

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

Construction Report
September 2020

Sales

1. Craig, 23 Ridge Rd.

Certificate of Occupancy Requests

1. Ramsey, 66 Clubhouse Rd.

Stop Work Orders - None

Violation Letters

1. NY University, Lookout Rd. - Emailed correspondence with NYU regarding fallen trees within 50' of the property line that need to be removed. Trees have been removed, violation resolved.
2. Kemarskaya, 167 Wee Wah Rd. – Notified to repair lattice fence and cut lawn. Lawn cut shortly after violation request. Lattice has been repaired.
3. Santoianni, 62 Clubhouse Rd. – Property owner modified deer netting to make it less visible while he develops plan for a permanent fence. Property owner submitted building permit application and appeared before the BAR on September 17th. Fencing was approved. Color to be considered after BAR site visit.
4. Mailman, 115 Tower Hill Rd. – Met with property owner, there engineer, and the Village engineer to discuss options to resolve the violations pertaining to the placement of fill on the property.
5. Verizon, East Lake Rd. (Near South Gate) - Need to repair low hanging wires and disconnected guy wires. Verizon project coordinator claimed that the wire were raised. Upon inspection it did not appear that they were raised. Notified Verizon that the wires do not appear to be raised. Reminded Verizon representative once again about wires. He said that they will be adjusted soon.

Inspections & Active Projects

1. Pulver, 202 Continental Rd. – Inspected interior of house with property owner. Work progressing. Received complaint regarding bright lights around the exterior of the house. Met with property owner and electrician. After some discussion it was agreed that the pathway lights would be removed and the preexisting spot lights facing the driveway will also be removed. One light near the entrance will be repaired.
2. McGrath, 22 Brook Farm Rd. – Continuing to work on interior finishes. Kitchen, pool and deck finished.
3. Orange & Rockland Electrical Upgrades – Continuing to work on maintaining contact with utility company representative to resolve issues concerning Village residents.
4. Madden, 64 Tower Hill Loop –Notified contractor to install asphalt where the road was cut to install new water line.
5. Langdon, 30 Lorillard Rd. – Oil spill cleanup completed. Monitoring well installed until further notice.

Project Status

1. Sunnymede, LLC, 194 East Lake Rd. – Blasting application for pool has been withdrawn. Applicant expected to submit new site plan with pool locate changed to level lawn area.
2. Farmerie, 119 Laurel Rd. – Construction of trellis/pavilion approved. Waiting for engineering drawing to address footing details.
3. Paes, Tower Hill Rd. – Project before the Board of Zoning Appeals for variances involving the height of a stone wall and fence, and an area variance for above grade deck and patio area. Drainage report has been submitted and forwarded to Village Engineer for his review before applicant returns to the BZA and PB. Engineer has submitted his review comments to the BZA. Applicant is on the October 7, 2020 BZA agenda
4. Wang, 37 West Lake Rd. - Porch enclosure and sunroom addition under review. BAR performed site visit. Project approved on September 17, 2020. Due to what appeared to be a low project estimate, the BAR asked that the applicant revise the project cost upon completion of the project when the actual projects cost is known.
5. Laukitis, 16 Brook Rd. – Reviewing approved plans for the garage addition and landscaping.

Capital Improvement

1. Water Plant Filter Controls – Received bid results. Currently before the Village Board for approval.
2. Water Plant Filter Controls Power Surge Protection Project – Napp Electric scheduled to perform work. Need to check on status of upgrades
3. SSES project – Providing Weston & Sampson Engineers with local knowledge to help facilitate the project while maintaining positive VTP resident communications.

Other

1. Haugland Energy Group – Notified of hazardous trees on West Lake Stable Rd. Haugland agreed to remove one of three trees. Will reach out to property owner about removal of the remainder of the trees.
2. Milfoil particle barrier design. Advised lakes manager to check milfoil barrier at the Tuxedo Club. The barrier had not been checked in two months. Lakes manager reported that all the milfoil barriers are working as designed.
3. Water Plant Oil Tank – Oil tank has been ordered and should be delivered before the end of the month.
4. Water Plant Generator – Ordered last month. Expected to be installed with new fuel oil tank in October.

Building Dept. Meetings – Meetings conducted as needed via Zoom video conference. Check website to confirm schedule.

1. BAR – October 1st (cancelled - no applications requiring review at this time) and 15th at 7 pm
2. PB – October 14th and 28th at 7:30 pm
3. BZA – October 7th at 7 pm