

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

Construction Report
September 2022

Certificate of Occupancy Requests

1. None

Stop Work Orders

1. 31 Camp Comfort Rd.

Violation Letters

1. Jazz on Pine, LLC, 12 Pine Hill Rd. – Inspected house on September 15, 2022. Several items have been addressed. At court hearing on the same day the Village Justice provided 30 days to have the remaining items resolved.
2. Genesis Real Estate Partners 1, LLC, 116 Tower Hill Rd. West – Administrative Search Warrant executed on August 23, 2022. Village Attorney is pursuing the case. Next hearing on October 20th
3. Farmerie, 119 Laurel Rd. –Property owner appeared before the BZA on August 3, 2022. On September 6th the property owner advised the Building Dept. that he has chosen to remove the fence. He has been asked to remove the fence in its entirety, including the footings, from the property by September 30, 2022

Inspections & Active Projects

1. Paes, Tower Hill Rd. East – Steel work ongoing. Requested written certification from engineers that the welding work is performed to code.
2. Rifkin, 97 West Lake Rd. – Irrigation meter provided to plumber for installation. Working on air conditioning and heating systems.
3. De Haydu, East Lake Rd. – Issued permit for addition and house renovation
4. Klein, 130 Continental Rd. – Interior renovations continuing. Completed sheetrock, currently installing tile in bathrooms, kitchen cabinets installed.

Project Status

1. Nicholson, 25 Mtn. Farm Rd. – Footings and foundation walls for pool house completed. Starting to build stone wall behind pool house.
2. Tuxedo Club – Planning Board approved the site plan for changes to the member parking entrance. BAR needs to approve of new light pillars within the parking area.
3. Perna, Lookout Stable Rd. – Application for a new home is currently before the Planning Board and Board of Architectural Review. Applicant has not answered engineer's questions in a timely manner. This has caused delays. Waiting for updated comments from Village Engineers, Weston & Sampson. Sent plans to Orange County Planning to comply with GML 239 Review. Received positive response from OC Planning

Other

1. Working with Jeff Voss weekly to develop work schedule.
2. Sewer Plant – Met with Optimum representative to install internet connection for security cameras and internet for sewer plant operators. Scheduled to run wire on September 21, 2022.
3. Wee Wah Dam – Accompanied engineers from Weston & Sampson to complete dam inspection report. Piezometer reading device that was purchased was used to take readings. Readings will be compared to prior readings and will be part of the dam inspection report. I mentioned to the engineers that there are issues with the panels at the end of the spillway, difficulty turning the wheel that controls the valve that regulates water flow, and a substantial amount of vegetation and water flow within the dam structure. I had the DPW employees meet with the engineers to discuss their concerns. I asked the engineers that these items are included in the dam inspection report as they all seemed to be important items that need resolution.
4. Surplus equipment – Received \$2,214 from auction company for surplus equipment. A credit of \$50 was provided to one bidder as the equipment that he purchased was not operational after he picked up the items. Second group of items will be sent to auction company by September 23rd.
5. VRI Environmental Services – Maintained contact with company representatives to make sure there are no issues at the water and sewer plants.
6. Water Meter Installations on Well Accounts – Working with Denise and Jeff Voss to schedule meter install on those accounts that have wells in preparation for sewer billing at the end of September. Need to discuss approximately three accounts where the installation of water meters may not be practical. Working with Denise to make sure that new bill format is ready for October billing. This includes carrying forward delinquent sewer balances, and including both sewer and water billing rates on bills.
7. Filming Request – Received letters from Tuxedo Club regarding filming Emily Post documentary on September 24-25, 2022
8. Water Meters – 27 Patterson Hill Rd., found piping that would allow for easy by passing of the water meter. Property owner agreed to have piping connection removed by the end of this week. Confirmed that pipe fittings that would allow for an easy bypass had been removed.
9. Insurance – Working with insurance company regarding claim involving fallen trees at 2 Patterson Hill Rd. where a fence was damaged from trees on Village property. Trees may have fallen before new insurance carrier was responsible. Waiting to receive date of fallen trees.
10. Wee Wah Park & Beach – Coordinated with DPW cleaning out the storage shed to make room for winter storage.
11. Police Dept. Lodge Roof – Obtained estimates to replace asphalt roof with Cedar to match Gate House and Keep buildings.
12. Police Dept. Lodge 2nd floor air conditioning. Obtained revised estimates on installing air conditioning on 2nd floor of building.

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