

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

**Construction Report**  
**April 2019**

Home Sales

1. Whitney, 107 Tower Hill Loop

Certificate of Occupancy Requests

1. Booth, 262 Tuxedo Rd.

Stop Work Orders

1. None issued

Violation Letters

1. Hurley, Serpentine Rd. – Asbestos abatement in process. No resolution regarding open foundation violations. Hurley's attorney provided options to resolve open foundation violation. As all the suggestions involve a change in the appearance to the property. He was advised to submit a building permit and to go before the Board of Architectural Review. Next court appearance, Thursday, April 18, 2019 at 7 p.m.
2. Hartmann, 116 Tower Hill Rd. West – Property owner failed to appear at the February justice court date. Justice court sending a criminal summons letter requesting that the property owner appear at the March 21<sup>st</sup> Justice Court date. Property owner failed to appear at the March 21<sup>st</sup> Justice Court date. Need to check violation status with Justice Court.
3. Hatsis, West Lake Rd. – On the advice of Village Counsel the property owner was issued a violation under Chapter 75 Property Maintenance, Article II, Trees and Shrubs and Chapter 75, Property Maintenance, Article III, Brush, Grass and Weeds. These sections would give the Village more latitude in having the property maintained in the absence of the property owner and charging the property owner for the cost of the cleanup. The property owner was sent an appearance ticket and failed to appear in court on February 21, 2019. The Judge ordered the court clerk to send a criminal summons letter to the property owner requesting that he appear at the March 21<sup>st</sup> Justice Court date. Mark Hatsis failed to appear before the Village Justice Court on March 21<sup>st</sup>. The court issued an arrest warrant for Mark Hatsis
4. Miller, E. Lake Rd. – Sent letter dated March 21<sup>st</sup> to Linda Miller regarding Village Code 75-9 and 75-12. Failure to resolve the violation by April 22<sup>nd</sup> will result in an appearance ticket before the Village Justice Court.

Inspections

1. Villa Inna, LLC, Camp Comfort Rd. – General inspection, elevator certificate, handrails, plumbing, boiler.
2. Howard, 12 Ridge Rd. – Sheetrock, exhaust vent locations
3. ASB 120, 2 Circuit Rd. – General inspection, painting, woodworking prep, kitchen cabinet prep, waiting for warmer weather to continue exterior landscaping. Second floor nearly complete.
4. Klinenberg, 87 East Lake Rd. – Removed UST. No leaks. Replaced brick retaining wall with brick that matched the existing house facade.

5. Tuxedo Park Estates, Tuxedo Rd. – Met with tree removal company regarding removal of fallen and hazardous trees. Tree work expected to start the week of April 29<sup>th</sup>
6. 32 West Lake Rd. – Met with property owner to discuss unregistered vehicle and trailer.
7. 147 Tower Hill Rd. West – Spoke to property owner about materials stored behind garage. Property owner will clean things up and plans on submitting plans for a storage shed.

### Capital Improvements

1. Ridge Road Water Storage Tanks – Repairs to foundation and lower level seal competed. Due to seal material curing requirements, we were advised to wait until April 15<sup>th</sup> to start refilling the water tank. Started filling tank on April 16<sup>th</sup>. Due to the time necessary to fill the tank and Health Dept. testing requirement tank should be in service by April 26<sup>th</sup>.

Potuckit Road Water Storage Tank – Obtained one estimate to have tank inspected. Two other companies were contacted (Statewide Aquastore and Pittsburgh Tank). Awaiting additional inspection estimates. Provided additional quotes are received, would like to obtain approval for inspecting the tank at the next Trustees meeting.

2. Water Plant
  - a. Heating System – I ordered and facilitated in house installation of inoperative heat exchangers at a savings of \$4,680 (see attached).
3. Sewer Plant Recycling Water Project. Project completed April 11<sup>th</sup>. Project expected to result in a potable water savings of 90,000 gallons per week, and a reduction of flow at the sewer plant of 4.5 MGPY.
4. Potable Water Loss – Water production remains consistently higher than water consumption. Collected information from two leak detection companies (Sewerin and Trimble). Participated in webinar offered by Trimble, and met a representative from Sewerin at the Village Office. While meeting with the Sewerin representative, we had him look for leaks on the water lines. He inspected three separate mains. While inspecting the water main at the intersection of E. Lake Rd. and Chastellux Lane, a large leak was identified. Repairs to the leak resulted in a savings of 139,000 GPD, a savings of 7 hours per day of water pumping time (See attached).
5. Water Department Regulator Building – With all meters in regulator building now in operation we have been obtaining weekly meter readings to help determine water loss in the water lines in the Town of Tuxedo.
6. Generator – Using inter municipal contacts facilitated sale of donated generator for \$7,500. Original offers were between \$250 and \$1,500.

### Meeting Schedule

1. BAR – May 21<sup>st</sup>
2. PB – April 23<sup>rd</sup>
3. BZA – April 25<sup>th</sup>

### Projects Under Review

1. Tuxedo Club – Waiting for the submittal of a survey of the Tennis House parking with proposed parking lot modifications.
2. Overton – Subdivision, preliminary FEIS review.
3. Sandford – Met with property owner to discuss restoration of existing garage.

