

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

**Construction Report**  
**June 2019**

Sales

1. None

Certificate of Occupancy Requests

1. Curry, Tower Hill Rd.
2. Swanson, Turtle Point Rd.

Stop Work Orders

1. None issued

Violation Letters

1. Hurley, Serpentine Rd. – BAR performed site visit. Village Engineer and applicants engineer to meet to discuss resolving safety while preserving architectural features were practical. Next court appearance, June 20, 2019.
2. Hartmann, 116 Tower Hill Rd. West –Property owner has failed to submit building permit application by May 10<sup>th</sup> deadline for the May 21<sup>st</sup> meeting. On court calendar June 20, 2019.
3. Hatsis, West Lake Rd. – Last month was advised that a bank had taken over the property. Researched ownership of property. Found no change in ownership.
4. Miller, E. Lake Rd. – Issued appearance ticket before Village Justice on June 20<sup>th</sup>. Violation outstanding since September 2018. Homeowner reported that two trees have been removed. Twelve trees were previously identified as needed to be removed to comply with Village Code.
5. Urmansky, Intersection of Tuxedo Rd. and Tower Hill Rd. – Sent certified letter to property owner regarding dead and hazardous trees that need to be removed.
6. Laukitis, Brook Rd. – Shed constructed without permit to be removed next week.

Inspections & Active Projects

1. Villa Inna, LLC, Camp Comfort Rd. – Landscaping, general cleanup.
2. Hennessy, West Lake Rd. – Oil tank removed. Site being prepared for new tank
3. ASB 120, 2 Circuit Rd. – Communications with property owner regarding permitted work hours and notifying Police Dept. for events that involve 100 or more guests. Continuing painting staining and general carpentry inside.
4. Tuxedo Park Properties, Summit Rd. –
5. Naeve – Dilapidated fence removed from property.

(over)

6. Scherer – Pool coping, propane tank and underground utilities installed.
7. Shore, Brook Farm Rd. – Garage framing, roof, electrical, and insulation.
8. Lynda Yetnikoff – Reported hazardous tree. Advised O&R of tree near wires.
9. Breeman, Mtn. Farm Rd. – Visited site to review drainage issue. Suggested that she contact a contractor to install new drain as existing drain is not working.

### Capital Improvements

1. Potuckit Road Water Storage Tank – Reviewing estimates to have the tank inspected.
2. Water Plant
  - a. Reviewed plan to disconnect roof drains from sewer line with DPW Superintendent.
  - b. Westech to perform plant evaluation by the end of July.
  - c. Obtained estimates to purchase data logger equipment to locate water leaks. Seeking approval for leak monitoring purchase to avoid losses associated with pilot monitoring plan.
3. Sewer Plant Recycling Water Project. Operating without issues
4. Water Department Regulator Building – All meters operating. Obtaining meter readings weekly to monitor water usage.

### Meeting Schedule

1. BAR – June 20<sup>th</sup>
2. PB – June 26<sup>th</sup>
3. BZA – July 25<sup>th</sup>

### Projects Under Review

1. Farhadian, West Lake Rd. – Landscaping plan
2. McGrath, Brook Rd. – Proposing to change brick around the entirety of the house
3. Tuxedo Park Properties LLC, Summit Rd., – Proposing to add second floor addition and second floor porch.
4. Tuxedo Club, W. Lake Rd. – Waiting for the submittal of a survey of the Tennis House parking with proposed parking lot modifications.
5. Overton – Mtn. Farm Rd. & Camp Comfort Rd. - Preliminary FEIS review.