

To: Mr. Steve Ecklund, Mayor of Tuckahoe
Mr. David Burke, Administrator
Village of Tuckahoe Board of Trustees

From: Schepis Family
8 Everett St

Date: July 21, 2016

We are writing to the Board regarding the desire to add a 4 foot high aluminum fence to our property at 8 Everett Street (at the corner of Stebbins Avenue). Per the attached documents (property survey and photographs) we are looking to add a fence to the side yard along Stebbins Avenue. While Stebbins is a dead-end the traffic along Everett is quite regular and fencing in the side yard would significantly help in improving the safety of the yard for our young children.

As we have come to understand, an issue arises with placing the fence along the Everett Street side of the property. The fence would be most ideally situated along the railroad tie wall as to not be placed in the center of the lawn as the property line denotes. This would require the fence to be placed on town property. We now understand that the building department cannot issue a permit to build on town property without the Board's consent.

We are appealing to Mayor Ecklund, Mr. Burke and the Board based on the information provided herein as well as the potential to come before the board to present our case. The impetus for the fence is ultimately the safety of our children.

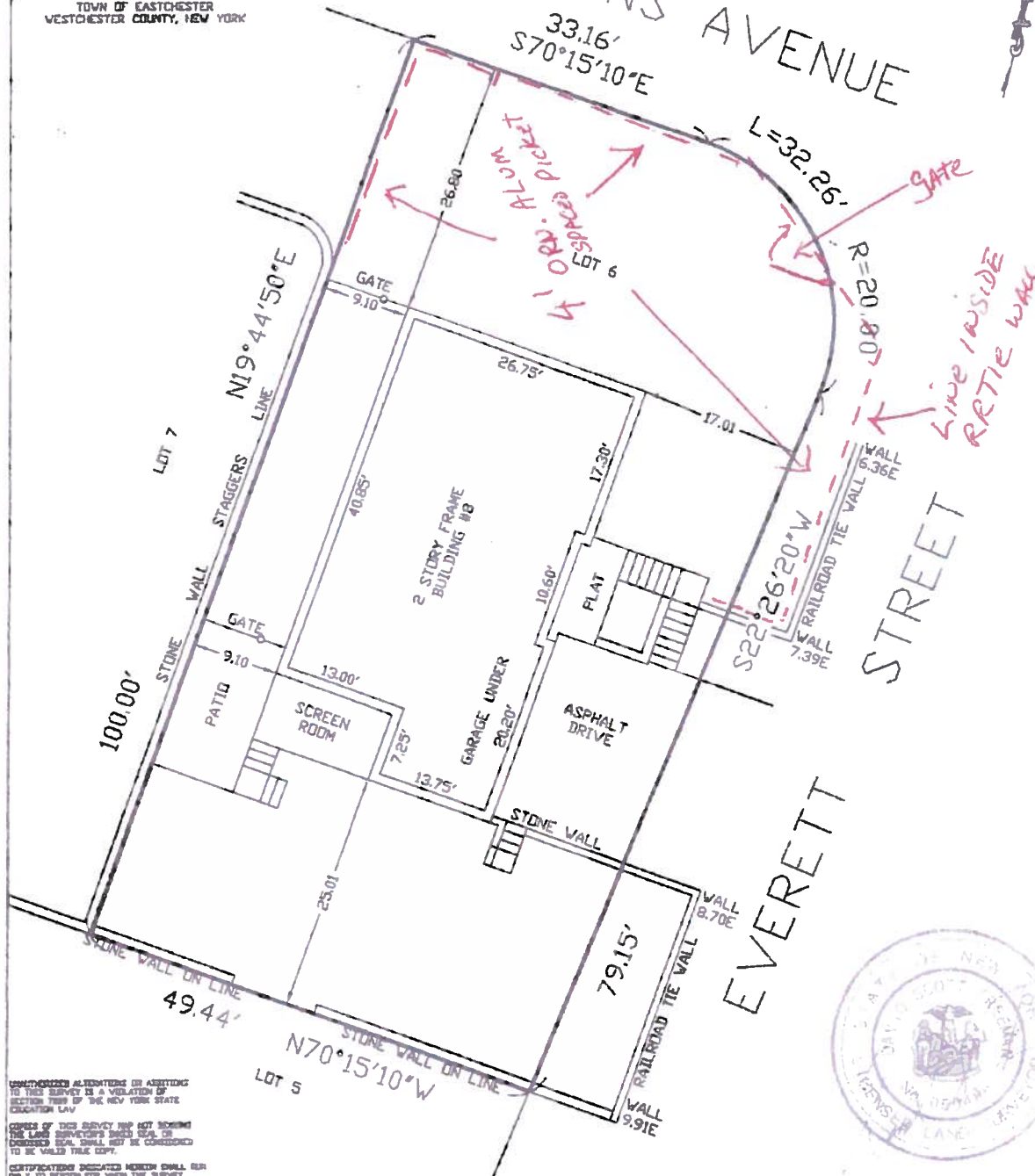
We appreciate your careful consideration and look forward to your response.

