

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

Construction Report
April 2023

Certificate of Occupancy Requests

1. 117 Tower Hill Rd. West

Violations

1. Genesis Real Estate Partners 1, LLC – Appeared before Board of Architectural Review to resolve some violation issues. Updated plans needed before BAR can approve. Property owner scheduled to appear at April 27th Justice Court hearing to address violations.
2. Umansky, 182 Tuxedo Rd. – Resolved property maintenance violation by rebuilding historic matching driveway pier.

Inspections & Active Projects

1. Paes, Tower Hill Rd. East – Started to install copper flashing and slate roofing. Waiting for revised sewer line connection plans.
2. Rifkin, 97 West Lake Rd. – Appeared before BAR to seek approval for paint color changes and landscaping plan. BAR approved paint color change and partial landscaping. Need to return to BAR after presenting revised landscaping plan showing conformance with stone wall setbacks and grading of property.
3. Klein, 130 Continental Rd. – Interior flooring, and carpentry ongoing.
4. Ramos, 73 Clubhouse Rd. BAR approved exterior changes that includes windows, horizontal clapboard, architectural style shingles.
5. Mallory, 2 Stable Rd. – BAR approved revised fence/gate design, generator, propane tank, and garbage enclosure locations that included screening.
6. Alcorn, East Lake Rd. – Kitchen renovations ongoing.
7. Tuxedo Club – Issued permit for main building parking lot. Permit fee and professional review fees collected. Project proceeding according to approved plans.
8. Tuxedo Club – Boat launch stone walls and piers. Received email from Tuxedo Club that the project is on hold.
9. Perna, Lookout Stable Rd. – Footings, foundation walls, and first floor sewer drains installed. Project proceeding according to approved plans.
10. Devereux – BAR approved soaker pool with patio, and landscaping plan. Permit issued.

Other

1. 17 Wee Wah Rd. – Large fallen tree removed from property.
2. Orange & Rockland – Reviewed utility pole removal plans with O&R representatives.
3. Orange & Rockland – The Village needs to notify O&R which four streetlights we would like to replace with LED fixtures.

4. Tuxedo Gulf (Former)– Met with new owner regarding upgrades to water service connection. Received application and plans on backflow prevention. Will forward to Village engineer for his review prior to sending to OCHD.
5. Water Meters – Met with residents to resolve issues regarding irrigation meter installations.
6. Sewer Main – Reported inconsistent sewer flows in sewer main between Ontio and Summit Roads to Village engineer. DPW was advised to use sewer jet machine and report on results of jetting the sewer lines.
7. Sewer Line Inspections – Provided maps of areas to be inspected this spring so DPW can make sure the manholes in the roads are accessible.
8. 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.
9. VRI Environmental Services – Received list of items requested to be budgeted in 2023-2024 budget. Ordered materials needed for regular operations of the water and sewer plants. Working to resolve leaking tank issue with location for larger tank.
10. Auctions International – Posted for bid two items that were not picked up by the winning bidder and one additional item that was not bided on. Most recent auction ended on January 30, 2023. We received proceeds of \$9,363.50. YTD totals in 2022 of \$11,842 and YTD totals in 2021 in the amount of \$8,555.
11. Discussed several projects with Village Residents to guide them through the building permit process.
12. Received two requests regarding approval of guest houses. Advised property owners that in accordance with the Village Code 100-6 B Permitted uses, any new guest house requires a permit from BZA.
13. Cappella – Advised property owner that I could not approve the redesign of the existing Adirondack style walkway bridge railings. The property owner located a contractor that can replicate Adirondack style rails.
14. Ridge Rd. Water Tanks – Obtained estimates to paint water tank roofs in response to a neighbor’s concern about the visibility of the tanks. Painting estimates sent to neighboring property owner.
15. Utilities – Reported low hanging wires to Verizon and Optimum. Plan to resolve issue on Tower Hill Rd. West in progress.
16. Working with Jim Hays on cost savings proposals to change heating and cooling systems in some of the Village buildings.
17. 150 Continental Rd. Stone wall damage reported to VTP insurance company. Claim was denied.
18. Assessment Roll – Published final assessment roll by April 1st deadline.

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