

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

Construction Report
November 2020

Sales

1. Hebard, 15 Acoma Rd.
2. Craig, 23 Ridge Rd.
3. Seeman, 21 Lookout Rd.
4. Romero, 59 Crows Nest Rd.
5. Bart, 24 Acoma Rd.

Certificate of Occupancy Requests

1. Brown, 18 Patterson Brook Rd.
2. Tyler, 457 West Lake Rd.
3. Yetnikoff, 177 East Lake Rd.

Stop Work Orders - None

Violation Letters

1. Marcus, West Lake Rd. – Called and sent email regarding removal of fallen trees within 50’ from the road. Work completed within 48 hours of notification.
2. Farmarie, Laurel Rd. – Notified property owner that the fence that he had installed requires BAR review and a building permit. Asked property owner to remove the section of fence that will require a variance (height exceeds 4’). Property owner claims he is willing to modify fence if necessary. Asked property owner to make application to the BAR for the fence and any other changes that he may be considering this spring.
3. Rodolfo & Hanlin – Notified of hazardous trees overhanging neighbor’s property/house. Certified letter not claimed at post office. Notified neighboring property owner that the issue is a neighbor issue and I have done all that I can. Provided neighbor with copy of letter and proof of mailing.
4. Evans-Freke, Lookout Rd. and Serpentine Rd. – Sent letter regarding removal of fallen and hazardous trees visible from the road. No reply to first letter. Sent second letter. If no reply to second letter I will schedule court appearance date.
5. O’Sullivan – Sent letter in August regarding firewood storage requirements. Firewood not relocated as of October 8th. Sent email reminding him of the October 17th deadline. To date no work has been performed. Will send court appearance ticket.
6. Verizon, East Lake Rd. (Near South Gate) - Need to repair low hanging wires and disconnected guy wires. Verizon is considering installing an additional utility pole to raise the wires. Sent email to contact at Verizon asking for work to be completed. I first notified Verizon in April.
7. Verizon – West Lake Rd. – Had extensive vegetation removed from Verizon and Cablevision wires on West Lake Rd. between Lorillard Rd. and West Lake Stable Rd.

Inspections & Active Projects

1. Laukitis, 16 Brook Rd. – Relocated existing plantings for future use. Footing inspection conducted for addition to house. Footings approved, work authorized to proceed.
2. Pulver, 202 Continental Rd. – Driveway repaved. Added driveway drain to prevent water from flowing into lower level of house if catch basin is clogged.
3. McGrath, 22 Brook Farm Rd. – First floor living area and new garage completed. Second floor renovations to existing house on hold.
4. Orange & Rockland Electrical Upgrades – Continuing to work on maintaining contact with utility company representative to resolve issues concerning Village residents.

Project Status

1. Ibanez & Karbowska – Submitted application to install driveway pavers. Application scheduled to go before the BAR on November 19th.
2. Jenkins, 1 Stable Rd. – Reviewed possible locations for electric generator. Requested that the property owner obtain approval from adjacent neighbors before final location is determined. Received varied preferences from neighbors. Waiting for formal building permit application and generator specifications before discussing with contractor and Village Engineer.
3. Paes, Tower Hill Rd. – Variances granted for height of a stone wall and entrance pillars, and area variances for above grade deck and patio area. Applicant still needs approvals from the Planning Board and the Board of Architectural Review.
4. Rifkin, West Lake Rd. – Applicant currently before BZA for setback and patio coverage variances.
5. Novacek, East Lake Rd. – Applicant scheduled to appear before the BZA on December 2, 2020 for front yard variance.
6. Tuxedo Park Estates – Met with Frederick Grace, part owner of Tuxedo Park Estates, and Amador Laput, engineer from Fellenzer Engineering, to discuss subdivision of property. I provided them with copies of the building permit application process, the Zoning regulations (Ridge Line Precious and Gateway Overlay district). Also, went through the site plan table requirements and briefly reviewed utility access points and approval requirements.

Capital Improvement

1. Water Plant Filter Controls – PCS Pump and Process, Inc. is preparing shop drawings for Weston & Sampson to review. Project expected to get underway within two weeks.
2. SSES – Pond No. 3 sewer line found to contain roots that are restricting sewer flow. DPW removed roots near manhole and used sewer jet machine to make sure there were no blockages. Weston & Sampson submitted proposal to have sewer line evaluated to determine the need for repairs.

Other

1. Worked with Fire Dept. President in updating swimming pool listing to assist fire department in locating water for fighting fires.
2. Water Plant Oil Tank and Generator – Oil tank and generator installed and in service. Oil line to water plant boiler scheduled to be installed before the end of December.
3. SCAR Assessment Hearings – Prepared eight cases to defend Village property assessments before the County Hearing Officer. Awaiting written decisions.
4. Provided Village Board with project time and money savings options.
5. Assisted Trails Committee in preparing voucher for payment for services to maintain the trails.

Building Dept. Meetings – Meetings conducted as needed via Zoom video conference. Check website to confirm schedule.

1. BAR – November 19th and December 3rd at 7 pm
2. BZA – December 2nd at 7 pm
3. PB – December 9th and 23rd at 7:30 pm