

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

Construction Report
December 2018

Home Sales

1. 55 Mountain Farm Rd.
2. 66 Summit Rd.
3. 86 Summit Rd.

Certificate of Occupancy Requests

1. 119 Laurel Rd.

Stop Work Orders

1. None issued

Violation Letters

1. Olderog, 93 Circuit Rd. – Property Maintenance, Oct. 5th due date. Tenant hired landscaper to cut back overgrowth from the road. Violation resolved.
2. Hurley, Serpentine Rd. – Met with property owners attorney to discuss resolving violations that include open foundation, and hazardous trees near road. Client has offered to cut trees but wishes to go before Board of Architectural Review to discuss blocking stone window and door openings to reduce liability involving open foundation. Matter on court calendar December 20, 2018.
3. Hartmann, 116 Tower Hill Rd. West – Sent letter regarding condition of house. Side yard wood addition in need of repair. On court calendar December 20, 2018.

Inspections

1. ASB 120, 2 Circuit Rd. - Driveway entrance
2. Gold, 154 East Lake Rd. – Preliminary inspection of generator and propane tank locations
3. Howard, 12 Ridge Rd. – Replacing French doors in kind and updating kitchen
4. Villa Inna, LLC, Camp Comfort Rd. – General Inspection
5. Matthews, Clubhouse Rd. – Received electrical inspection certificate
6. Shore, 19 Patterson Brook Rd. – Completed foundation walls
7. Tuxedo Park Properties, 76 Summit Rd. - Insulation

Capital Improvements

1. Water Storage Tanks, Ridge Road – Water tank filled with 3’ of water to make sure no leaks are present before filling tank. Water level shows no change and no leaks observed outside the water tank since filling on December 8, 2018.

2. Water Plant
 - a. Filters – Water filter number 1 was put into service on December 14, 2018. Both filters in operation.
 - b. New boiler installed and operating. List of ancillary heating equipment repairs received and being taken into consideration.
 - c. Fuel Storage Tank – Removed tank vent whistle after receiving complaint that it was restricting fuel flow. Fuel gauge not accurate. Investigating replacement.
3. Sewer Plant Recycling Water Project. Parts received and installation in progress. Anticipate completing project by end of December. Will result in a potable water savings of 90,000 gal. per week.
4. Water Leak – Water production remains consistently higher than water consumption. In process of compiling proposal to hire company to identify the location of leaks.

Meeting Schedule

1. BAR – December 18th and January 15nd
2. PB – January 9th and 23rd
3. BZA – January 24th (tentative)

Projects Under Review

1. Campbell – Need approval from Board of Trustees for demolition and fill. Notified applicant of Building Permit fee and performance bond requirements.
2. Reffkin – Spa preliminary plan review. Permit requires BAR and BZA approvals
3. Howard – Replacing French doors
4. VTP Police Dept. - Generator

Active Projects

1. Sink, 34 Tower Hill Rd. – Project before BAR for landscaping approval.
2. Villa Inna, LLC, Camp Comfort Rd. – Interior finishes being installed (flooring, tile, and cabinets).
3. ASB120, 2 Circuit Rd. – Heating system operation. Installing wall finishes and cabinetry.
4. Friedman, 2 Ridge Rd. – Went before BAR for modifications to prior approved plans. Modification were approved. Interior work progressing.
5. Shore, 19 Patterson Brook Rd. – Construction of garage. Requested modifications to drainage plan due to unexpected site conditions.
6. Kass - Generator and propane tank installation