

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

Construction Report
June 2023

Certificate of Occupancy Requests

1. 29 Serpentine Rd.
2. 457 West Lake Rd.
3. 117 Tower Hill Rd. West (revised after violation was resolved)

Violations

1. Young – 44 Tower Hill Loop – Sent appearance ticket before the VTP Justice Court regarding topping trees and Stop Work Order that was issued in September 21, 2012 that was never addressed.
2. Genesis Real Estate Partners 1, LLC – Justice Court date scheduled on June 20, 2023. Received complaint about continuing to work near rear of property without approved site plan. Village attorney was advised of the complaint.
3. Evans-Freke, 91 Lookout Rd. – No response to email sent in May regarding property maintenance violation involving several large trees that have fallen in the front of the property. Asked that the violation is resolved by June 2, 2023. Sent VTP Justice Court Appearance Ticket for July 20, 2023.
4. Jazz on Pine, 12 Pine Hill Rd. – Lawn was mowed after appearance ticket before Village Judge was issued. Court was notified that the violation was addressed.
5. Hatsis, 456 West Lake Rd. – Court clerk requested letter advising the court of the status of the court appearance ticket issued on February 4, 2019. Court was advised in writing that the violations were resolved by the prior owner before the property was sold on April 18, 2022.

Inspections & Active Projects

1. Paes, Tower Hill Rd. East – Pool shotcrete completed. Basement concrete slab poured. Received plans to relocate sewer lateral connection point on Continental Rd.
2. Rifkin, 97 West Lake Rd. – Received revised plans to address concerns regarding elevation changes to the north side of the property. Neighboring property owner concerned that changes have impacted their stone wall.
3. Klein, 130 Continental Rd. – Interior flooring and tile work ongoing. Lawn was mowed and refuse container were removed before Memorial Day weekend.
4. Delanner, 66 Summit Rd. – Issued denial letter advising property owner that a variance of 7' is necessary from the BZA, along with addressing engineering issues in order for her to proceed with her plans to connect her driveway to East Summit Rd.
5. Ramos, 73 Clubhouse Rd. Interior renovations nearing completion. Waiting for Cedar siding to complete the outside of the house
6. Gerety, 32 Lookout Rd. – BAR approved new window and doors.

7. De Haydu, 106 East Lake Dr. – BAR approved exterior changes that include an addition to the house.
8. Wolf, 7 Stable Rd. – Helped prepare plans for BAR review. BAR approved the addition of a wooden picket fence to match what exists on the north elevation of the house.
9. Palazzola & Guinchard – Worked with applicant and reviewed plans in advance of BAR review. BAR approved the plans involving a partial second story addition to the house.
10. Buckminster, 95 Cliff Rd. – BAR reviewed plans to change Cedar roofing to plastic slate synthetic material. The BAR did not approve of the proposed materials.

Other

1. Continental Rd. Stone Wall (Groskin) – Met with four contractors to obtain estimates to have the stone wall repaired. Report with pricing provided to the Village Board.
2. Communications Committee – Scheduled Zoom meeting on June 22nd. Provided location map and property ownership information to the committee regarding possible location of cell tower near Potuckit Rd. water tank.
3. Wee Wah Rd. Sewer Line – Landscaping issues that remained after Fall 2022 sewer line repairs were completed were addressed on the Hennessy property located on West Lake Stable Rd.
4. Climate Smart Community – Researched and provided 2018 electrical usage for DPW building to Jim Hays. Met with Jim Hays to review and update spreadsheets used for 2018 vs. 2022 analysis and written report.
5. Orange & Rockland – Working with Verizon and Cablevision to have wires removed from the utility poles that have been replaced. Poles scheduled to be removed July 10th.
6. Orange & Rockland – Met with area representative to review hazardous trees on West Lake Stable Rd., Clubhouse Rd., West Lake Rd. triangles near Ridge Rd. and South Gate Rd.
7. Utilities – Reminded Albert Lee from Verizon about low hanging wires on Tower Hill Rd., and other wires that must be relocated to new poles so O&R subcontractor can remove old unnecessary poles.
8. NYS DEC – Attended seminar on Drinking Water Source Protection Program with Jeff Voss. Report to follow.
9. Water Treatment Plant – Received proposal from Weston & Sampson to prepare engineering plan to make repairs to spalling concrete, and review header sizing for double door installation into chemical room. I contacted Joe Zongol and asked that he reconsider the pricing in there engineering proposal.
10. Leak Detection – Scheduled leak detection of water distribution system. Waiting for report. Leak Detection survey was provided free of charge through Orange County Water Authority.
11. Orange & Rockland – The Village needs to notify O&R which four street lights we would like to replace with LED fixtures.
12. Wee Wah Park & Beach – Obtained estimates from three contractors to have irrigation system installed. Report with pricing and bids provide to Wee Wah Park & Beach Committee.
13. Assessors Report – Prepared and sent required reports to NYS ORPS.

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