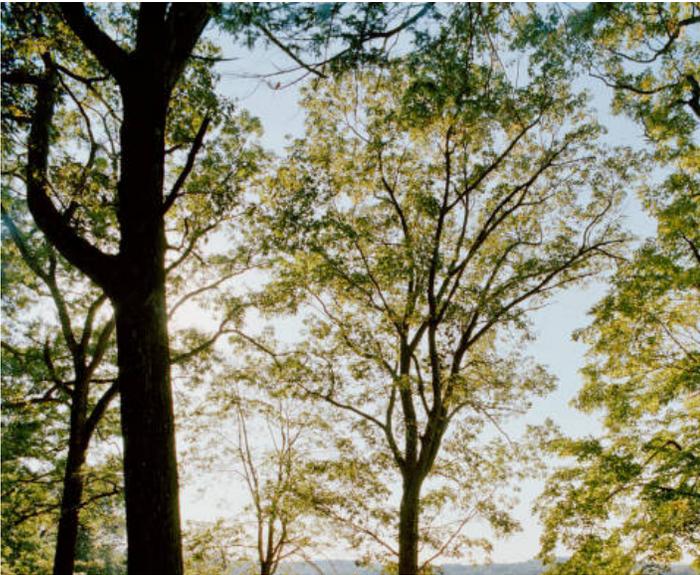


Village of Tuxedo Park

www.tuxedopark-ny.gov
(845) 351-4745



Welcome Packet

For new and current residents of the Village of Tuxedo Park

Key Contacts:

Village of Tuxedo Park Clerk's Office	(845) 351-4745
Village of Tuxedo Park Department of Public Works	(845) 351-4743
Village of Tuxedo Park Water Department	(845) 351-2777
Village of Tuxedo Park Police Department	(845) 351-4741
Tuxedo Fire Department	911, (845) 351-5111
Tuxedo Ambulance Corp	911, (845) 351-5111
Town of Tuxedo Clerk's Office	(845) 351-4411
Tuxedo Historical Society	(845) 351-2926
Tuxedo Library (www.tuxedoparklibrary.org)	(845) 351-2207
Tuxedo Post Office	(845) 351-5426
Tuxedo Union Free School District	(845) 351-2296
AT&T Telephone Repair	(800) 288-2747
Cablevision	(845) 351-2916, (845) 624-8200
Orange and Rockland Utilities	(877) 434-4100
Verizon Telephone Repair	(800) 837-4966
Poison Control (emergency)	(800) 336-6997
Good Samaritan Hospital (Suffern, NY)	(845) 368-5000
Hackensack University Medical Center (NJ)	(551) 996-2000
The Valley Hospital (Ridgewood, NJ)	(201) 447-8000

Tuxedo Park Website	www.tuxedopark-ny.gov
John Ledwith, Building Inspector	jledwith@tuxedopark-ny.gov
Debbie Matthews, Village Clerk	dmatthews@tuxedopark-ny.gov
Police Department Email Address	police@tuxedopark-ny.gov
Mayor Lili Neuhauser	vtpmayor@gmail.com
Deputy Mayor John Kilduff	johnpkilduff@gmail.com
Trustee Paul Gluck	pg1199@gmail.com
Trustee Susan Goodfellow	sgoodfellow@optonline.net
Trustee Mary Jo Guinchard	trusteemaryjo@gmail.com

Garbage Pickup: Mondays/Thursdays
Recycle Pickup: Wednesdays
= Plastic, Cans, Glass, Paper, Cardboard

Village of Tuxedo Park Mailing Address:
80 Lorillard Road
P.O. Box 31
Tuxedo Park, NY 10987



Letter from Lili Neuhauser, Mayor vtpmayor@gmail.com



Welcome to Tuxedo Park!

As our latest arrivals, you are now a resident of one of the most beautiful places in New York State. I imagine it would be safe to say that what draws us all here initially is the beauty of the Park. The majestic trees, grand boulders, three glistening lakes and the wildlife which will be revealed as you spend time here. No matter the season, you will find a moment every day that will become special, a bald eagle searching for a fish over Tuxedo Lake, ice glistening from the winter limbs, the orange glow of a brilliant sunset or the welcome of spring's first blooms.



