

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

Construction Report
March 2023

Certificate of Occupancy Requests

1. None

Violations

1. Genesis Real Estate Partners 1, LLC – Received building permit application to address some of the violations cited over a year ago. Defendant scheduled to appear at March VTP Justice Court date.
2. Umansky, 182 Tuxedo Rd. – Restoration of brick/stone column scheduled in the spring once the weather is conducive to working with concrete.
3. Lebron, Pepperidge Rd. – Sent certified letter requesting that certain trees on the property are evaluated and trees that are determined to be a menace are removed.

Inspections & Active Projects

1. Paes, Tower Hill Rd. East – Framing roof in progress. BAR performed site visit to review architectural details and colors. BAR approved of the items at site mock up.
2. Rifkin, 97 West Lake Rd. – Exterior and interior railings scheduled to be installed this spring. Interior woodwork and painting ongoing. Architects expected to attend BAR meeting regarding paint colors that did not match BAR approval and revised landscaping plans.
3. Klein, 130 Continental Rd. – Interior flooring, tile work, and carpentry ongoing.
4. Ramos, 73 Clubhouse Rd. Interior renovations ongoing. Currently before the BAR for approval of exterior changes to the windows, siding, roof, paint/stain colors, and doors.
5. Mallory, 2 Stable Rd. – Application before BAR regarding fence installed without approvals. Submitted revised plans that are under review by the BAR.
6. Alcorn, 177 East Lake Rd. – Kitchen renovations underway. Advised contractor to consult with project engineer regarding removal of beam support. It was decided not to remove the beam support.
7. 86 Potuckit Rd. – Performed Certificate of Occupancy inspection. Received satisfactory oil tank inspection report, and photos of changes to the staircase spindles to resolve violation. Previously spindle spacing was greater than 4”.
8. Tuxedo Club – Main entrance parking area work underway. Project proceeding according to plans. Need to meet with contractor and DPW Superintendance to confirm sewer manhole locations.
9. Tuxedo Club – Boat launch stone walls and piers. Working with contractor to develop plan to safeguard Tuxedo Reservoir while repairs to the walls and piers are being made. Asked contractor to have his engineer review the plans and to provide signed and stamped plans to provide assurance that Tuxedo Reservoir will be protected during the repairs.

10. Perna, Lookout Stable Rd. – Applicant appeared before the BAR on February 23, 2023. The BAR approved the movement of the house with the expectations that this summer the applicant will submit a revised landscaping plan, and updated house paint colors for BAR approval. The BAR, the applicant, and his attorney, were all in agreement.
11. Devereux, 178 Continental Rd. – Reviewed plans for small pool, fire pit, and replacement of stream bridge. Application approved by BAR on March 13, 2023.
12. Bartlett, Continental Rd. – Reviewed plans with project architect prior to submittal for BAR review. Applicant appeared before the BAR on March 13, 2023 to receive initial BAR comments.

Other

1. Promenade at Tuxedo Park – Determined that water leak was on property owner’s water service line, and not the Water Departments responsibility. Leak detection services will be reimbursed by property owner. Resulted in saving Water Dept. \$2,400.
2. BAR Site Visits – Met with new BAR members to perform site visits of properties that were on the February 23, 2023 BAR meeting agenda.
3. Orange & Rockland:
 - a. Maintained contact with O&R representative to see that repair list is updated and repairs are being made.
 - b. Remaining utility poles are scheduled to be removed in April.
 - c. The Village needs to notify O&R which four street lights we would like to replace with LED fixtures.
 - d. Set up Zoom meeting with O&R representatives to answer questions that the Climate Smart Committee and others have regarding use and application of credits obtained when using solar panels. O&R Representatives were not available due to recent snow storm. Asked that all parties send me there questions and I will send an email to O&R with our questions by the end of this week.
 - e. Received electricity usage data from O&R to analyze possible rate savings.
4. Summit Rd. Wall – Received updated proposals for engineering necessary to prepare plans for construction. Need to discuss with Village Board
5. Wee Wah Dam – Need to send letter to Michael Quinn of Schnabel Engineering regarding our concerns about Wee Wah Dam stop logs and valve control shaft.
6. Communication Committee Update –Nothing new to report. VTP Communications Consultant, submitted updated propagation maps that appear to be favorable for a cell tower to be located near the Potuckit Rd. water tank.
7. VRI Environmental Services – VRI resolved lab testing correspondence issues with OC Health Dept. VRI preparing reports required by DEC.
8. Auctions International – Posted CAT 930K on Auctions International auction site. Received high bid of \$75,100 at end of auction period. The bid was not high enough to sufficiently cover replacement costs of new machine. Need to discuss with Village Board the replacement of the CAR 930K wiring harness in the amount of \$10,697.
9. Cappella – Advised property owner that I could not approve the redesign of the existing Adirondack style walkway bridge railings. Property owner notified me that they have chosen a company located in Pennsylvania to rebuild the Adirondack style bridge railings
10. Wee Wah Park & Beach – Obtained estimates to install WI-FI.
 - a. New Windsor IT quoted \$1,550. Conduit to install wire underground cost \$2,000.
 - b. Honest Tech Solutions quoted \$6,560 that does not require underground wire burial.

11. Ridge Rd. Water Tanks – Obtained second estimate to paint water tank roofs in response to a neighbor’s concern about the visibility of the tanks. Quote received was \$87,650 (prevailing wages) and \$48,500 (non-prevailing wages).
12. 150 Continental Rd. Wall Damage (Groskin) – Submitted claim to insurance carrier to repair stone wall damage. Claim was denied.
13. 15 Ridge Rd. – Advised property owner to contact neighbors regarding removal of trees that requires use of crane.

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