Sincerely

A handwritten signature in black ink, appearing to read "Michelle Schepis". The signature is fluid and cursive, with the first name "Michelle" written in a larger, more prominent script than the last name "Schepis".

Michelle & Brendan Schepis

STEBBINS AVENUE



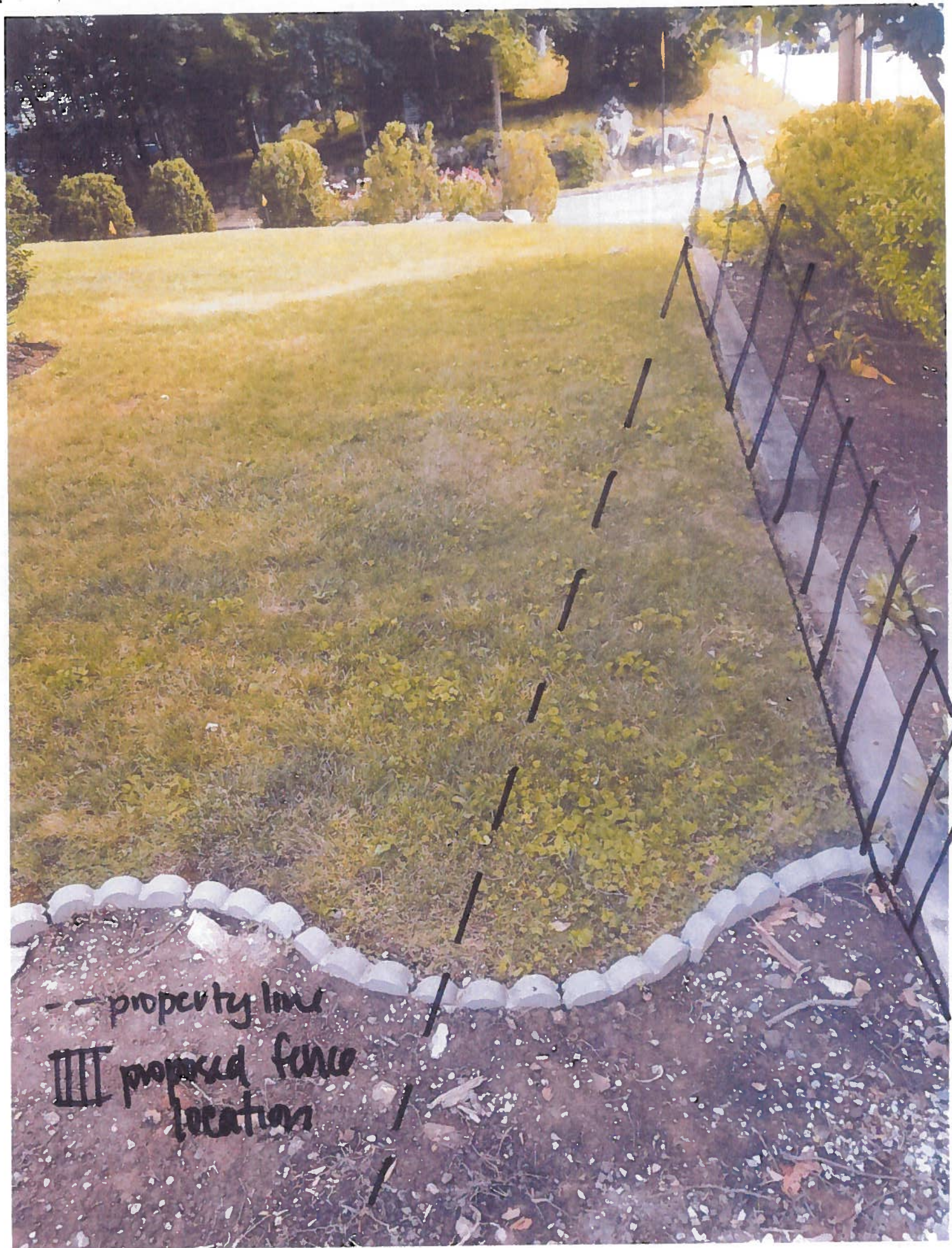
THE OFFICE OF ENGINEERING SHOWN HEREIN
THE STRUCTURE TO THE PROPERTY LINES
A SPECIFIC PURPOSE AND USE AND THEREBY
NOT INTENDED TO GUARANTEE THE EFFECTIVENESS
OF RETAINING WALLS, POOLS, PATIOS, PLANTING
ADDITIONS TO BUILDINGS AND ANY OTHER
CONSTRUCTION.

