

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

Construction Report
March 2021

Sales

1. Alleman/Richardsson, 15 Clubhouse Road Extension
2. Barnes, 22 Lookout Stable Road
3. Devereaux, 71 Lorillard Road
4. Mueller, 59 Clubhouse Road
5. Pulver, 202 Continental Road

Certificate of Occupancy Requests

1. Cavada, 54 East Lake Stable Rd.
2. Bina Zahav, LLC, 22 Mtn. Farm Rd.
3. Stroz & Spooner, 92 Lookout 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. Court date March 18, 2021.
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.
3. Hartmann, 116 Tower Hill Rd. West – Sent follow up court appearance ticket regarding condition of porch and windows on the west side of the house. Court Appearance scheduled on December 17th postponed due to COVID-19. Court date postponed until March 18th.
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. Sent letter on September 9, 2019 regarding this matter and never received a response. Homeowner agreed to contact me within the next two weeks to complete the paperwork necessary to apply to change the driveway entrance gates.

Inspections & Active Projects

1. Orange & Rockland – Received permit and plans for phase II of electrical distribution upgrades. Requested and received project summary and scheduled O&R representative to appear before March 17th Village Board meeting to answer any questions.
2. Mailman, 115 Tower Hill Rd. West - Removal of underground oil tank completed. Received closure report from Castlton Environmental.
3. Hartmann, 116 Tower Hill Rd. West - Underground oil tank removed. No leaks in oil tank.
4. Puddicombe, 130 Continental Rd. – Hazardous tree reported. Property owner was notified.

Project Status

1. Bazylevsky, 122 Turtle Point Rd. Received application for pool, trellis and spa. Reviewed by the BAR on January 21st. Application was approved at Feb. 18th BAR meeting.
2. Paes, Tower Hill Rd. – Planning Board and Board of Architectural Review continuing to review the application for a new home. Drainage concerns addressed by Village Engineer. Planning Board approved the application on March 10th. Project scheduled to be reviewed by BAR on March 18th.
3. Rifkin, 97 West Lake Rd. – Applicant went before the BZA on March 3rd to seek a variance for construction within 100’ of Tuxedo Lake. Variance was granted.
4. Gordon & O’Neal, 457 West Lake Rd. – Reviewed draft plans for garage addition, greenhouse, and changes to the house. Forwarded comments to the applicants architect. Expect resubmittal on March 19th.
5. Denberg, 33 Turtle Mtn. Rd. – Assisted in the preparation of a site plan for a screened in porch. Application is on the March 18th BAR agenda. Applicant will need to apply to the BZA for a setback variance before BAR approval can be granted.

Other

1. Board of Assessment Review – Updated changes in 2021 assessments as a result of the grievance hearings. Preparing change of assessment notices for BOT signatures.
2. Police Gate House – Met with steel fabricator, electrician, and heat and air conditioning contractor, regarding rough in requirements. Arranged for steel fabricator provided access holes for utilities and for securing steel cage to foundation. Steel cage work completed.
3. Dam Emergency Action Plan – Emailed Emergency Action Plan to all involved parties.
4. Water Department - NY Leak Detection – Facilitated contract with leak detection company, kept board informed of project status, and documented repairs.
 - i. Seven leaks were identified over the last 30 days. Five of the seven leaks have been repaired. DPW Superintendent making plans to repair leak on East Lake Rd., remaining leak on private seasonal service line has been turned off. Property owner needs to make repair before the water service is turned on. Leak Detection company continuing to look for leaks in distribution system
 - ii. Contacted Metro North Railroad to facilitate water main repair within 10’ of railroad tracks.
 - iii. Implemented transite pipe abatement plan to make repairs to water main on East Village Road. Located and contracted with abatement company, and air monitoring company, to make same day repair to transite pipe.
5. DPW Vehicle Inventory – Facilitated vehicle inventory including pictures of each vehicle.
6. Trunk Sewer Investigation Project – Notified homeowners of engineer inspections of sewer manholes that are located on private property. This prep work is vital for upcoming inflow and infiltration investigations.
7. Water Dept. – Notified Orange County Health Dept. of PFAS results for Q1 2021.

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

1. Board of Architectural Review – March 18th at 7 pm
2. Planning Board – March 24th at 7:30 pm (Canceled – No applications to review at this time)
3. Board of Zoning Appeals – April 7th at 7 pm