

VILLAGE OF TUXEDO PARK
P.O. BOX 31
80 LORILLARD ROAD
TUXEDO PARK, NEW YORK 10987

Construction Report
April 2018

Capital Improvements

1. Verizon Cell Antenna – In process of scheduling balloon test to determine visual impact of cell antenna.
2. Water Storage Tanks, Ridge Road – One of the 470,000 gallon storage tanks has been cleaned and repaired. Cathodic protection to extend the life expectancy of the tank has been added. Health Dept. procedures for testing before putting the tank in service will be performed by the end of the month. Plans to perform the same work to the second storage tank will be made once the first tank is in service. Whilst no maintenance had been done on the tank over the last 20 years, the tank is in surprisingly good condition with no apparent cracks on the floor. With the Cathodic protection, the life expectancy of the tank should be another 20 years.
3. Water Plant Filter – New seals, strainers, valves (2), under drains (2), and filter media have been installed. In the process of final setup with oversight from the manufacturers technician. Expect filter number 2 to be in service before the end of the month. Plan to rehab filter number 1 will be initiated once filter number 2 is in service.
4. Wee Wah Dam – Work continues to increase under more favorable weather conditions. Met with CHA Eng. representative to review plan to access water from Wee Wah Lake for use at the sewer plant to conserve potable water estimated to be 5 million gallons per year.
5. Clubhouse Road Storm Water and Paving – Received survey and draft plan from McGoey Hauser & Edsall Engineers. Need to consult with DPW Superintendent and residents on Clubhouse Road before proceeding.

Certificate of Occupancy

1. 25 Lookout Stable Road

Home Sales

1. No sales during the month of March

Meeting Schedule

1. BAR – April 3, 2018. ASB120, LLC, 2 Circuit Road, Potting Shed, Chesney/Langdon, 30 Lorillard Road, New Construction, Turner, 49 West Lake Stable Road, Changes to rear deck.
2. PB - No meetings held in April
3. BZA meeting scheduled on April 26th for Chesney/Langdon, 30 Lorillard Road, and Turner, 49 West Lake Stable Road

(over)

Active Projects

1. Gold, 154 E. Lake Road – Working with property owner to resolve access issue with proposed boat dock.
2. Sink, 34 Tower Hill Road – Wood framing inspection completed. Plumbing and electric work in process.
3. Villa Inna, LLC., Camp Comfort Road – Waiting for approval from third party for the electrical rough in. Some sheet rock installation has begun, continuing to work on exterior stonework.
4. ASB120, 2 Circuit Road – Concrete floor complete. Plumbing, roofing, and window repairs underway.
5. Friedman, 2 Ridge Road – Interior framing completed. Provided warning to contractor for piles of debris outside. Pile of scrap metal has been removed from the property.
6. Hennessy, 15 W. Lake Stable Road – Interior cabinetry completed, bathroom fixtures to be installed, wood floors to be finished, and need to complete deck railings and railing on second floor.
7. Regna, 117 West Lake Stable Road – Performed site visit and provided approval for the replacement of seven trees that showed visual signs of distress.
8. Roncati, 76 Summit Road – Met with plumbing contractor to review DWV plans. Due to structural obstacles and the length of the house, some new sanitary connections will be made outside underground. New sanitary connections will have sufficient cleanout access to remove any future blockage.
9. Madden, East Lake Road – Working with property owner to resolve unsafe dock access issues involving steep access ramp.

Complaints & Infractions

1. Tuxedo Park Estates, Tuxedo Road & Pine Road – Upon receiving a complaint I advised the property owner of a dozen trees that are dead and hazardous and are standing very close to the road with some having exposed roots. Met with tree removal company to show them the hazardous trees. Tree removal company in process of providing estimate to property owner.
2. Ramsey, 66 Clubhouse Road, Advised property owner that the unregistered vehicle must be removed from the property. A series of verbal requests and letters advising the homeowner to remove the unregistered vehicle have been provided over the past six months.
3. Optimum Cable, Ridge Road - Notified of fallen tree on wires across from 75 Ridge Road
4. Darby, 74 Tower Hill Loop, Upon receiving complaint from VTP resident, I notified property owner of shrubbery growing into the roadway (Tower Hill Road). Homeowner said they will trim the overgrowth by the end of the week.
5. Hurley, Serpentine Road – Received complaint about overgrowth on property. Consulting with Village Attorney regarding past unresolved issues.
6. Pulver, 202 Continental Road, Received complaint regarding the condition of neighboring house and property. Upon inspection observed piles of leaves, exposed landscaping fabric, peeling paint, and a general unmaintained condition of house and property. Consulting with Village Attorney.
7. Gwathmey, 17 Clubhouse Road – Roofing contractor working after 4:30 p.m. Advised contractor and homeowner that any noise producing work must end by 4:30 p.m. Contractor was permitted to cover roof to prevent possible water damage. Advised Village Police to check on the project after 4:30 p.m. each day until the project is complete.
8. Overton, Mtn. Farm Road & Camp Comfort Road – Advised property owner of needed stone wall repairs and removal of fallen and hazardous trees within 50' of the roadway. Met with owner's representative on April 11th to resolve issues.