

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

**Construction Report**  
**June 2018**

Home Sales

1. 117 Tower Hill Road West

Certificate of Occupancy Requests

1. 37 Fox Hill Rd.
2. 167 Wee Wah Rd.

Capital Improvements

1. Water Storage Tanks, Ridge Road – Budgeted \$66,040 spent \$49,530. Unexpected valve replacement in the amount of \$3,286. Total estimated project cost \$69,326. Remaining work - 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 – Water filter number two is on line. No issues reported. Filter number one has been disassembled. Repairs to filter number one are in progress and are scheduled to be completed by August 15th. All parts need for reassemble have been ordered. Due to the uniqueness of some of the parts they will not be delivered until August 1, 2018.

	<u>Expenses Filter 2</u>	<u>Expenses Filter 1</u>
a. On site tech	\$10,185	On site tech 0
b. Filter media	\$9,570	Filter media \$10,345
c. Parts	\$10,649	Parts \$46,896 (includes 18 drains at \$2,300 ea.)
d. Paint	\$53,374	Paint \$45,825 (\$8k savings w/DPW assisting)
e.		Welder \$4,538
f. Total	\$83,778	\$107,604

3. Water Plant Chemical Treatment

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
    - a. One of the two low lift pumps pumps failed last week. Upon disassembly it was discovered that a bearing in the motor requires replacement. Additional components will require repair. Repair estimate is forthcoming.

(over)

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. Worked with Village Engineer to develop plan to use treated water at the sewer plant to clean screens. Will start to implement plan next month. Savings includes cost of processing, treating, and pumping water to Ridge Road storage tanks. Yearly equivalent of 10 Ridge Road tanks of water or \$68,550 in water sales.
6. Water Leak – No leaks discovered. Water production remains consistently higher than water consumption.
7. Wood Chipper – Conducted bid opening on June 12, 2018. Original estimate was \$50,000. Bid came in at \$47,791. Wood chipper has been ordered. Estimated delivery mid August.

#### Meeting Schedule

1. BAR – Next meeting July 17<sup>th</sup>.
2. PB – Next meeting July 11<sup>th</sup>.
3. BZA – No meeting requested in June.

#### 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. Campbell – Demolition of existing house and construction of new home located on Lorillard Rd.
3. 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.
2. Sink, 34 Tower Hill Rd. – Stone work in process, insulation completed
3. Villa Inna, LLC, Camp Comfort Rd. – Completed electric, insulating exterior walls, stonework.
4. ASB120, 2 Circuit Rd. – Sheet rock 2<sup>nd</sup> and 3<sup>rd</sup> floor, potting shed footings and walls in progress
5. Friedman, 2 Ridge Rd. – Framed dormer on top floor, sheet rocking, installed windows and doors
6. Hennessy, 15 W. Lake Stable Rd. – Sent letter requesting landscape plan to address propane tank location.
7. 66 Clubhouse Rd., Unregistered vehicle is removed from the property after issuing violation notice.

#### Violations – 9 Cited, 7 Resolution in progress

1. Continental Rd – Property maintenance – Property owner started to clean up property (leaves, siding, painting).
2. Clubhouse Rd. – Unregistered vehicle – Vehicle removed from property.
3. Mountain Farm Rd. & Camp comfort Rd. – Property maintenance – Work to resolve the violation started today.
4. Serpentine Rd. – Property maintenance – Responded to violation, no progress at this time.
5. West Lake Rd. – Property maintenance – No response.
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. East Lake Rd. – Property maintenance – Fallen trees to be removed in August.