

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

**Construction Report**  
**December 2021**

Certificate of Occupancy Requests

1. Gonzales, 55 Clubhouse Rd.

Stop Work Orders

None

Violation Letters

1. Genesis Real Estate Partners 1, LLC, 116 Tower Hill Rd. West – Spoke to property owner on three occasions and requested the submittal of permits for work being performed. Property owner has not complied with my request. Stop Work Order issued on September 13, 2021. Court appearance ticket issued on December 10, 2021.
2. Farmerie, 119 Laurel Rd. – Sent request to discuss fence permit application. Fence requires variance for the proposed height exceeding 6’ and proof that the fence is setback 2’ from the property line. Farmerie went before the BAR on October 21<sup>st</sup> and agreed to remove the tallest portion of the fence and indicated that he will seek a variance for the lot line setback. Tallest portions of fence removed. Homeowner has not applied for a variance from the 2’ property line setback requirement.

Inspections & Active Projects

1. Rifkin, 97 West Lake Rd. – Footing and foundation walls completed. Foundation waterproofing and drainage in progress.
2. Orange & Rockland Electrical System Upgrades – Project completed for 2021. Next phase of upgrades planed in the spring of 2022.
3. Malik, 62 Camp Comfort Rd. – Interior work related to new chimney nearing completion.
4. Paes, Tower Hill Rd. East – Site work underway. Trees in area of construction have bene removed. Gravel pad for parking during house construction installed.

Project Status

1. Village Office Generator – Transfer switch installed and tested.
2. Auction of DPW Snow Blower – Snow blower was picked up on November 19<sup>th</sup>.
3. Nicholson, Mtn. Farm Rd. – BAR reviewed permit application for pool and pool house on November 18<sup>th</sup>. Applicant referred to BZA to receive variances. BZA meeting scheduled on January 5, 2022.
4. Wilensky, Pine Hill Rd. – BAR reviewed application for entrance canopies and driveway post lights on November 18<sup>th</sup>. The BAR requested additional details. Applicant has been in touch with Building Dept. regarding what items are needed to proceed. I expect the applicant to return to the BAR in January.

Other

5. Water Treatment Plant – Internet service has been installed and is up and running.
6. Village Office – Received quotes to replace oil tank and remove the existing tank. Three companies were contacted and pricing was received to replace oil tank:
  1. Cross River Environmental \$2,150.
  2. SOS Xtreme Comfort \$3,827.70
  3. Northern Plumbing & Heating \$3,850.

I recommend that the Village Board award the project to Cross River Environmental in the amount of \$2,150.

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

1. Board of Architectural Review – December 16<sup>th</sup> at 7 pm -Meeting canceled as they had no items to review
2. Planning Board – December 22<sup>nd</sup> at 7:30 pm Meeting canceled due to lack of items requiring review
3. Board of Zoning Appeals – January 5<sup>th</sup> at 7 pm.