

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

Construction Report
July 2020

Sales

1. Diem, 16 Summit Rd.
2. Rodzianko, 177 East Lake Rd.

Certificate of Occupancy Requests

1. Rifkin, 97 West Lake Rd.

Stop Work Orders

None

Violation Letters

1. NY University, Lookout Rd. - Emailed correspondence with NYU regarding fallen trees within 50' of the property line that need to be removed. Trying to get in touch with correct department in charge of property maintenance.
2. Kemarskaya, 167 Wee Wah Rd. – Notified to repair lattice fence and cut grass.
3. Santoianni, 62 Clubhouse Rd. – Working with property owner to resolve non-compliant fence construction issue.
4. Mailman, 115 Tower Hill Rd. – Notified of tree leaning toward Tower Hill Rd. Tree was removed. Also working on oil tank replacement and correcting past landscaping permitting issues.
5. Masuda, 12 Lorillard. Rd. – Notified to cut grass, trim shrubs, and repair fence.
6. Verizon, East Lake Rd. – Need to repair low hanging wires and disconnected guy wires.
7. McLain, 15 Ridge Rd. – Replaced aluminum garage door with authentic wood panel door. Violation resolved.

Inspections & Active Projects

1. 456 West Lake Rd. (f/k/a Hatsis) – Exterior property maintenance issues resolved. Dumpster removed from driveway before holiday weekend. Collected \$4,000 in past due property maintenance billing.
2. Pulver, 202 Continental Rd. – Installing air conditioning units. Continued interior painting and bathroom repairs.
3. McGrath, 22 Brook Farm Rd. – Framing pool patio and continuing interior woodworking and tile.
4. Orange & Rockland Electrical Upgrades – Maintaining contact with representative to investigate electrical service issues (Reede) and to reduce issues related to traffic and tree removal.
5. Madden, 64 Tower Hill Loop – Rerouting water line to increase water pressure.
6. Langdon, 30 Lorillard Rd. – Oil spill cleanup completed.

(over)

Projects under Review

1. McLennan, 194 East Lake Rd. – Outdoor pool with gazebo under review
2. Farmerie, 119 Laurel Rd. – Construction of trellis/pavilion
3. Howard, 12 Ridge Rd. – Fence and end of driveway above large drop off.
4. Paes, Tower Hill Rd. – Project before the Board of Zoning Appeals. Project requires variances for porch and patio coverage, wall height, and pillar height. Applicant asked by BZA for a drainage analysis before considering request for variance involving porch and patio coverage.
5. Wang, 37 West Lake Rd. - Porch enclosure and sunroom addition.
6. Laukitis, 16 Brook Rd. – Waiting for submittal of survey and landscaping plan

Capital Improvement

1. Water Distribution System Obtaining estimates to perform leak detection on area under Rt. 17, railroad tracks, Ramapo River, and NYS Thruway.
 - a. Estimates Received from NY Leak Detection \$1,650 and Prowler Water Conservation Systems \$1,500.
 - b. Village Board advised that due to close price estimates that we should go with whoever can perform the work first. NY Leak Detection was available July 13th and Prowler Water Conservation Systems was not available until early August. NY Leak Detection was contacted and performed the leak detection work on July 13, 2020. Written report to follow.
2. Water Plant Filter Controls – Obtaining estimates on upgrading controls. Contacted four electrical contractors. One contractor dropped out. Waiting for additional bids.

Other

1. Milfoil particle barrier design. Sent email with picture of updated barrier design to the Tuxedo Club with request to install the milfoil screen behind pool area. Tuxedo Club responded with a few questions. Obtaining answers to the questions this week with plans to install the milfoil barrier very soon.
2. DPW Truck for sale – Took pictures of truck and sent application to have vehicle posted on auction site for sale.
3. East Lake Rd. Closure – Coordinated closure of road while crane was being used to remove tree (Bruner). No complaints reported.
4. Obtaining pricing on new fuel oil tank including installation at water treatment plant.
5. Reported to the Police people entering Village across south end parcels (Ho).

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

1. BAR – July 16th at 7 pm
2. PB – July 22nd at 7:30 pm
3. BZA – August 5th at 7 pm