

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

Construction Report
June 2022

Certificate of Occupancy Requests

1. Mailman, 115 Tower Hill Rd. West

Stop Work Orders

None

Violation Letters

1. Jazz on Pine, LLC, 12 Pine Hill Rd. – Applicant did not appear at May Justice Court hearing. Court sent criminal summons, and Village attorney preparing accusatory instrument.
2. Genesis Real Estate Partners 1, LLC, 116 Tower Hill Rd. West – Applicants attorney requested adjournment until July.
3. Farmerie, 119 Laurel Rd. – Applicant did not appear at May hearing. Court sent criminal summons, and Village attorney preparing accusatory instrument. Property owner in process of submitting BZA application.

Inspections & Active Projects

1. Paes, Tower Hill Rd. East – House basement foundation walls completed. Basement rough in plumbing completed. Steel columns and frame expected to start next week.
2. Rifkin, 97 West Lake Rd. – Installing roof, interior plumbing, chimney.

Project Status

1. Nicholson, 25 Mtn. Farm Rd. – Started site work for pool.
2. Harris, 71 Lorillard Rd. – Received variance from BZA on June 13, 2022. Scheduled to return to the BAR in July for project approval.
3. Gerety, 32 Lookout Rd. – Framing new interior walls completed. Insulation completed in 95% of the house. Proof of rough in electrical inspection on site.
4. Klein, 130 Continental Rd. – In process of installing new air conditioning units. Interior framing and insulation completed.
5. Stetsenko & Krantz, 18 Patterson Brook Rd. – Presented plan to the BAR for window, door and driveway changes.
6. Slep, 32 Acoma Rd. – Contacted listing agent and advised him of Village Code Section 25-5 where open houses are not permitted. Real estate agent complied with the Village Code.

Other

1. Met with Jeff Voss to develop project list and schedule.
2. Worked with Mayor on Wee Wah Park setup for summer season.
3. Gold, 154 East Lake Rd. – Coordinated road closure to allow crane to safely remove large dead trees
4. Surplus equipment – Started a list with photos of items we should auction off. Will provide the Village Board with my final list for their approval before auctioning off the items.
5. Hot steam pressure washer – Need replacement unit. In process of obtaining multiple bids. Sent email to Office of General Services to see if they have a similar unit available on state bid.
6. Communications Committee – Sent letters from Mayor McFadden to executives at AT&T, Verizon, and T-Mobile advising them that cellular service in the Village of Tuxedo Park is poor and requesting their involvement on improving cellular service.
7. Perna, Lookout Stable Rd. – Advised applicant of the approvals necessary to build a new home. Applicant had preliminary meetings with the Planning Board and the Board of Architectural Review. Currently seeking approval for a road cut for a new driveway, and seeking permission to not connect to the Village sewer system.
8. Insurance – Received bids for insurance for the 2022-2023 budget. Currently being reviewed by the Village Board for approval.
9. Malloy, 2 Stable Rd. – Discussed approval process for a shed and screened in porch. Sent building permit application package to property owner.
10. Delanner, 66, Summit Rd. – Asked property owner to point out areas of concern on shared driveway. Previously contacted neighbor that shares the driveway, and he felt that repairs to the driveway were not needed.

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