

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

Construction Report
May 2021

Sales

1. Niblo, 50 Cliff Rd.
2. Sandford, 18 Pepperidge Rd.
3. Hartmann, 116 Tower Hill Rd. West

Certificate of Occupancy Requests

1. DeCotiis, 17 Wee Wah Rd.
2. Pompan, 30 East Lake Stable Rd.

Stop Work Orders - None

Violation Letters

1. Friedman, 2 Ridge Rd. – Sent letter regarding noncompliance with plans approved by the Board of Architectural Review. Appeared at BAR meeting on April 15th. Applicant discussed reasons for adding skylights. Friedman schedule to appear at May 20th BAR meeting.
2. Farmerie, 119 Laurel Rd. – Sent letter regarding the installation of a fence without a building permit. Also asked that 8' high fence section be removed as it required both a permit and a variance from the BZA. No effort has been made to comply. Court date March 18, 2021. Farmerie apologized for missing April 15th deadline. Mrs. Farmerie appeared at May 6th BAR meeting. No effort was made to comply with Zoning Code regarding the fence. Site plan needs to be modified to reflect only the work that is being applied for.
3. Hartmann, 116 Tower Hill Rd. West – Met with new owner, Victoria Chin, to review required exterior repairs to front porch and side windows.
4. Nealis, 177 West Lake Rd. – Spoke to homeowner about removing the existing chain link driveway gates, and installing the driveway gates that have been leaning against the entrance pillars for an extended period of time. Home owner removed the gates that were leaning against the pillars. Will ask home owner to consider removing chain link style gates.

Inspections & Active Projects

1. Orange & Rockland – Started Phase II of electrical distribution upgrades. Received revised lease request for BOT approval.
2. Tuxedo Club Tennis Building, West Lake Rd. – Proceeding with BAR approved plans to reconfigure and repave parking lot. Project nearing completion.
3. Friedman, 2 Ridge Rd. – Continuing to work on carport. Scheduled to appear before BAR on May 20th.
4. Sunnymede, West Lake Rd. – Pool and Gazebo under construction. Working with homeowners to develop tree maintenance and planting plan for lake side of the property
5. Malik, 61 Camp Comfort Rd. – At the request of the Tuxedo Park Fire Dept. I inspected fire damage caused by fireplace failure on May 9, 2021 at 1 am. Leaking heat and flames set fire to the house

structure. Property owner and family had to vacate the house. Advised home owner to contact insurance company and submit permit application for repairs.

Project Status

1. Gordon & O'Neal, 457 West Lake Rd. – BAR in process of reviewing plans for garage addition and greenhouse. Concerns regarding location and appearance of greenhouse have not been remedied.
2. Guinchard/Palazzola, Clubhouse Rd. – Plans approved at May 6th BAR meeting. Waiting for structural plan submittal. Notified Verizon of wires secured to tree that is to be removed.
3. Denberg, 33 Turtle Mtn. Rd. – Received BZA application for a front yard variance needed for the construction of a screened porch. BZA granted variance for front yard setback on May 5th. Application on May 20th BAR agenda.
4. Khoo, 37 Fox Hill Rd. –Making repairs to porte-cochere ceiling structure.
5. Overton, Mtn. Farm Rd. & Camp Comfort Rd. – Work removing trees has been completed. Drainage grates will be replaced to resolve hazard. John Overton has reimbursed the VTP for professional review fees.

Other

1. Police Gate House – Continue to order building materials for project. Windows, wood shingle roofing, and soffit bead board has been installed. Wire for PD radio has been installed. Communications wiring scheduled to be installed this week. General carpentry work 85% complete.
2. Water Department - Leak Detection – Two leaks remain to be repaired:
 1. East Village Rd.
 2. East Lake Rd.Reported to Village Board five week average increase in weekly year over year water flow to the Town of Tuxedo has increased 80%. Scheduled NY Leak Detection to perform leak detection on June 8-9.
3. Preparing Village Tax Roll for issuance of June 2021 Village Tax Bills.
4. Submitted response OC Health Dept. inspection letter.
5. Provided insurance broker with information needed for renewal.
6. Zoom conference room – Reviewed hardware list with Zoom representative. Obtaining prices from multiple vendors to secure lowest prices.
7. Water Plant Control Panel – Maintained communication with Fire Chief regarding water access during Water Plant control panel upgrades.

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

1. Board of Architectural Review – May 20th and June 3rd at 7 pm
2. Planning Board – June 9th and 23rd at 7:30 pm
3. Board of Zoning Appeals – July 7th at 7 pm