Of course, our houses are special as well. We were exceedingly proud to have been placed on the Historic Registry in 1983, an honor and source of pride, as we have so many of the preeminent architects of the late 1800's and early 1900's represented. With this accolade comes responsibility, for each of us are stewards, of these proud structures and the lands around them.

We have 3 beautiful lakes, Tuxedo Lake is our reservoir for the residents of the Park as well as many of those in the town of Tuxedo. We are able to use the big lake for recreation, as well as the Wee Wah, where there is a seasonal beach club. We need to be vigilant about the health of the reservoir, we all need to insure that we are doing our part to keep it healthy. It is imperative, as it is our most precious resource.

There is a wealth of information in this packet, it presents many aspects of life here in the Park. We feel it is best to give you a piece you can read, reference, understand and help you in your first weeks and months here. The information will help guide you through many aspects of life in our village. We always welcome questions and those of us at the Village Office, the TP Police Department and the Department of Public Works, are always at your disposal to answer them, give advice and generally be of assistance. There is much to know about a new community!

In closing, a heartfelt welcome! We look forward to meeting you and your family, we are so lucky to have this haven so close to one of the busiest cities in the country and yet, it is a world away.



Letter from Mary Jo Guinchard, Trustee

trusteemaryjo@gmail.com

It has been a pleasure to craft this “Welcome Packet” in collaboration with my fellow Trustees and various members of the standing boards, local Village Staff, first responders and others. I sincerely hope this will be a useful guide for new residents and current residents alike. This packet should serve as a primer when initiating any type of project or inquiry with respect to the Village of Tuxedo Park. At a minimum, the contact numbers and carefully written messages contained herein should save you significant time and energy. To access the Welcome Packet, online, go to www.tuxedopark-ny.gov (first click on OFFICE, then click on “Welcome Packet” icon).

Please note, there are various forms (these can be found in the left side of this folder) that require a moment of your time to fill out. These forms are pertinent for your safety and privacy. Hopefully, you will find these to be self-explanatory, but if not feel free to contact the appropriate department with any questions.

Tuxedo Park is a very special and historic place in which to live. The natural landscape, lakes and architecture are unique and special. As you spend more time here, you will also hear great stories involving people who have lived or visited here and who have shaped our great country.

Like all of us, for some reason you have chosen to drive through the gates of Tuxedo Park and make this your home. I sincerely hope you find peace and joy, and enjoy the beauty and tranquility that characterizes Tuxedo Park every day. I welcome you and hope that our paths cross and that if you have any questions you will always feel free to contact me.



Letter from John Kilduff, Deputy Mayor johnpkilduff@gmail.com

IN CASE OF EMERGENCY... DIAL 911

That advice still holds even in Tuxedo Park, where we have our own police department. If you have a life-threatening situation or other situation requiring immediate help, you should dial 9-1-1. The Orange County 9-1-1 center is staffed with highly trained personnel who will immediately dispatch police, fire, and/or EMS personnel to your situation. They are also trained to walk you through basic life sustaining techniques, while you wait for help to arrive. 9-1-1 should only be used for true emergencies, such as a stroke, fire, serious traffic accident, or crime in progress.

Beyond that, the Village of Tuxedo Park is privileged to have its own police force, within the greater Town of Tuxedo, which also has its own department. The Town and Village are served by a large three company volunteer fire department and a local volunteer ambulance corps, which has an advanced life support capability, in the form of a full-time, 24/7, paramedic, who can administer several life-saving and other medications, upon arrival in the field.

For routine matters, requiring police assistance, you may call the front police gate at 351-4741. Matters involving a dangerous condition, suspicious persons, or a noise disturbance are examples of matters that can and should be phoned directly into the VOTP police. In the unfortunate instance of a loved one who has passed away, a call to the Village police is also appropriate. In that case, the Town paramedic will be called to make the required legal declaration. When in doubt, however, call 9-1-1.

The Town of Tuxedo Police Department is responsible for police matters beyond the boundaries of the Park. The phone number for the dispatcher is 351-5111. This number may be used to request fire or ambulance assistance, as well. Typically, you may consider calling the local police to activate the EMS system for those circumstances that are seriousness enough to warrant a visit from the Town Paramedic and/or ambulance, such as a fall or a person experiencing difficulty breathing. When in doubt, however, call 9-1-1.



