

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

Construction Report
July 2018

Home Sales

1. 76 Clubhouse Rd.

Certificate of Occupancy Requests

None during the month of July

Stop Work Orders

1. Shore – Working within Wee Wah Lake property. Permission from the Village Board is required.
2. Gazin – Boat dock exceeds maximum size requirements. Must alter dock to comply with 6'x10' size requirement.

Violation Letters

1. Nealis – Letter advising that work cannot be conducted on weekends
2. Miller – Sent email asking that the dock be relocated to its original location or removed from Tuxedo Lake by August 1, 2018. The dock is partially on land and breaking apart.

Inspections

1. Mueller – Changed windows from vinyl to wood as per approval.
2. Stone – Removed underground oil storage tank and installed new tanks above ground.
3. Keating – Inspected water main extension with Orange County Health Dept.
4. Villa Inna – Interior wall insulation.
5. Yetnikoff – Replaced roof due to tree damage.
6. Turner – Removal of existing deck and replacement of stairs to boat dock
7. Tuxedo Club – Fireworks safety inspection
8. Roncati – Excavation for new sewer line and propane tank installation.
9. South Gate House – Installing new cedar shake roof.

Water Plant

1. Coordinated welding of underdrain hold downs

Generator

1. Facilitated donation of generator by Bob Dow. Prepared proposal to obtain quotes to trade in large generator (100kW) for two smaller units, one for replacement of generator (22 years old) at Village Police Dept. and the second for backup power for the Mountain Farm Pump Station (new install). Sent thank you to Dows.

Capital Improvements

1. Water Storage Tanks, Ridge Road –Internal maintenance of the second water storage tank tentatively scheduled in October in the amount of \$16,510. Additional valve replacement expense may be necessary.

2. Water Plant Filters – Painting inside of filter number one is complete. DPW will paint exterior of filter tank when time is available. All parts need for reassemble have been ordered. Due to the uniqueness of some of the parts they will not be delivered until August 15, 2018. Reassembly will continue as soon as the parts are delivered.
3. Water Plant Chemical Treatment
Despite benefits claimed by engineer chemical usage and cost appear to be considerably higher.

Changed chemicals used to treat water from Aluminum Sulfate to PACL. Benefits include:
 - a. No DEC permit required
 - b. Eliminates violation notices
 - c. Non hazardous
 - d. More cost effective
 - e. Chemical change over installed performed in house (pump, meter, tubing, secondary containment)
4. Low Lift Pumps at Water Plant – Waiting for rebuilt pump.
5. Sewer Plant Recycling Water Project. At the current rate of usage 5 million gallons of potable water per year is being used at the sewage treatment plant. Village Engineer finalizing plan by the end of August. Savings includes cost of processing, treating, and pumping water to Ridge Road storage tanks. Yearly equivalent of \$68,550 in water sales.
6. Water Leak – No leaks discovered. Water production remains consistently higher than water consumption.
7. Wood Chipper – Wood chipper has been ordered. Estimated delivery mid August.
8. Continental Road Water Line Replacement and paving roadway. I accompanied the Orange County Health Dept. representatives on a site inspection of the area. Assisted in updating the plans for approval and preparing bid documents.

Meeting Schedule

1. BAR – Next meeting August 6th
2. PB – Next meeting August 8th
3. BZA – No meeting requested in July. Deadline for August 23rd meeting is July 26th.

Projects Under Review

1. Overton Subdivision – Final Environmental Impact Statement submitted for 9 lot subdivision. Engineer and Planner reviewing project on Villages behalf. Issues of concern, potable water quantity and pressure, compliance with sewer moratorium, affect of proposed private road on existing homeowners.
2. ASB120, LLC – Landscape plan
3. Campbell – Demolition of existing house and construction of new home located on Lorillard Rd.
4. Gray – Conversion of existing garage to living area and construction of a new garage, new windows throughout the house.

Active Projects

1. Gold, 154 E. Lake Rd. – Construction of boat dock in progress.
2. Sink, 34 Tower Hill Rd. – Stone work almost completed, insulation and sheetrock completed
3. Villa Inna, LLC, Camp Comfort Rd. – Sheetrock completed, working on driveway stone walls.
4. ASB120, 2 Circuit Rd. – Working on Potting Shed building and updating electric service.
5. Friedman, 2 Ridge Rd. – Framed dormer on top floor, sheet rocking, installed windows and doors
6. Hennessy, 15 W. Lake Stable Rd. – Waiting for landscape plan to include relocation of propane tank.

Violations – 10 cited, 7 resolved, 1 in progress, 2 no progress

1. West Lake Rd. – Property maintenance – No response. Need to follow up with Village Board for next steps.
2. Serpentine Rd. – Property maintenance – Responded to violation, no progress at this time. Sent response to letter requesting NYS Licensed Eng. address environmental and structural issues, and landscaper cut back overgrowth.
3. Continental Rd – Property maintenance – Property owner started to clean up property (leaves, siding, painting).
4. East Lake Rd. – Property maintenance – Fallen trees to be removed in August.
5. Clubhouse Rd. – Unregistered vehicle – Vehicle removed from property.
6. Tuxedo Rd. – Property maintenance – Lawn mowed.
7. Pine Rd. – Property maintenance – Boat and trailer removed from front yard.
8. East Lake Rd. – Property maintenance – Trees scheduled to be removed.
9. Mountain Farm Rd. & Camp comfort Rd. – Property maintenance – Tree removal completed. Stone wall repair started last week, July 12th.
10. 66 Clubhouse Rd., Unregistered vehicle was removed from the property after issuing violation notice.