TITLE SURVEY		
PREPARED FOR: SCHEPIS		
SITUATE AT 8 EVERETT STREET, TUCKAHOE		
TOWN OF EASTCHESTER WESTCHESTER COUNTY, NEW YORK		
FILE No. 6198	DATE: 4/22/14	SCALE: 1"=15'



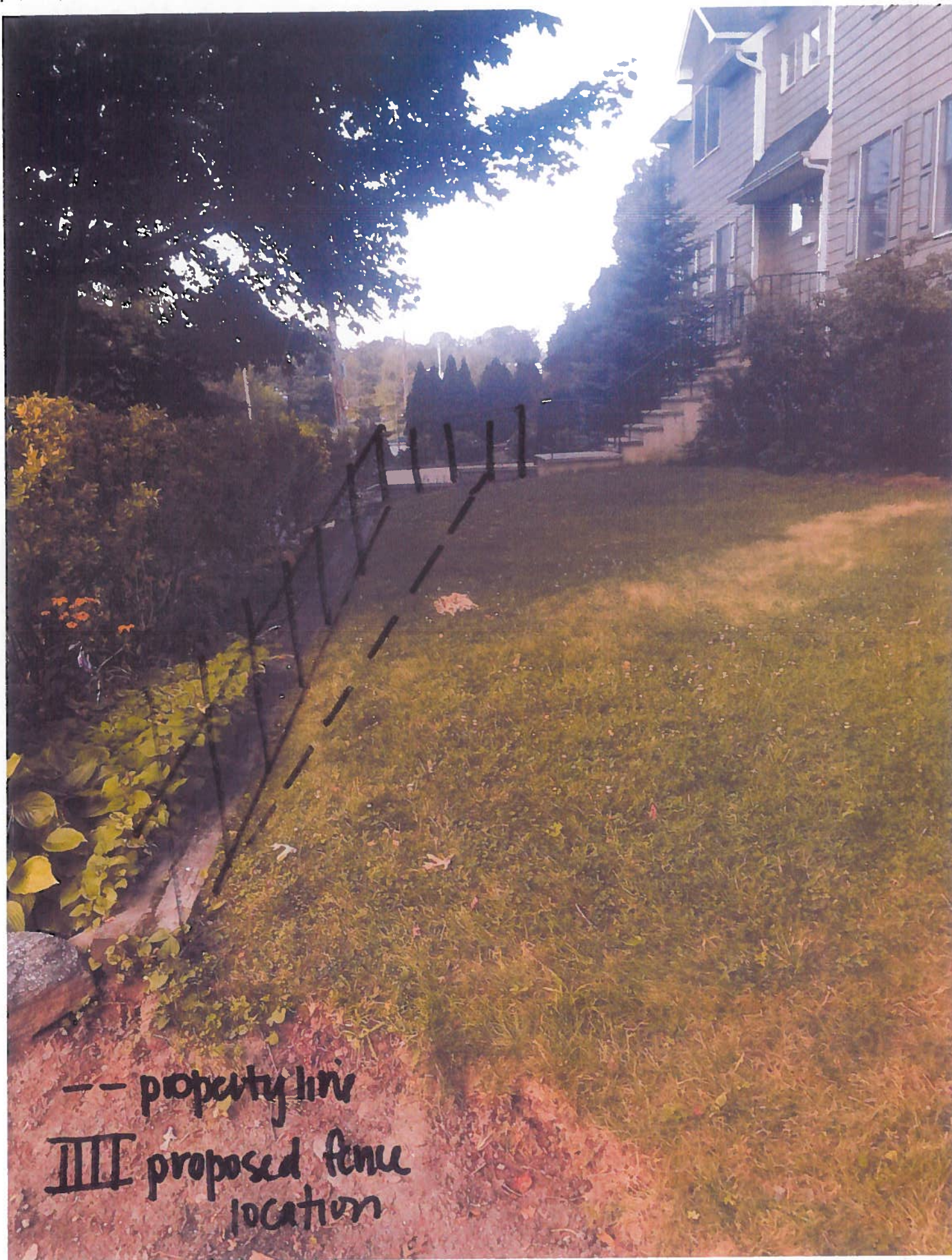
-- property line (approximate)