Letter from Susan Goodfellow, Trustee sgoodfellow@optonline.net

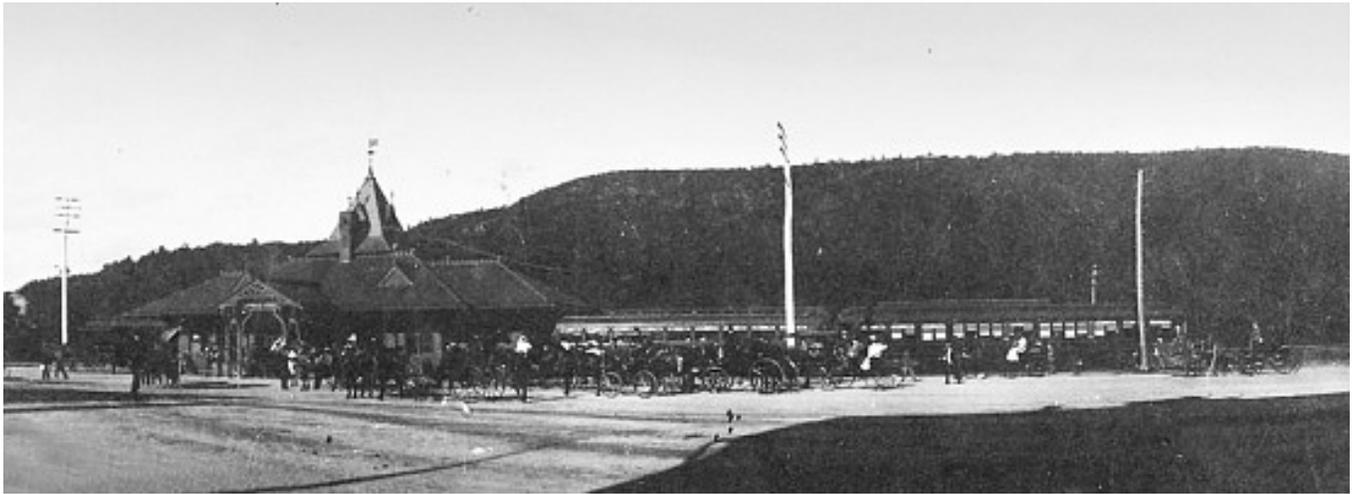
The first, startling, view of the lakes nestled in the mountains coupled with glimpses of houses of architectural distinction, is often what sparks our interest in living in Tuxedo Park. Now that you have purchased a home here, you have acquired a proprietary interest in and responsibility for maintaining this historic viewscape, judged so important that the entire Village was placed on the National Historic Register.

The lakes that are central to the physical beauty of Tuxedo Park provide us with more than esthetic pleasure and recreational enjoyment. The lakes provide us with drinking water.

Consequently, it is our individual and collective responsibility to maintain the health and purity of the lakes and to be mindful that what we put on our properties flows down to the lakes and back to us through our faucets. Maintenance of water quality is of such importance that NYS Public Health law expressly forbids any pollution of our lakes. Consequently,

actions on our properties must be responsible. This includes properties that are not directly on the waterfronts. Pesticides and fertilizers find their way off individual properties into the water. Supply when it rains. Consequently, the use of fertilizers containing phosphorus are prohibited. Storm water not contained properly on our land carries contaminants and organic material into the lakes contributing to unwanted algal blooms that are unsightly and can be injurious to health. Responsible stewardship by each property owner is critical to maintaining high drinking water standards and the beauty of the lakes.

Our landscape is challenging because of steep slopes and fragile infrastructure. It is wise to consult with the Building Inspector as you begin to contemplate property improvements of any sort. He can help guide you to many helpful resources that will assist you in executing your stewardship responsibilities while achieving your esthetic vision.



