

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

Construction Report
March 2022

Certificate of Occupancy Requests

1. Guinchard & Palazolla, 66 Clubhouse Rd.
2. Brown, Eagle Mtn. Rd.
3. Blacklock, 86 Potuckit Rd.
4. ASB 120, LLC, 2 Circuit Rd.

Stop Work Orders

None

Violation Letters

1. Jazz on Pine, LLC, 12 Pine Hill Rd. – Performed inspection of the house after the tenant notified me of issues in their side of the building. Violations not resolved by deadline. Court appearance scheduled on February 17th at 5 pm. Property owner could not attend the court date and is not available until the April 21, 2022 court date.
2. Genesis Real Estate Partners 1, LLC, 116 Tower Hill Rd. West – Property owner’s attorney asked for 30 days adjournment at the February 2022 court date. This is the second adjournment. Court appearance scheduled on March 17, 2022
3. Farmerie, 119 Laurel Rd. – Court Appearance scheduled on January 20th. Property owner did not appear. I asked judge to keep this violation on the calendar and that I would notify the property owner of the February 17, 2022 court date. I also reminded the property owner about Village Code section 100-63 where penalties in the amount of \$250 per day can be charged every day that a violation exists. At February 17th court date the property owner appeared and asked for another month to address the issue by making an application to the BZA for a variance and submitting a Code change to the Village Board. Item is on March 17th court calendar.
4. Yuan Chin, 31 Camp Comfort Rd. Sent letter regarding non registered vehicles in driveway, construction debris in driveway, roof gutter falling off house, dangerous condition of front and rear porch, and mailbox fallen near edge of road. Requested that all the violations are addressed by Jan. 31, 2022. No reply from the property owner. Mailing not received at the address on file. Placed copy of violation letter in property file for future reference.

Inspections & Active Projects

1. Rifkin, 97 West Lake Rd. – Framing of house ongoing.
2. Paes, Tower Hill Rd. East – Drainage system behind retaining walls in the front and rear of the house being constructed. Discussions regarding electrical service connections ongoing. Received complaint from property owner, Hume Steger and Nanahya Santana, about the impact of the electric transformer on Hume’s pacemaker. Conveyed concerns to the property owners, scheduled meeting with Planning Board, and organized Zoom meeting between Orange & Rockland representatives, Mayor McFadden, and myself. Zoom meeting held on March 15th. The Mayor mentioned alternative locations for the electric transformer and utility poles were discussed.

3. Overton Subdivision – Inspected areas proposed to have vegetation cut back to provide access to the driveways and house sites. The Board of Architectural Review approved of the trimming of vegetation on February 3rd.

Project Status

1. Sunnymede, LLC – BZA granted variance to perform construction within 100’ of Tuxedo Lake (Reservoir). Scheduled to attend BAR meeting on March 17th.
2. Wilensky, Pine Hill Rd. – Received response to my concerns regarding the construction of iron and glass awnings over the garage and front entrance.
3. Devereux, 178 Continental Rd. – Provided preliminary review of plans to modify and enlarge rear deck. Assisted applicant consultant in completing site plan and making application to the BZA for a rear yard variance.
4. Simet, Patterson Brook Rd. – Reviewed plans to remove existing house structure. In accordance with Local Law 1 of 2022, demolition application has been forwarded to the Planning Board. Meeting to review project scheduled on April 13th.
5. Capella, Laurel Rd. – Elevator installation. Received plans signed off by a NYS licensed architect. Prior plans were submitted by architect licensed in Kansas.

Other

1. DPW Equipment – Took pictures and provided equipment details to online auction site to post for bid. Total money received from ten of the eleven items is \$8,545. Rebid one item not sold. Will inspect DPW site next month to see if there are any other items that are not in use that we can auction off to raise more money to offset budget expenses.
2. Optimum Internet connection at Police Dept. – Contacted John Dullaghan, Director of Government Affairs with Altice (Optimum). He will direct his technical staff to address the issues at the PD. Line monitors will be installed to check the internet signal strength and consistency.
3. Communications Committee – Performed and tabulated results of cell signal strength survey with Maureen Coen. Special thanks to Paul Brooke who lent us his cell phone, and to Elizabeth Doherty who answered over 200 of our phone calls to confirm that we were able to successfully make a phone call from various points in the VTP. Also, responded to Walter Cooper on March 3, 2022 regarding local aerial towers on document that he provided.
4. Fiber Optic Companies – Provided all quotes for fiber optic connections and wiring to Walter Cooper, communications consultant hired by the Village Board of Trustees.
5. Eagle Mtn. Rd. – Spoke to prospective owner of vacant property on Eagle Mtn. Rd. about Zoning regulations and walking trail easement.
6. Insurance – In process of seeking bids for insurance for the 2022-2023 budget.
7. Water Dept. – Leak Detection – Requested and received quote for leak detection services for entire water distribution system.

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