

VILLAGE OF TUXEDO PARK
80 LORILLARD ROAD
TUXEDO PARK, NEW YORK 10987

Construction Report
December 2022

Certificate of Occupancy Requests

1. Morton, 56 Clubhouse Rd.
2. King/Duchin, 47 Clubhouse Rd.
3. TP School, 38 Ivy Rd.
4. TP School, 131 Camp Comfort Rd.

Violations

1. Whelahan – 72 Lookout Rd. – Sent letter to bank that owns the property regarding the poor condition of the property. Chimney masonry needs repair, vegetation overgrown around the house, wood work in need of replacement, and winterization of house.
2. Genesis Real Estate Partners 1, LLC – Inspected property with Alfred Fusco, the property owner’s engineer. Developed list of items that must be repaired, along with parts of the home that must be blocked off, before considering the house to be habitable. After some discussions with the engineer a building permit was submitted with a list of items that must be addressed, along with inspection requirements. The permit was issued on December 21, 2022.

Inspections & Active Projects

1. Paes, Tower Hill Rd. East – Footings and steel work repairs completed. Framing first floor following the approved plans.
2. Rifkin, 97 West Lake Rd. – Painting and interior carpentry in progress. Stone chimney cap installation completed.
3. Klein, 130 Continental Rd. – Interior flooring, and carpentry ongoing.
4. Ramos, 73 Clubhouse Rd. Interior renovations ongoing.
5. VTP Police Lodge, 3 Tuxedo Rd. New cedar shake roof completed. Roofer removed two sections of aluminum flashing across roof ends, painted old red masonry repair work with paint matching the stone and mortar, black gutter installed on employee parking area side of building to eliminate ice from forming near the entrance door, two crickets built adjacent to the two chimneys to prevent leaves and debris from collecting and causing premature leaks in the roof.
6. Monderer, 126 Summit Rd. - Waiting for repairs to electric to be made.
7. Lynch & Pomeranz, 217 West Lake Rd. – Inspected footings for new stairs. Interior renovations progressing.

Project Status

1. Perna, Lookout Stable Rd. – Site work for driveway and house location started.
2. Nicholson, 25 Mtn. Farm Rd. – Stone walls behind pool area completed.
3. Delaneer, Summit Rd. –No response from the property owner or her attorney regarding changing driveway access to East Summit Rd.

4. Mackinnon, 18 Ivy Rd. – Inspected installation of propane tank to supply fuel for a new generator.

Other

1. E-J Electrical – Collected December rental in the amount of \$1,400
2. TP School – Collected PILOT in the amount of \$6,071.
3. Communication Committee Update – Recent communications with executives at Verizon, AT&T, and T-Mobile have not been successful. The companies either do not feel that there is an issue or want to know if there is an approved cell tower location. Locating a site that is not visually intrusive and provides cell service coverage appears to be the first step, after which we may be able to encourage cell providers or cell tower contractors to enter into an agreement to build a cell tower. Recent communications with Ed Lundgren from Crown Castle have sparked hope that a cell tower near the Potucket Rd. water tanks may be viable. Water Cooper, VTP Communications Consultant, is currently reviewing propagation maps and other technical maps to determine if a cell tower would be helpful in that area to the Village Residents
4. Wee Wah Dam – Sent list of issues cited in the dam inspection report to Michael Quinn of Schnabel Engineering. Michael Quinn was involved with the rebuilding of the dam in 2018. Michael was asked to come up with a plan to resolve the issues that we are now having with the dam.
5. VRI Environmental Services – Ordered materials needed for regular operations of the water and sewer plants.
6. Water Plant – Met with VRI representatives, Jeff Voss, and John Bello, after water filtering process was not operating normally on December 14th. Requested and received quote from Westech, the company that oversaw the rebuilding of the water filters in 2018, to inquire if they could visit the water plant to help troubleshoot the issue with the water filter. The cost for a one day site visit which includes transportation and lodging is \$5,700.
7. VTP Police Lodge Holiday Lights – Reached out to Jim Wicks who donated his truck and time to install the holiday lights on the Police Dept. buildings. DPW assisted with the light installation.
8. Climate Smart Communities – Participated in meeting with Jim Hays, Jeff Voss, and Chief Conklin. Sent letter to O&R Utilities requesting two months of electric usage history. Usage report was sent to NY Power Authority to see if we can apply for any discounts. Need to supply updated square footage of all municipal buildings to Jim Hays.
9. O&R – Meeting scheduled on December 27, 2022 to discuss tree removals on Wee Wah Rd. and Ridge Rd. Also meeting owner of 4 Ridge Rd. to discuss utility pole and guy wire located in the rear yard.
10. Klinenberg, 87 East Lake Rd. – Sent email reminding him to insulate the water meter and water service line in advance of Friday evening's cold weather forecast. Water meter and service line froze last winter.
11. Heating Oil – Contacted fuel oil supplier on December 21, 2022 to make sure fuel oil tanks are full by Friday. This is a precautionary measure given the extreme cold and windy weather that is expected.
12. Village Office – Turned off exterior water to prevent from freezing. Repaired sump pump and had basement water pumped out. Removed old pump, water meter, and worn broom from the basement.

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