Letter from Paul Gluck, Trustee pg1199@gmail.com

Welcome to the Village of Tuxedo Park, a truly unique and beautiful place to live. The Village is governed by a Board of Trustees which meets on the fourth Tuesday of each month, and more often as needed, in Village Hall. The Mayor presides at meetings of the Board of Trustees as well as serves as the chief executive officer of the Village. The Trustees and the Mayor are elected for two year terms at an annual election held in June. Notices of meetings of the Board of Trustees are posted on the Village website as well as at the Front Gate. Our meetings are relatively informal, and they are a great forum for learning about the community and if you are so inclined, getting involved. Please come!

Our local laws are embodied in our Village Code. The Village Code can be accessed online at our Village website or at the Village Office. Many provisions in the Village Code are simply the mundane components necessary for a working municipality. Others reflect special characteristics of our community: historic houses, a love of and respect for nature, privacy, and the importance of protecting the water quality and visual aesthetics of our Lakes and the environment. Certainly the Village Code, and even more so, the Village Building Inspector, should be consulted before beginning any remodeling or building project. The Village Code is in the process of being updated, so please let us know if you have any suggestions. And if you have any questions, the staff in the Village office are a very helpful resource.

Letter from Debbie Matthews, Village Clerk dmatthews@tuxedo-ny.gov

The Village of Tuxedo Park Village Clerk's Office is located in the Village Hall (the former stables for the Tuxedo Club) at 80 Lorillard Road and is open Monday through Friday from 9:00 a.m. to 4:00 p.m., occasionally closing for lunch between 12:00 and 1:00. The main telephone number is (845) 351-4745. The Village Clerk is extension 4 and the Deputy Clerk is extension 3. In addition to the Clerk's Office, the Village Hall also houses the office of the Village Mayor, Deputy Village Clerk, Building Inspector, Village Assessor, and Village Court.

The Clerk's Office is the 'information center' of the Village. Just some Village topics you may have questions on would include garbage and recycling schedules, Village property taxes, Village water billing, Village assessments, Village building department and Village Code enforcement, Board of Trustees, Planning Board, Board of Architectural Review, and Board of Zoning Appeals.

In addition, some of the other responsibilities of the Clerk's Office include 'keeper' of the Village's records, Village budgets, receipts of taxes and water billing payments, paying the Village's vendors, and all aspects of the Village's banking.

Police, Department of Public Works (DPW), and Village Court related questions would most likely be referred to the appropriate person in those departments.

Letter from John Ledwith, Village Building Inspector jledwith@tuxedopark-ny.gov

Mission Statement: The Building Department for the Village of Tuxedo Park inspects buildings for compliance with the NYS Building Code (<http://publiccodes.cyberregs.com/st/ny/st/index.htm>) and the Code of the Village of Tuxedo Park, which can be found at www.tuxedopark-ny.gov (first click on OFFICE, then click on picture under Village Code Online). In keeping with the Historical Register designation, the Building Department and the Board of Architectural Review.

Restoration of historically significant structures code requirements, scope of work in accordance with building permits, and responds to complaints on residential and commercial buildings. Provides public safety by enforcing Municipal (Village) and State regulations and codes relative to construction, alteration, and installation of electrical and plumbing equipment and systems. Inspects buildings for code compliance in residential housing under building permits or as a result of complaints.



Board of Architectural Review

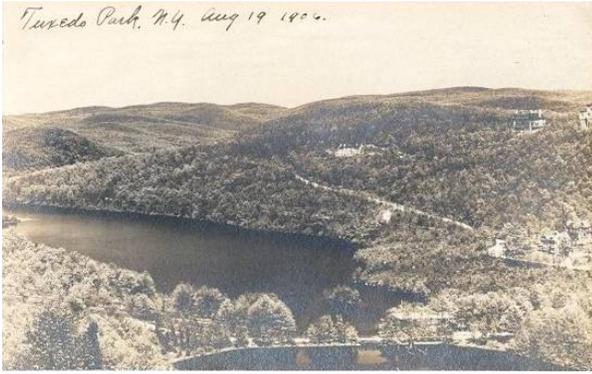
Letter from Paola Tocci, Chairman pjtbar@aol.com

The Tuxedo Park Board of Architectural Review Process

The Tuxedo Park Board of Architectural Review seeks to foster a collaborative approval process with each applicant who wishes to renovate and/or construct on their property and alter their landscape to enhance their property and the community. Our Design Guidelines set forth the design and construction standards expected from each home and property owner residing in Tuxedo Park. A copy of the Design Guidelines is available in the Village Office and at www.tuxedopark-ny.gov (first click on OFFICE, scroll down to bottom of Architectural Review, then click on VTP BAR – Design Guidelines). The village of Tuxedo Park has the important mantle of distinction of being listed on the United States Register of Historic Places. As such, each home and property owner has the responsibility of stewardship in maintaining design and construction standards that make their home and property and the Village of

Tuxedo Park a very special place to live for themselves, each other and for future generations.

