

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

**Construction Report**  
**October 2018**

Home Sales

1. 12 Ridge Rd.
2. 127 East Lake Rd.

Certificate of Occupancy Requests

1. 86 Summit Rd.

Stop Work Orders

1. None issued during month of October.

Violation Letters

1. Olderog, 93 Circuit Rd. – Property Maintenance, Oct. 5<sup>th</sup> due date. Certified letter signed for on October 6<sup>th</sup>. Left phone message with Mr. & Mrs. Olderog on Oct. 12<sup>th</sup> and 17<sup>th</sup>. No response. If no reply by October 19<sup>th</sup> court appearance letter will be sent.
2. Bergin, 12 Pine Hill Rd. – Property Maintenance, Oct. 26<sup>th</sup> due date. Spoke to Adam Speregen from law firm handling foreclosure. He said he will advise the maintenance company to cut the lawn immediately.

Inspections

1. South Gate House – Exterior painting.
2. ASB 120 – New water service line.
3. Turner – Decking and excavation to waterproof foundation wall.
4. Sewer Plant – Obtain measurements for water recycling project.
5. Villa Inna, LLC, Camp Comfort Rd. – Floor hatches.

Capital Improvements

1. Water Storage Tanks, Ridge Road – Confirmed with company performing work that the internal maintenance of the second water storage tank scheduled the week of October 22<sup>nd</sup>.
2. Water Plant
  - a. Filters - Awaiting DPW assembly of water filter. Parts delivered, in process of reassembling water filter number one. Filter scheduled to be in service before the end of September.
  - b. New boiler scheduled to be installed by the end of November. Evaluation of boiler in the spring revealed significant issues requiring replacement.
3. Sewer Plant Recycling Water Project. Parts ordered for sewer water recycling project. Custom parts to be delivered second week of November. Anticipate completing project in November.
4. Water Leak – Water production remains consistently higher than water consumption. In process of obtaining and comparing leak detection proposals. Awaiting one additional quote.

### Meeting Schedule

1. BAR – November 6<sup>th</sup> and 20<sup>th</sup>
2. PB – October 24<sup>th</sup> and November 14<sup>th</sup>
3. BZA – One application for November. Need to reschedule meeting due to Thanksgiving holiday.

### Projects Under Review

1. Campbell – Demolition of existing house and construction of new home located on Lorillard Rd. Met with landscape architect to reduce site disturbance.
2. Reffkin – Spa preliminary plan review. Permit requires BAR and BZA approvals
3. Kass, - Generator and propane tank installation
4. Howard – Repalcing French doors
5. VTP Police Dept. - Generator

### Active Projects

1. Sink, 34 Tower Hill Rd. – Met landscape architect to review plans. Waiting for updated plans.
2. Villa Inna, LLC, Camp Comfort Rd. – Interior finishes being installed (flooring, tile, and cabinets).
3. ASB120, 2 Circuit Rd. – Working on landscaping, new water service and electrical service line.
4. Matthews, Clubhouse Rd. – Received electrical inspection certificate.
5. Turner, 49 West Lake Stable Rd. – Completed deck install, finishing window installation.
6. Friedman, 2 Ridge Rd. – Continuing to work on project.
7. Tavani, 52 Turtle Mtn. Rd. – Upgrading roofing material from asphalt to wood shingle, removing dormers and changing house color approved by BAR.
8. Shore, 19 Patterson Brook Rd. – Construction of garage.

### Violations

1. Removed contractor advertising signs on Circuit Rd. and Clubhouse Rd.
2. West Lake Rd. – Property maintenance – No response. Sent court appearance ticket. On court docket October 18<sup>th</sup>.
3. Serpentine Rd. – Property maintenance – Sent response to letter requesting NYS Licensed Eng. address environmental and structural issues, and landscaper cut back overgrowth. No response. Sent court appearance ticket. On docket October 18<sup>th</sup>.
4. Lorillard Rd. – Boat dock exceeds maximum permitted size. Property owner has been advised of issue.
5. Stable Rd. – Property owner advised of hazardous dead tree. Homeowner is process of contacting tree removal company. Will send reminder this week.