

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

John Ledwith
Building & Land Use Officer

Building Inspector Report
November 2024

Certificate of Occupancy Requests

1. 193 Tuxedo Rd.
2. 162 Mtn. Farm Rd.

Inspections & Active Projects

1. 130 Tuxedo Rd. – 1,000 underground oil tank was removed. Tank showed no sign of leaking.
2. 23 Tower Hill Rd. East – Continuation of interior and exterior work.
3. 36 East Lake Rd. – Continuing to work on all aspects of the house. Pool rebar installed and inspected. Working on retaining wall on the lakeside of the house.
4. 29 Lookout Stable Rd. – Received updated insurance certificates from new contractor. Starting to weatherproof outside of the house
5. 44 Clubhouse Rd. – Framing in progress. Found Azek like product being installed on fascia. Advised general contractor that synthetic wood is not approved and must be removed. synthetic wood was removed before I left the site.
6. 94 Pine Hill Rd. – Inspected installation of new 1,000 gal underground propane tank for generator
7. 177 East Lake Rd. – Inspected installation of replacement wooden split rail fence.
8. 150 Camp Comfort Rd., Tuxedo Park School – Performed yearly inspection. Waiting for elevator inspection report.
9. 104 Clubhouse Rd. – Found pool water being drained into storm drain. Advised pool servicing company that pool or hot tub water must be drained into the property owners lawn, and not into the road drains. Hose was removed from the storm drain before I left the site.
10. 31 Camp Comfort Rd. – Issued Stop work order for work being performed without Board of Architectural Review approval.
11. 161 Continental Rd. – Issued building permit for work approved by the BAR.

Other

1. 50 Crows Nest Rd. – Property owner’s attorney has requested meeting with the property owners engineer, Lanc & Tully, and I to further review the violations. At the home owner’s request, I granted permission to fly a drone over the property to perform an aerial survey. Participated in Zoom meeting with village attorney, and the attorney and engineer for the contractor to discuss next steps. Advised everyone that a site plan is needed, and it must show the work that was performed without a building permit.
2. 37 Fox Hill Rd. – House fire occurred on October 24, 2024. There were no injuries. There was substantial damage to the house. Received BZA application request for a variance involving the size of the exterior porch area. The BZA granted the variance.

(over)

3. 97 Tower Hill Loop – Footing and foundation for house addition were constructed in accordance with the BAR approved plans. Framing in progress.
4. 217 West Lake Rd. – Homeowner discussed with the BAR work that was completed without a permit. The BAR approved the replacement of the three carriage style doors to replace those that were beyond repair.
5. Updated Village website as it pertains to Planning Board, Board of Architectural Review, and Board of Zoning Appeals meetings.
6. Coordinated mailing water service line letter to 700 water customers.
7. Met with Capital Improvement Chair regularly to manage current projects.

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