||| proposed fence location



-- property line

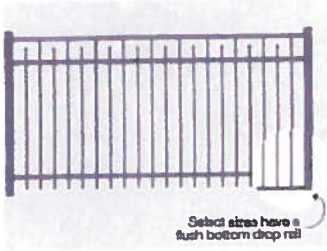
||||| proposed fence location



Amethyst - 3 Rail

HAVEN SERIES

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Colors Available

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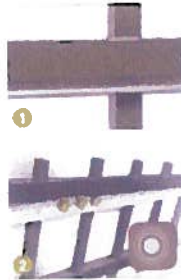


Black White Pewter



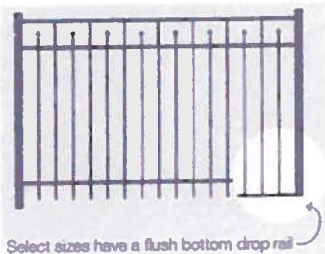
Matte Black (in select heights)

Best



HOME SERIES

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Colors Available

[Click to view color samples](#)



Black White Pewter



Matte Black (in select heights)

Better



* 4 foot
fence

HARBOR SERIES

\$\$\$

AGREEMENT BETWEEN THE VILLAGE OF TUCKAHOE AND MICHELLE AND BRENDAN SCHEPIS

Whereas Michelle and Brendan Schepis (hereinafter the "Schepis") are the owners of 8
Everett Street in Tuckahoe NY,

Whereas the Schepis, due to the unusual dimensions of their property, wish to construct
a fence that encroaches on the Village of Tuckahoe's property

Whereas the location of the fence and the proposed encroachment is delineated on the
attached survey of the property

It is therefore agreed as follows:

1. The Schepis are hereby permitted to construct a fence that is no higher than 4 ft on the location delineated on the attached survey.
2. The Schepis in consideration of this permission to encroach on Village land shall release, relieve, discharge indemnify and hold harmless the Village of Tuckahoe, its officers, officials, trustees, employees, agents and representatives, from any and all liability or claim of liability, whether for personal injury, property damage or damage or otherwise, arising out of the erection, maintenance and encroachment of said fence
3. At all times the Schepis shall maintain the fence in good order
4. The Schepis acknowledge that Adverse Possession does not apply to a municipality.
5. If the property is sold or transferred this agreement shall terminate and

6. The permission to encroach on Village land may be revoked at any time by resolution of the Village Board.

Dated: August , 2016

Village of Tuckahoe

Michelle Schepis

By: Steven Ecklund, Mayor

Brendan Schepis