

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

Construction Report
July 2021

Sales

1. Napolitano, 160 Continental Rd.

Certificate of Occupancy Requests

1. Hess, 97 Laurel Rd.
2. Glynn, 316 West Lake Rd.
3. Goodfellow, 7 Stable Rd.
4. Napolitano, 160 Continental Rd.

Stop Work Orders - None

Violation Letters

1. Farmerie, 119 Laurel Rd. – Mrs. Farmerie appeared at May 6th BAR meeting. Updated plans for the installation of a fence were submitted. The updated plans require variances from the BZA. Sending applicant to the BZA
2. Chin, 116 Tower Hill Rd. West – Received building permit application and plans to rebuild existing porch. Will issue permit for porch rebuild.
3. Tuxedo Park Properties, 76 Summit Rd. – Received complaint about a large dead tree that was leaning toward neighbor's driveway. Met with owner's representative to inspect the complaint. Tree is scheduled to be removed within two weeks.
4. Rivenoaks, LLC, 118 Tower Hill Rd. – Sent request to inspect house. Demolition of sections of the house started four years ago. Require update for the files.

Inspections & Active Projects

1. Orange & Rockland – Project progressing. No complaints received. Project scheduled to be completed by September.
2. Sunnymede, West Lake Rd. – Pool and Gazebo under construction. Project nearing completion
3. Malik, 61 Camp Comfort Rd. – Issued permit to repair damage caused by chimney fire.
4. Mailman, 115 Tower Hill Rd. West – All site work completed. Planting plan will be completed in the fall.
5. Spinowitz, Acoma Rd. – Performed final inspection of kitchen plumbing.

Project Status

1. Gordon & O'Neal, 457 West Lake Rd. – BAR approved house renovation. Application to go before the BZA was received. Applicants cannot attend August BZA meeting. Will reschedule for September BZA meeting. Variances needed for garage addition, greenhouse, and driveway gates and pillars.
2. Denberg, 33 Turtle Mtn. Rd. – Waiting for revised plans before placing on BAR agenda. BZA granted variance for front yard setback on May 5th.

- 3. Khoo, 37 Fox Hill Rd. – Repairs to the porte-cochere ceiling, rear deck, hole in shed roof and replacement of shed garage doors completed.
- 4. Steyer/Santana, 24 Tower Hill Rd. East – Painting of the house as per the BAR approval is underway.
- 5. Stravchinsky, 50 Cliff Rd., received BAR approval for adding and modifying existing dormers and changing rear doors.

Other

- 1. Zoom Conference Room – Ordered equipment needed to set up Village Hall for Zoom conferences. All equipment scheduled to be on hand by first week of August.
- 2. Police Gate House – Working with contractors to complete wiring, air conditioning and heat installation, install of bullet proofing and sheetrock.
- 3. Water Department
 - a. Requested list of hydrants and valves that need to be repaired.
 - b. Leak on East Lake Rd. – Need to schedule repair
 - c. Town Regulator Building – Making repairs to lights
- 4. Accounting system – Participated in on two video conferences regarding upgrading the accounting system.

Building Dept. Meetings – As per NYS law all meeting starting June 24 2021 must be in person. Check website to confirm meeting dates.

- 1. Board of Architectural Review – August 5th and 19th at 7 pm
- 2. Planning Board – July 28th at 7:30 pm
- 3. Board of Zoning Appeals – August 4th at 7 pm