

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

**Construction Report**  
**January 2021**

Sales

1. Miller, 100 Laurel Rd.

Certificate of Occupancy Requests

1. Alleman, 15 Clubhouse Rd. Ext.
2. Barnes, 22 Lookout Stable Rd.
3. Mueller, 59 Clubhouse Rd.

Stop Work Orders - None

Violation Letters

1. Evans-Freke, Lookout Rd. and Serpentine Rd. – Sent letter regarding removal of fallen and hazardous trees visible from the road. No response to first letter. Some trees have been removed. Need to follow up with property owner regarding removal of the remainder of the trees.
2. O’Sullivan – Received letter from neighbor concerning the delay in compliance regarding the relocation of fire wood. Met with Mayor McFadden, and PO Serrine, and Tim O’Sullivan. O’Sullivan agreed to relocate the remainder of the firewood (50%) to an area beyond the 50’ setback requirement before the March 18<sup>th</sup> court date. I agreed that if the violation is resolved by March 15<sup>th</sup> I would advise the court that the matter has been resolved.
3. Hartmann – Sent follow up court appearance ticket regarding condition of porch and windows on the west side of the house. Court Appearance scheduled on December 17<sup>th</sup> postponed due to COVID-19. Court date postponed until March 18<sup>th</sup>.
4. Verizon, East Lake Rd. (Near South Gate) – Low hanging wire issue resolved. Need to contact utility company regarding disconnected guy wire.
5. Miller, East Lake Rd. – Fallen trees near the side of the road have been removed from sight.
6. 44 Ontio Rd. – Advised property owners to remove large fallen tree near the road. They agreed to have the tree limbs removed by March 1, 2021.

Inspections & Active Projects

1. Orange & Rockland
  - a. Electrical Upgrades – Discussed second phase of project with Michael Grant. Resident notification will be sent by Orange & Rockland Utilities. Work expected to begin in February 2021.
  - b. Utility pole replaced at 43 Ontio Rd. due to storm damage that occurred last summer.
2. Trees removed from 2 Patterson Hill Rd.
3. Tree removed from property along Tuxedo Rd. near the entrance to the VTP.
4. Mailman, 115 Tower Hill Rd. West - Removal of underground oil tank completed. Waiting for closure report from Castlton Environmental.
5. 102 Turtle Point Rd. – Scheduled meeting with property owners to discuss driveway drainage concerns relative to their driveway application.

Project Status

1. Bazylevsky, 122 Turtle Point Rd. Received application for pool, trellis and spa. Scheduled to be heard before the BAR on January 21<sup>st</sup>.
2. Jenkins, 1 Stable Rd. – Generator has been installed. Generator screening to occur in the spring.
3. Paes, Tower Hill Rd. – Planning Board and Board of Architectural Review continuing to review the application. Neighbors remain concerned about both the drainage impact and the visual impact of the project.
4. Rifkin, West Lake Rd. – Demolition plan has been submitted. BAR continued to review architectural plans.
5. Novacek, East Lake Rd. – Applicant received variances from BZA in November. Application review by the BAR on January 7, 2021. BAR approved the plans.
6. Palazzola/Guinchard, 66 Clubhouse Rd. presented plans to the BAR for renovations to the house that includes a read addition. A side yard setback variance from the Board of Zoning Appeals is needed to proceed. Applicants is scheduled to appear before the Board of Zoning Appeals on Feb. 3, 2021.

Other

1. Coordinated new computer and monitor purchase and install for Jeff Voss, DPW Superintendent. Loaded new program and forms needed to facilitate monthly submittal requirements.
2. Haugland – Terminating lease on January 31, 2021. Haugland is planning on bidding on second phase of electrical distribution upgrades and may request use of the DPW property in the future.
3. Cell Tower – Working with Communications Committee to answer questions pertaining cell tower lease details.
4. Water Plant Oil Tank and Generator – Old fuel lines removed from the building. No issues reported. Project completed.
5. SCAR Assessment Hearings –Received decisions from SCAR hearing officer. Hearing officer decided in favor of the Village on all seven cases before him.
6. Police Gate House – Ordered windows for Gate House. Provided rough in window measurements to Jodi Zero (welder). Also took pictures of steel cage construction to document progress. Template constructed to assist DPW in pouring the foundation for the Gate House has been constructed.
7. SSES – Worked with Joe Zongol at Weston & Sampson to complete project task agreement based upon Village Board approval at the past Village Board meeting.

Building Dept. Meetings – Meetings conducted as needed via Zoom video conference. Check website to confirm schedule.

1. Board of Architectural Review – January 21<sup>st</sup> at 7 pm
2. Planning Board – January 27<sup>th</sup> 7:30 pm
3. Board of Zoning Appeals – February 3<sup>rd</sup> at 7 pm.