

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

Construction Report
February/March 2019

Home Sales

1. Beard Corp., 119 Laurel Rd.

Certificate of Occupancy Requests

1. Beard Corp., 119 Laurel Rd.
2. Whitney, 107 Tower Hill Loop

Stop Work Orders

1. None issued

Violation Letters

1. Hurley, Serpentine Rd. – Hazardous trees removed. No resolution regarding open foundation. Judge requested that Hurley's attorney provide an update to the court in advance of the March Justice Court date March 21st.
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 21st Justice Court date.
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 21st Justice Court date.

Inspections

1. Howard, 12 Ridge Rd. – Framing, new French Doors, insulation.
2. Villa Inna, LLC, Camp Comfort Rd. – General inspection, status of certificate of occupancy.
3. Beard Corporation, 119 Laurel Rd. – Removal of 1,000 gal UST and installation of new 400 gal. AST behind house not visible from road.
4. Worthy, Clubhouse Rd. – Framing, plumbing, sheet rock, and flooring completed.

Capital Improvements

1. Water Storage Tanks, Ridge Road –At January staff meeting it was decided not to fill the tank with water and as a precautionary and water savings measure have the suggested repairs made to the base of the water tank in the spring. The tank has been emptied and the company that will make the repairs has been contracted with. However, we need to wait until the temperature is above 50 degrees before the work can be performed.

2. Water Plant
 - a. Heating System – Three heat exchanges were ordered and delivered to replace those not working. They are in the process of being installed by DPW.
 - b. Fuel Storage Tank – Removed tank vent whistle after receiving complaint that it was restricting fuel flow. Fuel gauge not accurate. Investigating replacement. Replaced whistle and secondary fuel level gauge on tank are operating without issues.
3. Sewer Plant Recycling Water Project. Parts received and installation in progress. Project expected to result in a potable water savings of 90,000 gallons per week. Due to cold weather and high water flow the last few months this project has been delayed.
4. Potable Water Loss – Water production remains consistently higher than water consumption. In process of meeting with companies that sell data logger equipment used to identify leaks in the distribution system. Arranged for webinar with one company and interviewing another company this Thursday morning. Will report progress at the next meeting. Loss of water pressure at 61 Crows Nest Rd. was reported at the end of February. As no reason for the water pressure loss was found after a few hours of investigation, and no one had any other plausible reasons for the water loss, I contacted NY Rural Water Association to see if they could help locate the cause of the leak. A NY Rural Water Association employee arrived the following day and was able to locate the cause within two hours. Two leaks were found in the house located at 59 Crows Nest Road. The leaking water was turned off at the residence and water pressure returned to normal.
5. Water Department Regulator Building – New meters used to determine the amount of water used by Hamlet customers in process of being installed. Arranged for regulator building to be insulated in January. New lock installed to prevent vandalism.

Meeting Schedule

1. BAR – March 5th and 19th
2. PB – March 11th and 26th
3. BZA – March 28th

Projects Under Review

1. Tuxedo Club – Tennis House parking lot modifications. Sent plans to Fire Dept. for review.
2. Scherer - Pool
3. Haberkorn/Bozarth – Landscaping to lakeside of property.
4. Overton – Subdivision, preliminary FEIS review
5. Sanford – Met with property owner to discuss restoration of existing garage.
6. Kasker – Met with property owner to discuss future installation of generator and ground water issues.
7. Gazin – Met with property owner and contractor regarding modifying dock to comply with VTP regulations. Discussed changing driveway material from asphalt to driveway pavers.

Active Projects

1. Villa Inna, LLC, Camp Comfort Rd. – Interior finishes being installed and exterior cleanup.
2. ASB120, 2 Circuit Rd. – Installing wall finishes and cabinetry.
3. Friedman, 2 Ridge Rd. – Interior work progressing. Exterior work on hold until spring.
4. Howard, Ridge Rd. – Kitchen renovation, install new French Doors, recommended installing new water shutoff.
5. Sink, Tower Hill Rd. – Garage addition nearing completion. New kitchen cabinets ordered. Generator to be installed.
6. Tuxedo Park Properties, Summit Rd. – Sheet rock and spackling almost completed.