

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

Construction Report
August 2023

Certificate of Occupancy Requests

None

Violations

1. Genesis Real Estate Partners 1, LLC – Appeared before the BAR for site plan changes, west porch roof, and air condenser shielding. The west porch roof was approved in standing seam copper. The applicant was asked to reconsider her site plan changes and the air condenser shielding plans. The violations are still before the VTP Justice Court.
2. Evans-Freke, 91 Lookout Rd. – Was advised to notify Steven Evans-Freke of the property maintenance violations (trees) as he is responsible for property maintenance. Sent email to Steven Evans-Freke on July 24, 2023. Some trees appear to have been removed. Will continue to monitor.
3. Young, 44 Tower hill Loop – July court date adjourned to August 17, 2023. Appeared before Justice Court on August 17th. Advised Judge that I will inspect the property now that I have a survey of the property. Will report back to the Judge next month regarding the location and quantity of tree cutting/topping.

Inspections & Active Projects

1. Sage Properties, 24 Ridge Rd. – Notified property owner of fallen tree that required removal near intersection of Cliff Rd. and Lake View Rd. Fallen tree was removed.
2. Paes, Tower Hill Rd. East – BAR invited to view soffit molding mockup. 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.
3. Rifkin, 97 West Lake Rd. – Revised landscaping plan was approved by BAR on August 21, 2023.
4. Klein, 130 Continental Rd. – Finishing doors and hardware, moldings, installing appliances and countertops.
5. Ramos, 73 Clubhouse Rd. siding install complete.
6. Devereux – Landscaping project completed.
7. Perna, Lookout Stable Rd. – Water service connection made on Lookout Mtn. Rd. Asked contractor to pave over the road cut made on Lookout Mtn. Rd. Radiant heating being installed in preparation of first floor concrete slab.

Other

1. FEMA –Sent FEMA contact information to the five village residents.
2. Orange & Rockland – Met with representative regarding removal of several trees near Clubhouse Rd., East Lake Rd. Triangle, and South Gate Rd. Most of the trees have been

- removed. O&R working with DPW on scheduling removal of remainder of trees including some on Pine Hill Rd., Tower Hill Loop, and a tree at the intersection of Clubhouse Rd. and Stable Rd.
3. NYClass – Investment interest in 30 days, \$24,654.
 4. Verizon – After several reminders finally received list of Verizon projects where wires need to be removed or adjusted. Verizon continues to be delayed in making repairs to their infrastructure.
 5. Water Treatment Plant – Notified Weston & Sampson that the Village Board approved their proposal to have the prepare plans to have the first floor ceiling repairs and second floor door modifications prepared for a cost of \$15,000.
 6. Wee Wah Lake – Received inquiry from someone looking to purchase a house Wee Wah Lake if a specific electric boat could be approved. Electric boat model Rand Boats, Breeze 20.
 7. Invasive Species Grant – Sent grant application to A.J. Reyes, Lakes Manager, for comments.
 8. Unified Solar Permit – Sent to Village Board and Board of Architectural Review for approval.
 9. New Windsor IT – Worked with them to have VTP meeting posted on Tuxedo Park YouTube Channel.
 10. Myers, Tower Hill Loop – Met with property owner regarding removal of recently fallen, and several dead trees that are in jeopardy of falling. Trees were removed week of August 21st.
 11. Simet – East Lake Stable Rd. – Coordinated meter access to have meter reading device repaired.
 12. Nelson, 117 Tower Hill Rd. West – Met with property owner to review propane tank locations and to inspect beginning of demolition.
 13. Pomp, Ontio Rd. Met with property owner to determine possible meter installation locations. Conveyed locations to Water Dept. employees. Main meter and irrigation meter installation was completed within three days.
 14. Crawford, Ridge Rd. – Reminded property owner about hazardous tree limbs above Butternut Rd. and dead trees along Ridge Rd.
 15. 47 Clubhouse Rd. – Received request from owner of 47 Clubhouse Rd. to install 35-40 natural bluestone slabs on VTP owned walkway. Work on Village property requires approval from Village Board. Village Board also needs to advise if BAR approval is necessary.
 16. VanBergh, Summit Rd. – Asked that broken windows on garage structure are replaced.
 17. Roncati, Summit Rd. – Asked to have air conditioning condensers screen with landscaping as originally agreed. Plantings added within two days.
 18. Continental Rd. Wall – Notified HC Landscaping that they have been awarded the job to rebuild the stone wall. Work expected to start week of August 28th.
 19. Orange & Rockland – The Village needs to notify O&R which four street lights we would like to replace with LED fixtures.
 20. Police Dept. Roofing – Roofing repairs made free of charge by contractor that replaced he roof last fall. No leaks reported after recent rainfalls,
 21. Communication Committee Update –Sourced and made contact with new cellular antenna company contacts.

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