

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

Construction Report
October 2022

Certificate of Occupancy Requests

1. 126 Summit Rd.
2. 79 Turtle Point Rd.

Violation Letters

1. Jazz on Pine, LLC, 12 Pine Hill Rd. – Met with property owner on October 13, 2022. Working on electric repairs and interior floorplan. Tenant is no longer in the apartment. Progress is being made addressing most of the items.
2. Genesis Real Estate Partners 1, LLC, 116 Tower Hill Rd. West – Advised the Village Attorney of violations both inside and outside the home. Next Justice Court hearing on October 20th
3. Farmerie, 119 Laurel Rd. –The fence installed without a permit has been removed from the property. Violation resolved.

Inspections & Active Projects

1. Paes, Tower Hill Rd. East – Spoke to new construction manager. Have a meeting scheduled on October 20th at 2 pm.
2. Rifkin, 97 West Lake Rd. – Interior sheetrock completed and primed. Completing top of chimney on south side of the house. Completing exterior painting. Interior flooring and cabinetry to be installed next month.
3. De Haydu, East Lake Rd. – Met with the property owners and their contractor about project schedule. They would like to start work this fall but delivery of materials may delay some aspects of the project.
4. Klein, 130 Continental Rd. – Interior renovations continuing. Completed sheetrock, currently installing tile in bathrooms.

Project Status

1. Nicholson, 25 Mtn. Farm Rd. – Building stone wall behind pool house. Discussing alternative designs for pool fence and gate.
2. Tuxedo Club – BAR needs to approve landscaping and new light pillars within the parking area. The application is on the November 3, 2022 agenda
3. Perna, Lookout Stable Rd. – Application for a new home is currently before the Planning Board and Board of Architectural Review. The Planning Board approved the project on October 12, 2022. The application is before the BAR on October 20, 2022.

Other

1. Working with Jeff Voss daily to maintain work schedule.
2. Sewer Plant – Internet service installed as of October 21st.
3. Wee Wah Dam and Pond No. 3 Dam – Received dam inspection reports from Joe Zongol at Weston & Sampson Engineers. Need to schedule review of the reports with the engineers to address concerns cited in their report.

4. VRI Environmental Services – Maintained contact with company representatives to make sure there are no issues at the water and sewer plants. Resolved issue regarding the submittal of the Annual Water Report Certification on October 21st.
5. Water Meter Installations on Well Accounts – Working with Denise and Jeff Voss to schedule meter install on those accounts that have wells in preparation for sewer billing at the end of September.
6. Wee Wah Park & Beach – Planning on turning water off and winterizing bathrooms the first week of November.
7. Police Dept. Lodge Roof – Advised Gonzales Roofing that they were awarded the shingle roofing project. They expect to start the roof on November 7th.
8. Police Dept. Lodge 2nd floor air conditioning. Obtained revised estimates on installing air conditioning on 2nd floor of building. Recommend awarding the job to Northern Plumbing and Heating. There is a small amount of electrical work that will be performed in house.
9. Water Meter Reading Devices – Sent meter information on reading device that could be installed on outside hose bib as an alternative to installing meter inside where space and access is limited. Waiting comments from water department.

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