(over)

Active Projects

1. Villa Inna, LLC, Camp Comfort Rd. – Interior finishes being installed and exterior cleanup.
2. Scherer – Pool installation.
3. Haberkorn/Bozarth – Landscaping to lake side of property.
4. ASB120, 2 Circuit Rd. – Installing wall finishes and cabinetry.
5. Friedman, 2 Ridge Rd. – Met with contractor to discuss fallen trees within 50' of property lines. Interior work progressing. Scaffolding to be installed shortly to start work on exterior maintenance and painting of the house.
6. Howard, Ridge Rd. – Sheetrock nearing completion, kitchen cabinets installed. Venting for stove and bathroom completed.
7. Sink, Tower Hill Rd. – Generator to be installed.
8. Gold, East Lake Rd. – Generator installed and inspected.
9. Madden, East Lake Rd. – Electric service completed. Trench work approved to be filled.



# NORTHERN

Plumbing & Heating, Inc.

Eco Mechanical LLC.

P.O. Box 792, Mahwah, NJ 07430

MP Lic#5565 HVACR Lic#0180

(855) 627-0481

## PROPOSAL

Village of Tuxedo Park  
80 Lorillard Road  
P.O. Box 31  
Tuxedo Park, New York, 10987

Job: Water Treatment Plant, Chastellux Lane, Tuxedo Park, NY 10987

Northern Plumbing and Heating, Inc. proposes the following:

### Scope of Work: Replace Unit Heaters

#### 1.) Replace Horizontal Unit Heaters in Filter Room

Includes the Following:

- Disconnect and remove the existing unit heater.
- Install new unit heater in same location.
- Start and test the unit heater for proper operation.

#### Materials:

- 1 – Modine Horizontal 47,000 BTU Hydronic Unit Heater
- 1 – Strap on Aquastat Relay

Subtotal: \$1,560.00 each unit heater

Total: \$6,240.00

→ Purchased and installed  
three units for \$1,661.  
SAVINGS OF \$4,680

#### 2.) Replace Vertical Unit Heater in Filter Room

Includes the Following:

- Disconnect and remove the existing unit heater.
- Install new unit heater in same location.
- Start and test the unit heater for proper operation.

#### Materials:

- 1 – Modine Vertical 95,000 BTU Hydronic Unit Heater
- 1 – Strap-on Aquastat Relay

Total: \$2,190.00

#### 3.) Relocate the Unit Heater in the Chemical Room

Includes the Following:

- Disconnect and cap of the existing unit heater over the chemical tank.
- Install the existing unit heat in new location across the room.



AF Rockland  
 76Route 9W North  
 Congers NY 10920  
 TEL 845.268.0500 FAX 845.268.0671

**ESTIMATE**

ESTIMATE NO. 20355466  
 TELEPHONE 845-351-4745  
 FAX  
 SALESMAN. Dean Passaro  
 CUSTOMER TUXEDO  
 JOB NUMBER TUXEDO-2019013114280

PAGE NO. 1 of 1  
 WHSE RK  
 ORDER DATE 01/31/2019  
 EXPIRES ON

SOLD TO: VILLAGE OF TUXEDO PARK  
 PO BOX 31  
 TUXEDO PARK NY 10987  
 USA

SHIP TO : VILLAGE OF TUXEDO PARK  
 PO BOX 31  
 TUXEDO PARK NY 10987  
 USA

LINE	QUANTITY	ITEM CODE	ITEM DESCRIPTION	UNIT PRICE	EXT-PRICE
			Un Classified		
10	2	HSB33	MOD HSB 33 STM / HW UNIT HTR	490.14	980.28
20	1	HSB86	MOD HSB 86 STM / HW UNIT HTR	681.03	681.03
			Sub Tot of Standard Item		1,661.31

*Tax Exempt Cert enclosed  
 Includes delivery to  
 80 Corillard Rd.  
 Tuxedo Park, NY 10987*

**COD**

\*\*\* COD AMOUNT DUE : 1,800.45 . Certified Check, Cash or Money Order \*\*\*

\*\*\* LEADED Pipes, Pipe Fittings, Plumbing Fittings and Fixtures are not suitable for use in potable water applications.

All merchandise sold with understanding that if any of the goods are proven to be defective, the sole liability of seller will be to furnish at seller's premises a replacement of same, and seller shall not be liable for any damages or labor installation or for any liability whatsoever resulting there from. All claims for errors must be made at seller's premises in writing by certified mail, within 24 hours after receipt of same. All returns are subject to sellers handling charge. Title to all materials and items mentioned herein, are to remain the property of seller until paid in full. Terms: 1 1/2% monthly late charges will be added for all

SUB-TOTAL  
 TAX  
 FREIGHT  
 HANDLING  
 TOTAL

1,661.31  
~~198.14~~  
 0.00  
~~1,800.45~~

Date: 4/17/2019  
 To: Village Board of Trustees  
 From: John Ledwith

On March 15, 2019 while interviewing leak detection companies a large leak was found at the intersection of East Lake Road and Chastellux Lane. The leak was repaired on March 16, 2019.

Treated water before leak was repaired averaged 410,667 GPD.

Treated water after leak was repaired on March 16 was 271,438 GPD

Average daily savings on processed water 66%

Repair of leak resulted in a savings of an average of 139,229 GPD and a reduction of 7 hours of pump electric use each day.

Day	Gallons per day
1	400,000
2	342,000
3	421,000
4	441,000
5	400,000
6	405,000
7	439,000
8	408,000
9	421,000
10	376,000
11	416,000
12	432,000
13	454,000
14	400,000
15	405,000
Avg. gal. per day	410,667

Day	Gallons per day
16	294,000
17	290,000
18	270,000
19	240,000
20	290,000
21	250,000
22	291,000
23	253,000
24	287,000
25	291,000
26	257,000
27	269,000
28	290,000
29	250,000
30	260,000
31	261,000
Avg. gal. per day	271,438