driveway without Borders

Tuxedo Park
Description of Alteration
July 27, 2023

Images – Proposed (two images):





LET OR
FILED HERE TO SHOW

N. OF P
SULLIVAN

N. OF P
TOSCO PARK ADMINISTERS

N. OF P
TOSCO PARK ADMINISTERS

N. OF P
PERASIA AGENCY

SURVEY OF PROPERTY
FOR

J. BARRIS LEPLLEY, JR.

VILLAGE OF TOSCO PARK
SCALE 1" = 40'
OCTOBER 8, 1987
ORANGE COUNTY, NY
TOTAL AREA 17.0000 AC

REFERABLE MAP ENTITLED "MAP OF LOTS IN VILLAGE OF TOSCO PARK, NEW YORK STATE MAP NO. 1000000000"
CERTIFIED TO J. BARRIS LEPLLEY, JR., LICENSED SURVEYOR OF NEW YORK AND TITLE USA INSURANCE CORPORATION OF NEW YORK TO BE CORRECT AND ACCURATE

NOTE: SURVEY SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAYS RECORDED ON UNRECORDED WHICH MAY AFFECT THIS PROPERTY

OR 8025

ORANGE COUNTY SURVEYOR'S OFFICE
100 N. STATE ST. SUITE 1100
ORANGE, NY 12026
PHONE: 518-534-1100

J. Barris Lepley, Jr.
JAMES A. O'LEARY, PLS.
PROFESSIONAL LAND SURVEYOR
ORANGE, NY