

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

Construction Report
September 2019

Sales

1. None

Certificate of Occupancy Requests

1. Zgonena, 115 Tower Hill Rd

Stop Work Orders

1. None issued

Violation Letters

1. Cheung, Lorillard Rd.
Notified property owner about large dead tree within 50' of West Lake Rd. that is in jeopardy of falling onto West Lake Rd. and needs to be removed. Due to close proximity to electrical wires Orange & Rockland has agreed to remove the tree during the upcoming electric wire upgrades.
2. Chin, Camp Comfort Rd.
Notified property owner that car must be registered or not visible from road or neighboring properties.
3. Nealis, West Lake Rd.
Sent reminder regarding appearing before the BAR before changing entrance gates from chain link to iron.

Inspections & Active Projects

1. Villa Inna, LLC, Camp Comfort Rd. – Escrow reimbursed project completed.
2. Hennessy, West Lake Rd. – Issued permit for new double lined oil tanks.
3. ASB 120, 2 Circuit Rd. – Kitchen completed. Remaining work – Install light fixtures, door hardware, complete landscaping, pillars and lights.
4. Scherer, East Lake Rd. – Landscaping underway.
5. Shore, Brook Farm Rd. – Remaining work includes stucco, garage doors and landscaping
6. McGrath, Brook Farm Rd. – Interior framing, plumbing, and insulation mostly completed. New brickwork and new windows in progress.
7. Orange & Rockland – Electrical system upgrades. Met with several contractors to answer questions and maintain list of who was in the VTP. Contractors are preparing to submit bids to O&R. Bid opening is next Wednesday. Reported street light that was inoperative on utility pole that did not have an identification number.
8. Friedman, Ridge Rd. – Set up scaffold to make repairs and paint house. Issued request for permit extension fee.
9. Reffkin, Mtn. Farm Rd. – Started site work for spa. Asked that siltation fence be installed around excavated soil.

10. East Lake Rd. & Chastellux Lane brick wall – Examined several options to repair wall with Deputy Mayor Mchugh. Options included replacing entire wall with new brick, replacing VTP owned wall section with wood timber, shortening of wall to reduce cost, speaking to adjoining property owner to share expenses associated with an entire new wall. After receiving multiple quotes the contractor with the lowest bid was chosen to repair only what was necessary using existing brick to the greatest extent possible and to rebuilt wall cap where necessary. Drainage points were added to the lower section of the wall.

Capital Improvement

1. Carry over from last month - Potuckit Road Water Storage Tank – Reviewed plans to determine if tank sections can be isolated for inspection. Need to inspect tank and piping with Jeff Voss.
2. Water Plant
 - a. Received water plant inspection report. No issues noted in the report.
 - b. Testing data loggers provided by Trimble and EJ Prescott Co. to determine if data loggers can upload data necessary to locate water leaks. Discovered that both a cellular signal and FM radio signal are necessary for the data loggers to operate. Having issues obtaining both signals at test locations in the Village and Town.
 - c. Using third quarter water pumping and billing records determined that the water loss percentage is nearly equal when comparing Town vs. Village.
3. Sewer Plant Recycling Water Project. Operating as designed. Saving 90,000 gal. of processed water per week.
4. Water Department Regulator Building – All meters operating. Obtaining meter readings weekly to monitor water usage and leaks in water distribution system.

Meeting Schedule

1. BAR – October 5th (Canceled due to lack of quorum) and 19th
2. PB – October 11th and 25th (Canceled no applications to review)
3. BZA – October 5th (Canceled no applications to review)

Projects Under Review

1. ASB120, LLC, Circuit Rd. – Pillars and lights.
2. Matthews, Clubhouse Rd. – Changing roofing material from cedar to asphalt.
3. Laukitis, Brook Rd. – Garden Shed (addressing Village Code violation).
4. Hartmann, Tower Hill Rd. – Porch roof and windows (addressing Village Code violation).
5. Delanner, Summit Rd. – Replace brick or stucco outer walls. Change in existing color with both options.
6. Traffic Booth, Tuxedo Rd. – Verifying quotes for control of south gate and main gate (audio & video).