Our Board (BAR) consists of 5 voting members who have significant professional work experience in the Design and Construction industry, plus 4 non-voting members consisting of an independent consulting registered Architect, a Structural Engineer, a Building Inspector and an Attorney. The BAR meets twice monthly on the first and third Tuesday of each month at 7:00 p.m. Each and every applicant is strongly encouraged to discuss their project prior to coming to a BAR meeting with the Building Inspector and the Chairperson of the BAR. This ensures a smooth, efficient process which enables each applicant to come fully prepared with the proper documentation necessary for their project to be approved in a timely manner.



Planning Board jhanson@tuxedopark-ny.gov

Letter from JoAnn Hanson, Chairman

New Resident/ Prospective Resident Introduction to the Planning Board

Dear New Resident or Prospective Resident:

The Tuxedo Park Planning Board (PB) reviews applications for new houses on lots where there has not previously been development and applications for subdividing properties into additional lots. While the Board of Architectural (BAR) reviews the architectural design of a house, the Planning Board works with a new house applicant to confirm important planning considerations, including:

- 1) Determining an appropriate building envelope which respects the terrain and viewshed aspects of the property;
- 2) Designing the appropriate infrastructure, such as driveway/road access, utilities and sewer;
- 3) Confirming appropriate storm drainage systems;
- 4) Reviewing proposed engineering

aspects of the proposed house and infrastructure.

Tuxedo Park is a national register Historic District. The Village office has a map of the Ridgeline and Precipice District and the Gateway District. These districts are intended to protect the important viewsheds within the Park. If you are considering building a house, please consult these maps to confirm whether your property is subject to the Ridgeline and Precipice or Gateway regulations as to house design and siting. The Village Builder Inspector, John Ledwith, has a package which outlines the requirements for building a new house. Residents considering subdividing their property should also consult with John Ledwith. Tuxedo Park Village zoning provides for 4 acre minimum zoning.

The Planning Board schedules meetings the first and third Mondays of the month. Application materials must be submitted to the Village Building Inspector 10 days in advance to be scheduled for the Planning Board agenda.



Board of Zoning Appeals

Letter from Gary Glynn, Chairman gglynn@tuxedopark-ny.gov

The Village of Tuxedo Park Zoning Code can be found in the Tuxedo Park Village Office or at www.tuxedopark-ny.gov (first click on OFFICE, then click on picture under Village Code Online). The code lists the requirements and limitations on buildings, driveways, walls and fences, tree cutting, signs, decks and terraces, and many other subjects.

Construction requires a building permit, which is issued by the Building Inspector.

The Tuxedo Park Board of Zoning Appeals' (BZA) function is to hear appeals from those who are denied a building permit by the Building Inspector or to appeal decisions of the Village's Board of Architectural Review. The BZA is guided by five factors when making its decision to grant or deny an appeal. These factors are 1. Will an undesirable change be produced in the character of the neighborhood or a detriment to nearby properties be created by the

granting of an area variance? 2. Can the benefit sought by the applicant be achieved by some method, feasible for the applicant to pursue, other than an area variance? 3. Is the requested area variance substantial? 4. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood? 5. Is the alleged difficulty self-created? This consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

Here are a few examples of appeals that the BZA has heard: Fences or walls higher than 4 feet in the front yard or 6 feet in the side yard or within two feet of a property line or 5 feet from a road. Buildings larger than 25% of the lot area. Decks, porches, patios, and terraces that when combined exceed 25% of the area of the building associated with them. Buildings taller than 70' or 3 ½ stories.

