

VILLAGE OF TUXEDO PARK
80 LORILLARD ROAD
TUXEDO PARK, NEW YORK 10987

John Ledwith, Building Inspector

Building Inspector Report
December 2023

Certificate of Occupancy Requests

1. 130 Continental Rd.
2. 17 Wee Wah Rd.
3. 4 Tower Hill Rd. East
4. 80 Crows Nest Rd.

Violations

1. Young, 44 Tower Hill Loop – Sent email requesting site plan needed for building department and BAR review and approval.

Inspections & Active Projects

1. Paes, 23 Tower Hill Rd. East – Sewer line installed. Storm water drainage system in process of being installed.
2. Ramos, 73 Clubhouse Rd. – Roof gutters and leader pipes installed. Remaining work includes the installation of the window grills, and approval of stone sample around the perimeter of the home.
3. Perna, Lookout Stable Rd. – Steel structural beams in process of being installed.
4. Schmidtberger, East Lake Rd. – New electrical service being installed. Several areas of construction ongoing.
5. Nelson, 117 Tower Hill Rd. West – Interior work in progress. Waiting for completion of electrical system and installation of handrails. Exterior siding expected to be installed in the spring.
6. 15 Summit Rd., LLC – BZA approved variances requested for the construction of driveway entrance gatehouse. Applicant needs to return to the BAR for review and approval.

Other

1. Overton Properties – Contractor working to repair storm drains.
2. 15 Summit Rd., LLC – Completed install of new water and sewer mains and paved road cut.
3. Road Safety Study – Coordinated and attended meetings to request road safety proposals.
4. 44 Clubhouse Rd. – Sent request to relocate utility wires to Verizon and Optimum.
5. Furlane – Attended meeting regarding finalizing database conversion and implementation.
6. Orange & Rockland – Sent email regarding issues with utility poles and trees leaning toward the utility wires that should be removed.

7. 102 Circuit Rd. – Notified property Management Company about cutting overgrowth in the front yard.
8. Tuxedo Park School – Completed annual inspection.
9. Kilgore, 12 Circuit Rd. – Interior renovations nearing completion. Discussed with contractor and property owner setback requirements between propane tanks and air conditioning condensers.
10. Tuxedo Park Properties, 76 Summit Rd. – Made three requests that debris are removed from the neighboring property owner’s property. Walked property with owner’s representative to clarify the issue. Waiting for a response.
11. Myers, Tower Hill Loop – Requested repairs to the concrete wall on Tower Hill Loop have been completed.
12. Parcel No. 106-1-70.222 – Contacted Town Assessor to correct parcel size. Parcel size has been corrected.
13. NYCLASS interest earnings YTD \$113,549.
14. Pond Number 3 Sewer Line – Coordinated final inspection of sewer line. No issues with the repairs were discovered.
15. Pomp, 44 Ontio Rd. - Walked property at the owners request to determine of any trees were in jeopardy of falling onto the Village roads. One tree was determined to be a concern.
16. Tuxedo Park Police, Lodge Building – Roof has intermittent leak. Notified roofing contractor of the leak and asked that he reinspect the roof near the first floor and second floor flashing that was not replaced last fall when the roofing materials were replaced.
17. Tuxedo Park Lodge Building – Discussed with Denies Spalthoff the need for any repairs. She mentioned that the heating system in the Keep is not adequate to supply heat to the bathroom. A portable heater she has lent the police department is being used to prevent the water lines from freezing. Also, air conditioning filters need replacement. Denise ordered replacement filters. I told her that we could replace the air conditioning and water filters and not to call a plumbing company.

Building Dept. Meetings – Check website to confirm meeting locations, dates, and Zoom video/audio conference links.