

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

Construction Report
November 2021

Certificate of Occupancy Requests

1. Kliewe, 217 West Lake Rd.
2. Miller, 36 East Lake Rd.
3. Armstrong, 32 Lookout Rd.
4. 25 Kennedy Lane Realty, LLC, 130 Continental Rd.

Stop Work Orders

None

Violation Letters

1. Rivenoaks, LLC, 118 Tower Hill Rd. – Sent request to inspect house. Demolition of sections of the interior of the house started four years ago. Require update for the files. Property owner contact me and we agreed to meet to inspect the property before the end of the month. Requested inspection before September 24th. Inspection scheduled on Tuesday, October 26th. Performed inspection. No work has been performed inside. Property owner will maintain outside. House was recently listed for sale.
2. Farmerie, 119 Laurel Rd. – Sent request to discuss fence permit application. Fence requires variance for the proposed height exceeding 6’ and proof that the fence is setback 2’ from the property line. Farmerie went before the BAR on October 21st and agreed to remove the tallest portion of the fence and indicated that he will seek a variance for the lot line setback. Tallest portions of fence removed. Homeowner has not applied for a variance from the 2’ property line setback requirement.
3. Genesis Real Estate Partners 1, LLC, 116 Tower Hill Rd. West – Spoke to property owner on three occasions and requested the submittal of permits for work being performed. Property owner has not complied with my request. Stop Work Order issued on September 13, 2021. Court appearance ticket to be issued.
4. Lulanaj, 32 West Lake Drive – Received complaint regarding unregistered vehicle in driveway. Spoke to Mr. Lulanaj on the phone and in person. He asked for 30 days to have the car removed. Performed follow up inspection on November 12th. Car was registered with NYS license plates violation resolved.

Inspections & Active Projects

1. Rifkin, 97 West Lake Rd. – Footings 95% complete. Foundation walls in process of being formed and poured. Contacted contractor and asked that caps are installed on rebar ends to prevent someone from being impaled.
2. Orange & Rockland Electrical System Upgrades – Project progressing. Tree trimming and removal on Tower Hill Rd. completed in advance of next phase of electrical wiring upgrades.
3. Malik, 62 Camp Comfort Rd. – Performed inspection on November 8th. New cedar roof and new chimney completed. Interior work in progress.

4. Paes, Tower Hill Rd. East – Met with general contractor and excavation company. Reviewed tree protection plan, siltation fence requirements, and construction of driveway entrance to include rock wheel cleaning area.
5. Tyhovych 18 Acoma Rd. – Completed building stone driveway apron and entrance pillars. Worked with applicant and stone mason and worked through stone selection for entrance pillars to achieve a positive result.

Project Status

1. Gordon & O’Neal, 457 West Lake Rd. – Variances were granted for the greenhouse and the entrance gates and pillar heights. After some discussion with the BZA Adam Gordon agreed to withdraw his proposal for the garage. The project went before the BAR on October 21st. The BAR approved the project in conjunction with the BZA approvals.
2. Santoianni, 62 Clubhouse Rd. – Application received for replacement of a fence. The project went before the BAR on October 21st. The project was approved.
3. Francis/Farmerie, 119 Laurel Rd. – Continuing discussion regarding fence installed without a permit. Changes to the fence code also provided by the applicant.

Other

1. Water Dept. – Relocation of meter. Discussed with engineer possible location for meter relocation west of Nursery Rd.
2. Auction of DPW Snow Blower – Received payment in the amount of \$4,050. Scheduled to be picked up on Friday, November 19th.
3. Village Office Generator – Transfer switch expected to be installed Friday, November 19th by JL Electrical Group for \$2,850
4. Water Treatment Plant – Ordered installation of internet service to improve facility efficiency.
5. Water Dept. Projects – Participated in video conference with Deputy Mayor Shaw and Public Resources Advisory Group to explore financing of 2022 infrastructure projects. Summary report from PRAG to follow.

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

1. Board of Architectural Review – November 18th at 7 pm
2. Planning Board – November 24th at 7:30 pm Meeting canceled due to lack of items requiring review
3. Board of Zoning Appeals – December 1st at 7 pm Meeting canceled due to the lack of items requiring review.