

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

**John Ledwith**  
**Building & Land Use Officer**

**Building Inspector Report**  
**January 2025**

Certificate of Occupancy Requests

1. 8 Stable Rd.

Inspections & Active Projects

1. 23 Tower Hill Rd. East – Continuation of interior and exterior work.
2. 36 East Lake Rd. – Rear retaining wall poured. Continuing to work on several aspects of the house build. Inspected partial insulation installation.
3. 29 Lookout Stable Rd. – No activity due to cold weather.
4. 94 Pine Hill Rd. – DPW removed donated generator and transfer switch and placed at Police Station for install.
5. 47 Clubhouse Rd. – Property owner has agreed to remove skylights and infill with same roofing material.
6. 31 Camp Comfort Rd. – Issued violation notice for change in exterior paint color and changing rear patio doors without BAR review.
7. 50 Crows Nest Rd. – Was advised that the aerial survey was completed. Placed applicant on upcoming BAR agenda for review of plans.
8. 37 Fox Hill Rd. – Asbestos removal completed. Waiting for warmer weather to complete roof replacement.
9. 97 Tower Hill Loop – Framing for house addition completed.
10. Updated Village website as it pertains to Planning Board, Board of Architectural Review, and Board of Zoning Appeals meetings.
11. 15 Summit Rd. – Sent email to contractor regarding delay in work. Contractor replied and said that the owner had requested a temporary pause in work and work will begin in the spring.
12. Tuxedo Club – Reviewed draft plans for new stone wall at Tuxedo Club Boathouse and repairs to existing wooden boat docks. Referred Tuxedo Club to the Planning Board regarding the stone wall plans.
13. Met with Capital Improvement Chair regularly to manage current projects.
14. 3 Old Park Rd. – BAR reviewed plans and made suggestions to provide for a more appealing roof design. Architect to submit alternative roof design and return to BAR.
15. Mtn. Farm Rd and Camp Comfort Rd. (John Overton) Reviewing plans in conformance with subdivision approval documents. BAR scheduled to review plans for architectural acceptance and compliance with porch area regulations
16. 3 Ridge Rd. – Performed inspection of solar panel placement as approved by the BAR. Installation was in conformance with the BAR approval, and a certificate of electrical inspection was submitted.
17. 117 East Lake Rd. – Reviewed excavation, and rebar plan with contractor. Work will continue when weather improves.
18. Insurance Company Inspection – Responded to inspection report dated September 20, 2024.

19. Assessments – Updated property sales and mailing address changes for the 2025-2026 tentative assessment roll. Also working on suggested assessment changes to present to the Board of Assessors.

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