

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

Construction Report
August 2020

Sales - None

Certificate of Occupancy Requests

1. Urcioli, 23 West Lake Rd.
2. Samb, Arona & Boorman, Pamela, 2 Stable Rd.
3. Winnie, Ho, 24 Acoma Rd.
4. Romero, Elaine, 59 Crows Nest Rd.

Stop Work Orders - None

Violation Letters

1. NY University, Lookout Rd. - Emailed correspondence with NYU regarding fallen trees within 50' of the property line that need to be removed. Met with NYU representative at the site. Sent pictures of tree violations and copy of the Village Code. NYU indicated that they have contacted a tree removal company and the work will be completed in the next two weeks.
2. Kemarskaya, 167 Wee Wah Rd. – Notified to repair lattice fence and cut lawn. Lawn cut shortly after violation request. Lattice still requires repair.
3. Santoianni, 62 Clubhouse Rd. – Property owner modified deer netting to make it less visible while he puts together a plan for a permanent fence.
4. Mailman, 115 Tower Hill Rd. – Plans are being made to remove underground oil tank.
5. Masuda, 12 Lorillard. Rd. – Notified to cut grass, trim shrubs, and repair fence. Grass has been cut and shrubs have been trimmed. Need to remind homeowner about appearance of fence.
6. Verizon, East Lake Rd. (Near South Gate) - Need to repair low hanging wires and disconnected guy wires. Verizon project coordinator claimed that the wire were raised. Upon inspection it did not appear that they were raised. Notified Verizon that the wires do not appear to be raised.
7. O'Sullivan, 14 Ridge Rd. – Sent violation letter regarding the need to relocate a pile of firewood.

Inspections & Active Projects

1. 456 West Lake Rd. (f/k/a Hatisis) – Collected \$4,000 in past due property maintenance billing. Exterior property maintenance issues resolved. Meeting with contractor scheduled Monday, August 24th to inspect new boiler installation and general interior inspection. Asked contractor to make sure the lawn is mowed regularly.
2. Pulver, 202 Continental Rd. – Inspected interior of house with property owner. Working on completing kitchen cabinet install, installing wood trim, vents, switch plates. Asked homeowner to paint new boiler vents to match exterior trim color and to correct uneven exterior steps between the driveway and kitchen entranceway.
3. McGrath, 22 Brook Farm Rd. – Continuing interior woodworking, landscaping, working on pool.
4. Orange & Rockland Electrical Upgrades – Maintaining contact with representative to resolve issues concerning Village residents.

(over)

5. Madden, 64 Tower Hill Loop – Rerouting water line to increase water pressure. Completed installation of new water service. Checked with neighbor (Darby) to make sure she did not have any issues after new line was installed. No issues reported.
6. Langdon, 30 Lorillard Rd. – Oil spill cleanup completed. Monitoring well installed. Closure report expected within a few weeks.

Project Status

1. Sunnymede, LLC, 194 East Lake Rd. – Gazebo and blasting application under review.
2. Farmerie, 119 Laurel Rd. – Construction of trellis/pavilion approved.
3. Howard, 12 Ridge Rd. – Fence at end of driveway above large drop off was approved.
4. Paes, Tower Hill Rd. – Project before the Board of Zoning Appeals. Project requires variances for porch and patio coverage, wall height, and pillar height. Applicant asked by BZA for a drainage analysis before considering request for variance involving porch and patio coverage. Drainage report has been submitted and forwarded to Village Engineer for his review before applicant returns to the BZA and PB.
5. Wang, 37 West Lake Rd. - Porch enclosure and sunroom addition under review. BAR performed site visit. Project on August 20th BAR agenda.
6. Laukitis, 16 Brook Rd. – Waiting for submittal of survey and landscaping plan. Received updated survey and plans. Project on August 20th BAR agenda

Capital Improvement

1. Leak Detection - Hired NY Leak Detection for \$1,650 to inspect section of water mains in the Town of Tuxedo. One leak on a 4” water main was found and repaired by the DPW. Report available.
2. Water Plant Filter Controls – Weston & Sampson drafted bid specifications.
3. Water Plant Filter Controls Power Surge Protection Project – Awarded Napp electric to perform work at a cost of \$2,364.

Other

1. Haugland Energy Group – Finalized license agreement with Village Attorney and Mayor resulting in unanticipated revenue collection of \$8,000
2. Milfoil particle barrier design. Tuxedo Club approved the design. New design constructed out of black and green materials has been installed at the Tuxedo Club spillway before pool, Pond No. 3 spillway (near Urcioli property) and at the entrance to Wee Wah Lake.
3. DPW Truck for sale – Took pictures of truck and sent application to have vehicle posted on auction site for sale. Truck sold for \$8,100. Awaiting pickup of truck.
4. Water Plant Oil Tank - Received multiple bids for new obtaining pricing on new fuel oil tank including installation of all fuel lines, and removal of the existing tank at water treatment plant.
 - i. Cross River \$9,900. 2-3 week lead time
 - ii. SOS Fuels \$11,523 4 week lead time
 - iii. SLR Environmental \$12,800 9 week lead time

I would like to recommend that the Village Board award the bid to Cross River in the amount of \$9,900.

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

1. BAR – September 3rd and 17th at 7 pm
2. PB – September 9th and 23rd at 7:30 pm
3. BZA – September 3rd at 7 pm