Letter from Village Boat Club

The Village Boat Club is a self funded taxpayer organization, providing Tuxedo Lake access to Village property owner/taxpayers for the enjoyment of Tuxedo Lake. The VBC provides some shared boat use for kayaking, boating and fishing. Some limited rack space for small, carry-type, member-owned boats is provided as available. All member-owned boats and VBC boats must remain at the facility after required steam/ pressure washing and registering for the season, as do all boats entering Tuxedo Park village, to be used on any Village owned lake. Tuxedo Park Village boat registration is also required for all boats to be used and remain on any Tuxedo Park lake. VBC Membership is open to all qualified Village property owner/ taxpayers. Contact Mike Santoianni, Vice President at (845) 351-4800 or one of the 2015 VBC officers (Greg Libby, President, Tom Salierno, Treasurer, Jake Mathews, Secretary) for more details and VBC club information.

Letter from Wee Wah Beach Club

The Wee Wah Beach Club is a private facility located on Wee Wah Lake in the Village of Tuxedo Park. The club's amenities include a roped off swimming area with a floating raft, bathhouses, a playground and sand area, basketball, volleyball and a large picnic area. Single, family and senior citizen memberships are available for all residents of Tuxedo Park and the Hamlet area of Tuxedo. Guest passes may also be purchased. The club is open weekends from Memorial Day until mid-June and then daily through Labor Day. Membership forms are available in May at the Village Office or may be downloaded at www.tuxedopark-ny.gov and TPFYI. For more information please call Bonny Takeuchi at (845) 351-5232.

Letter from Tuxedo Library

Fifteen years after the building of Tuxedo Park, a group of subscribers headed by Price Collier, a Park resident, scholar and author decided the Town of Tuxedo needed an education and social center. Thus in 1901, designed and built by esteemed architect Bruce Price, the Tuxedo Park Library came to be.

Today, the Library is an exciting place of community, activity and connection. Our beautifully renovated main ground floor contains a redesigned Reading Room, Children's Room, a Resource Center with new computers, scanners, an HD television for screenings, and a Media Café offering coffee, a place to gather with friends, and an extensive collection of music, films and audio books. Free WiFi is available through the building. Our website, www.tuxedoparklibrary.org, provides access to our online catalog, digital media, research databases, and digitized local history collection.

Please stop by and sign up for a library card.

Chief Kenneth L. Sanford, Tuxedo Park Police

“Thank you for taking the time and reading the Tuxedo Park welcome packet. We greatly appreciate your cooperation in filling out these forms and sending them back by mail (or by delivering in person to front gate) as soon as possible; sharing this information helps us to serve and protect you better. If you need assistance from our police department please call us at (845) 351-4741, or in an emergency situation 911 can be dialed as well. Thank you and welcome to our beautiful community.” See below list of important documents to fill out (these forms can be found in this folder, at the police gate, or at www.tuxedopark-ny.gov):

- Emergency Plan Data Record
- 911 Data Record
- Car Tag Information
- No Solicitation Request

Volunteers Needed

The Tuxedo Park Fire Department was founded in 1901. We are an all-volunteer fire department comprised of 28 active and associate members plus 17 honorary members augmented by our fellow fire departments in Eagle Valley and Sterling Forest. *We are actively seeking volunteers for both firefighting and department management.*

We deploy three trucks and members fully equipped and trained to perform pumper, ladder as well as rescue operations; hence our motto, *"We Do it All"*.

In 2014, we responded to 250 calls; including such incidents as structure fires, brush fires, vehicle accidents on local roadways and on the New York State Thruway, gas leaks, electrical hazards, downed trees and community service calls. All of our members maintain response-readiness through continuous and regular hands-on drills and classroom training. We are on-call 24 hours every day of the year to serve and protect our community.

Any person residing in the set boundary of the Town of Tuxedo, the Village of Tuxedo Park or the Tuxedo Joint Fire District who has attained the age of 16 years or older, and not convicted of a felony or the crime of arson in any degree is eligible to apply for membership.

If you are interested in how you can assist with our mission, please contact one of your neighbors - David du Pont, Jim Hickey or Gardiner Hempel - and visit our website at www.tuxedoparkfire.com to learn more.



Gardiner Hempel,
Fire Commissioner

Notes

Village of Tuxedo Park

Village of Tuxedo Park

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P.O. Box 31
Tuxedo Park, NY 10987

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