

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

**Construction Report**  
**February 2021**

Sales – Several expected over the next month.

Certificate of Occupancy Requests

1. Pulver, 202 Continental Rd.
2. Deveroux, 71 Lorillard Rd.
3. Kaznatcheeva, 36 Eagle Rd. Rd.

Stop Work Orders - None

Violation Letters

1. Evans-Freke, Lookout Rd. and Serpentine Rd. – Sent letter regarding removal of fallen and hazardous trees visible from the road. No response to first letter. Some trees have been removed. Need to follow up with property owner regarding removal of the remainder of the trees. Due to the snow cover it is difficult to determine how many trees have fallen and need to be removed. Will follow up when snow melts.
2. O’Sullivan –Received letter from neighbor concerning the delay in compliance regarding the relocation of fire wood. Pile of firewood has been relocated. Violation resolved.
3. Hartmann – Sent follow up court appearance ticket regarding condition of porch and windows on the west side of the house. Court Appearance scheduled on December 17<sup>th</sup> postponed due to COVID-19. Court date postponed until March 18<sup>th</sup>.
4. Friedman, 2 Ridge Rd. – Sent letter regarding noncompliance with plans approved by the Board of Architectural Review. Court date March 18, 2021
5. Farmerie, 119 Laurel Rd. – Sent letter regarding the installation of a fence without a building permit. Also asked that 8’ high fence section be removed. No effort has bene made to comply. Court date March 18, 2021.

Inspections & Active Projects

1. Orange & Rockland
  - a. Electrical Upgrades – Orange & Rockland Utilities tree trimming crew started to trim trees along East Lake Rd. where the next phase of electrical upgrades is proposed.
  - b. Expect to receive plans for phase two of the electrical distribution system later this month.
2. Mailman, 115 Tower Hill Rd. West - Removal of underground oil tank completed. Waiting for closure report from Castlton Environmental.
3. Ibanez & Karbowska, 102 Turtle Point Rd. – Met with property owners and their contractor to discuss driveway drainage concerns relative to their driveway application. Discussed a few options to prevent water from flowing onto Turtle Point Rd. Referred contractor to speak to the Village Engineer to expedite a practical drainage solution.

### Project Status

1. Bazylevsky, 122 Turtle Point Rd. Received application for pool, trellis and spa. Reviewed by the BAR on January 21<sup>st</sup>. Follow up meeting scheduled on Feb. 18<sup>th</sup>.
2. Paes, Tower Hill Rd. – Planning Board and Board of Architectural Review continuing to review the application. Drainage concerns addressed by Village Engineer. Project scheduled to be reviewed by BAR on February 18<sup>th</sup> and PB on March 10<sup>th</sup>. Draft resolution document presented to the Paes at Feb. 10<sup>th</sup> meeting. The Paes did not indicate having any issues with the draft resolution document.
3. Rifkin, West Lake Rd. – During BAR review the applicant presented draft plans to construct a boathouse. The BAR had no issues with the draft plans. Applicant applied to the BZA to seek a variance for construction within 100' of Tuxedo Lake.
4. Palazzola/Guinchard, 66 Clubhouse Rd. presented plans to the BZA on February 3<sup>rd</sup> seeking a variance for a side yard setback. Neighbor to the south of the home took issue with the new driveway location that would provide parking of cars closer to his mother's home. The BZA approved the variance for a side yard setback.

### Other

1. Haugland Energy – Terminating lease on January 31, 2021. Contacted company about remaining items on Village the property.
2. Cell Tower – Working with Communications Committee to answer questions pertaining cell tower lease details.
3. Board of Assessment Review – Updated program used to print assessment roll. Printed tentative assessment roll and mailed change of assessment notices by Feb. 1<sup>st</sup> due date.
4. Police Gate House – Working with Jodi Zero, project welder on final metal framing dimensions and rough in for running electrical wires. Facilitated communication between project electrician and Village resident who offered assistance with providing project electrical components.
5. Dam Emergency Action Plan – Worked with Mayor McFadden and Joe Zongol at Weston & Sampson to submit Emergency Action Plans.
6. Tuxedo Club – Received request for permission for fireworks display on July 3, 2021. Will forward to the Village Board.

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

1. Board of Architectural Review – February 18<sup>th</sup> at 7 pm
2. Planning Board – February 24<sup>th</sup> at 7:30 pm
3. Board of Zoning Appeals – March 3<sup>rd</sup> at 7 pm