

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

**Construction Report**  
**July 2022**

Certificate of Occupancy Requests

1. Tuxedo Daughters, 36 East Lake Rd.

Stop Work Orders

None

Violation Letters

1. Jazz on Pine, LLC, 12 Pine Hill Rd. – Applicant did not appear at May Justice Court hearing. Court sent criminal summons, and Village attorney preparing accusatory instrument.
2. Genesis Real Estate Partners 1, LLC, 116 Tower Hill Rd. West – Applicants attorney advised the Village Attorney that they will not be submitting permits. Village Attorney is pursuing the case.
3. Farmerie, 119 Laurel Rd. – Applicant did not appear at May hearing. Court sent criminal summons, and Village attorney preparing accusatory instrument. Property owner submitted BZA application to obtain variance for a fence less than 2' from the property line. BZA meeting scheduled August 3, 2022 at 7 pm.

Inspections & Active Projects

1. Paes, Tower Hill Rd. East – Steel columns for basement level are complete. Construction trailer delivered. Water meter supplied to general contractor. Preparing first floor concrete decks.
2. Rifkin, 97 West Lake Rd. – Completing roof, covered veranda, grading driveway area, completing plumbing for inspection, HVAC being installed, roughing in wiring.

Project Status

1. Nicholson, 25 Mtn. Farm Rd. – Structural rebar work for pool completed.
2. Harris, 71 Lorillard Rd. – Project for a house addition approved at July 7, 2022 BAR meeting.
3. Gerety, 32 Lookout Rd. – Insulation completed. Starting to sheetrock and complete some minor carpentry in bathrooms.
4. Klein, 130 Continental Rd. – Installed new air conditioning units. Interior insulation completed and sheetrock being installed.
5. Tuxedo Club – Sent reminder to Tuxedo Club Manager to submit revised plans for Tuxedo Club main entrance project for approval.
6. Kass, 24 Cliff Rd. – Property owner requested permission to paint the house the same color (Plymouth Brown HC-73) and to install new shutters to match those that were in disrepair and removed a few years ago. Approval was granted by the building inspector.

## Other

1. Working with Jeff Voss to update project list.
2. Wee Wah Park – Posted notices on repurposed bulletin board.
3. Wee Wah Dam – Provided electronic copies of the construction plans to Weston & Sampson to assist them with future inspections
4. Mtn. Rd. Water Line – Met with Town Highway Superintendent, Robert Dolbaum, to obtain copy of town utility locations along Mtn. Rd. Marked on the map the approximate location of an existing and decommissioned natural gas line that is in close proximity to the water and sewer lines.
5. Surplus equipment – Prepared list of thirteen items at DPW that are broken or not in use. Requesting permission from the Village Board to send list to auction to company.
6. Hot steam pressure washer – Received three quotes for new pressure washer. Purchased new unit for \$3,589.
7. VRI Environmental Services – Maintained contact with company representatives to make sure there are no issues at the water and sewer plants. No issues reported. They did request some cleaning and maintenance items. I ordered the items and they were picked up by VRI.
8. Sewer Dept. – Prepared letter to send to municipal water and well water users advising them of the sewer rate effective July 1, 2022. Letter was mailed with the July water bill. Users of well water were mailed a letter requesting that they contact Denise Spalthoff to schedule a time to have a meter installed before August 1, 2022.
9. Communications Committee –In response to the letters sent to T-Mobile, AT&T and Verizon Mayor McFadden received one response from a representative at Verizon. The Communication Committee is expected to discuss the response and options to improve cellular communications at a July 22, 2022 Zoom meeting.
10. Perna, Lookout Stable Rd. – The Village Board granted approval for a road cut for a new driveway, and to allow the property owner to not connect to the Village sewer system. The Board of Architectural Review had positive comments regarding the updated architectural plans at the July 7, 2022 and the Planning Board will be reviewing a revised site plan on July 27, 2022.
11. Delanner, 66, Summit Rd. – Exchanged emails regarding the condition of her driveway. She was advised that a tar and chip driveway is allowed without Board of Architectural Review approval. However, the entrance to her driveway is owned by two of her neighbors and the Building Inspector and the BAR cannot grant her permission to alter their property.
12. Breeman, Mtn. Farm Rd. – Discussed permit requirements for construction of a replacement bridge over Patterson Brook. They were advised that they need to have an engineer prepare and submit a stamped set of plans for review.
13. Settembrino, Eagle Mtn. Rd. – Discussed permit requirement for building a home on a vacant lot.

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