



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

**Construction Report**  
**October 2021**

Certificate of Occupancy Requests

1. Jazz on Pine, 12 Pine Hill Rd.
2. Miller, 36 East Lake Rd.
3. McHugh & Heffernan, 31 Lorillard Rd.
4. Spangler, 73 Clubhouse Rd.

Stop Work Orders

1. Genesis Real Estate Partners 1, LLC, 116 Tower Hill Rd. West.

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 24<sup>th</sup>. Inspection scheduled on Tuesday, October 26<sup>th</sup>.
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 21<sup>st</sup> and agreed to remove the tallest portion of the fence and indicated that he will seek a variance for the lot line setback.
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.
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.

Inspections & Active Projects

1. Rifkin, 97 West Lake Rd. – House demolition completed without any issues. Excavating for footings for new home.
2. Orange & Rockland Electrical System Upgrades – Project progressing. No complaints received. Continuing work on Crows Nest Rd. Next year the electrical distribution system upgrades are expected to include the Tower Hill Rd. area.
3. Malik, 62 Camp Comfort Rd. – New cedar roof and new chimney being constructed without any issues.
4. Friedman, 2 Ridge Rd. – Complied with BAR request to remove skylight and add plantings. Gravel driveway completed.

## Project Status

1. Tinari, 55 & 57 Clubhouse Rd. – Variances from the Board of Zoning Appeals have been granted.
2. 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 21<sup>st</sup>. The BAR approved the project in conjunction with the BZA approvals.
3. Santoianni, 62 Clubhouse Rd. – Application received for replacement of a fence. The project went before the BAR on October 21<sup>st</sup>. The project was approved.
4. 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. Auction of DPW Snow Blower – Submitted application and photos to Auctions International to place the snow blower on the auction site. **Auction ended October 20<sup>th</sup> with a high bid of \$4,050. Village Board needs to accept or reject the bid at their next meeting.**
2. Climate Smart Community – Supplied Jim Hays with the following usage amounts for the year 2018 so he can complete his application to Climate Smart:
  - a. Fuel oil
  - b. Natural Gas
  - c. Electricity
  - d. Gas
  - e. Diesel
3. Police Gate House – Vehicle protection bollards are in position for final installation. Entrance door installed and lined with bullet proofing. Interior trim completed.
4. Village Office Generator – Solicited bids to replace and relocate generator transfer switch. Received the following bids:
  - a. JL Electrical Group - \$2,850 with 3 week delay in obtaining materials
  - b. Peak Power - \$3,200 with 10-16 week delay in obtaining materials
  - c. Excel Electric – Did not bid due to up to 16 week delay in obtaining materials

I asked JL Electric to order the materials and to complete the project as soon as possible as we do not have reliable electrical backup at the Village Office.

5. Coordinated meeting with companies involved with Police Dept. computer, video, and gate system to develop a plan to create a more reliable system. Continued to request project estimate from New Windsor IT. They did not provide estimate and did not seem interested in returning. Systems had numerous issues in October that resulted in Police Overtime. Some repairs have been made. Waiting for estimate to remove unnecessary wires, label wires and update equipment.
6. 2021 SCAR Assessment Hearings – Attended on behalf of the Village Board of Assessors the Small Claims Assessment Review hearings on Sept. 14<sup>th</sup> from 9-2 pm. Prepared and presented 20 cases against those property owners seeking a lower assessed value.

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

1. Board of Architectural Review – November 4<sup>th</sup> and 18<sup>th</sup> at 7 pm
2. Planning Board – November 10<sup>th</sup> and 24<sup>th</sup> at 7:30 pm
3. Board of Zoning Appeals – December 1<sup>st</sup> at 7 pm