

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

John Ledwith, Building Inspector

Building Inspector Report
November 2023

Certificate of Occupancy Requests

1. None

Violations

1. Genesis Real Estate Partners 1, LLC, 116 Tower Hill Rd. West – At the November 6, 2023 BAR members with a vote of 3-2 voted to approve painted vinyl windows, heat pumps, and generator with a level two sound enclosure.
2. Young, 44 Tower Hill Loop – Sent reminder to applicant’s attorney that the BAR meets on December 4, 2023. Violations remain involving tree topping, and driveway construction without a permit and on neighboring property.

Inspections & Active Projects

1. Paes, 23 Tower Hill Rd. East – Planning Board approved modifications to the limits of disturbance to allow for the relocation of the house sewer line to provide for a more reliable connection to the sewer main in Continental Rd.
2. Ramos, 73 Clubhouse Rd. – Remaining work includes the installation of the window grills, the installation of roof gutters and leaders, and approval of stone sample around the perimeter of the home.
3. Genesis Real Estate Partners 1, LLC – Inspected installation of propane tank. Tank was 1,000 gallons, not 2,000 gallons that appeared on the site plan. Sand and two cathode protection bags were installed.
4. Perna, Lookout Stable Rd. – Notified contractor that work has not been progressing and that the water line will need to be turned off soon. Also, need asphalt patched where water line connection was made. Set up meeting on November 21, 2023 to go over the construction timeline.
5. Schmidtberger, East Lake Rd. – Footings and concrete walls on south side of house have been completed. Discussed with contractor relocation of the original kitchen and bathroom vent that are now visible with the south chimney removed. Vents will be removed from the roof and incorporated in a spare chimney flue and discreetly added into the soffit.
6. Nelson, 117 Tower Hill Rd. West – Interior work in progress. Waiting for exterior siding materials.

7. 15 Summit Rd., LLC – Project architect and property owners attended November 6, 2023 BAR meeting to discuss informal plans to construct entrance building to enclose generator. A gate for the entrance of the driveway was discussed along with an extensive landscape planting

plan. BZA application was previously submitted to seek front and side yard setback at the December 6, 2023 BZA meeting. As part of the house renovation the water and sewer service lines have been replaced to insure long term reliability.

Other

1. Wee Wah Dam – Worked with Belden Universal to obtain improved universal joints needed to operate valve linkage. New joints are entirely of 316SS with rubber boots to contain grease. DPW installed the new universal joints.
2. Hudson Valley Sign – Sign at the entrance to the VTP was replaced.
3. Overton Properties – Contractor working to unclog storm drains. Monitoring the work to determine the drain outlet locations.
4. Sewer Lateral Inspections – Send initial and reminder notice to property owners in basin areas 6, 7, 9, 25 asking for them to schedule a sewer line inspection with Weston & Sampson.
5. Property owner on Serpentine Rd. removed overgrowth interfering with vehicle traffic. Also asked that they repair the loose stones that have fallen out of the wall
6. 288 Tuxedo Rd. – Met with project architects to discuss construction of a new home on the vacant lot. They were advised to submit a draft site plan and request a meeting with the Planning Board to start the approval process. Key points: No tree work until both Planning Board and Board of Architectural Review have an opportunity to review the site plan, and need water main that is located in the middle of the parcel needs to be relocated based upon the draft site plan.
7. 126 Summit Rd. – Performed preliminary review of architectural plans to insure that changes to the architectural components were easily identifiable on the plans.
8. 122 Turtle Point Rd. – At the homeowners request I closed the building permit for a pool, and they do not have any plans to construct a pool at this time.
9. Orange & Rockland – Removed tree limbs from tree near the wires on Lookout Mtn. Rd.
10. NYClass – Investment interest YTD \$86,800.
11. Verizon – Made contact with new representative. Progress has been made resolving longstanding issues with wires.
12. Myers, Tower Hill Loop – Repairs to the concrete wall are planned before the end of the year.
13. Continental Rd. Wall – Stone wall repaired. Waiting for repair of two small areas of concern.
14. Orange & Rockland – The Village needs to notify O&R which four street lights we would like to replace with LED fixtures.
15. Police Dept. Roofing – Waiting for more rain to confirm that the leaks have been addressed before repairing the wood floor and painting walls.
16. Assessments – Contacted Office of Real Property to check for software updates and check 2022 and 2023 state equalization rates.
17. Cell Towers – Coordinated and attended two meetings with two different companies (Lightpath and Mobilite) to gain knowledge of possible options (WiFi, small cell, standard antenna).
18. Parcel No. 106-1-70.222 – Contacted Town Assessor to correct parcel size.
19. Stable Rd. – Sent letters to owners of 6 and 7 Stable Rd. regarding catch basins located on their property that were not approved and are contributing to property damage downstream.

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