

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

John Ledwith, Building Inspector

Construction Report
September 2023

Certificate of Occupancy Requests

1. Alpha Three, LLC, 126 Summit Rd.

Violations

1. Genesis Real Estate Partners 1, LLC – The property owner and her attorney appeared before the Board of Architectural Review on September 18, 2023 to address the Stop Work Order issued on September 7, 2023. At the meeting it was agreed that the BAR members would perform site visits as early as September 19, 2023 to review the driveway stone color and size, and the remaining violations that include the extension of the driveway, new walking paths, already installed air conditioning units, and already installed windows
2. Evans-Freke, 91 Lookout Rd. – Contractor is attempting to hid cut tree sections behind wall. Will discuss with new Village Attorney on how to proceed.
3. Young, 44 Tower hill Loop – September court date adjourned to October 19, 2023. Will discuss matter with new Village Attorney.

Inspections & Active Projects

1. Paes, Tower Hill Rd. East – Finalizing site plan to appear before the Planning Board to seek approval to modify the limit of site disturbance for the relocation of the sewer main connection on Continental Rd. Plumbing inspections for pool was performed.
2. Rifkin, 97 West Lake Rd. – Revised landscaping plan was approved by BAR on August 21, 2023. Inspected area along Rifkin and Yannuzzi property line. Advised Rifkin’s landscape architect that additional soil removal was required to comply with the plans.
3. Klein, 130 Continental Rd. – Finishing doors and hardware, moldings, installing appliances and countertops. Will schedule inspection before end of month.
4. Ramos, 73 Clubhouse Rd. Reminded property owner about window grills that were approved by the Board of Architectural Review. Property owner replied on September 13th that he is waiting for the grills to be delivered
5. Perna, Lookout Stable Rd. –First floor concrete slab poured.

Other

1. Overton – Notified John Overton about the need to remove overgrowth from Camp Comfort Rd. as Tuxedo Park School starts in September and the vegetation was interfering with passing vehicles.
2. Orange & Rockland – Scheduled to remove large tree on Pepperidge Rd.
3. NYClass – Investment interest YTD, \$43,501.
4. Verizon – Called contact at Verizon regarding the need for repairs to their infrastructure.
5. Water Treatment Plant Ceiling Repair– Discussed plan with Jeff Voss who intern spoke to his crew about making the repairs set forth on the plans that Weston & Sampson provided. Jeff said that his crew is capable of making the repairs.
6. Myers, Tower Hill Loop – Hazardous trees were removed from the lower portion of Tower Hill Loop.
7. Nelson, 117 Tower Hill Rd. West – Met with property owner to review propane tank locations and to inspect beginning of demolition. New location behind the house was determined to be satisfactory.
8. Crawford, Ridge Rd. – Reminded property owner about hazardous tree limbs above Butternut Rd. and dead trees along Ridge Rd. Hazardous tree limbs and a dead tree near the road was removed.
9. VanBergh, Summit Rd. – Asked that broken windows on garage structure are replaced. Property owner said that he would have the glass replaced.
10. Continental Rd. Wall –Stone wall repaired. Asked contractor to repair two small additional portions of the wall. Scheduled to meet contractor to discuss additional repairs.
11. Orange & Rockland – The Village needs to notify O&R which four street lights we would like to replace with LED fixtures.
12. Police Dept. Roofing – Roofing repairs made free of charge by contractor that replaced he roof last fall. A leak was reported to me on Monday, September 18th. Roofing contractor was called and looked at the location of the leaks on September 20th. Contractor will come to the building next time that it rains so he can assess where the water is coming from. I took pictures of third floor window sill and stonework. Will ask DPW Superintendent if the vegetation growing in the area outside the window could be removed, have the window sill painted, and secure the windows.

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