

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

Construction Report
April 2022

Certificate of Occupancy Requests

1. Reede, 22 Lorillard Rd.
2. Reverse Mtg. Solutions, 12 Pine Hill Rd.
3. Hall, 5 Lookout Stable Rd.

Stop Work Orders

None

Violation Letters

1. Jazz on Pine, LLC, 12 Pine Hill Rd. – Court date scheduled for April 21st. A reinspection of the property was conducted on April 20th. Several violations were not addressed.
2. Genesis Real Estate Partners 1, LLC, 116 Tower Hill Rd. West – Court date scheduled on April 21st. Work proceeding without a permit.
3. Farmerie, 119 Laurel Rd. – Court Appearance scheduled on April 21st. Application made to the BZA not complete. Previously reminded the property owner about Village Code section 100-63 where penalties in the amount of \$250 per day can be charged every day that a violation exists.
4. Yuan Chin, 31 Camp Comfort Rd. Sent letter regarding non registered vehicles in driveway, construction debris in driveway, roof gutter falling off house, dangerous condition of front and rear porch, and mailbox fallen near edge of road. Requested that all the violations are addressed by Jan. 31, 2022. No reply from the property owner. Recently made contact with new owner who has started to address the violations.

Inspections & Active Projects

1. Rifkin, 97 West Lake Rd. – Framing of house completed. Concrete patio poured. Starting to insulate walls and perform additional carpentry on the outside of the house.
2. Paes, Tower Hill Rd. East – House foundation walls in process of being formed. Concrete scheduled to be poured at the end of the week. Met with contractor and Jeff Voss regarding new water and sewer connection locations.
3. Overton Subdivision – Approved areas to be trimmed along driveway entrances and proposed house sites underway

Project Status

1. Wilensky, Pine Hill Rd. – Received response to my concerns regarding the construction of iron and glass awnings over the garage and front entrance. Project approved at April 7th BAR meeting.
2. Devereux, 178 Continental Rd. – Provided preliminary review of plans to modify and enlarge rear deck. BZA approved rear yard variance.

3. Simet, Patterson Brook Rd. – Reviewed plans to remove existing house structure. In accordance with Local Law 1 of 2022, demolition application has been forwarded to the Planning Board. Planning Board approved demolition on April 13th.

Other

1. DPW Equipment – Nine of the eleven items that were bid have been picked up. The remaining items should be picked up by the end of the month. Total money received from ten of the eleven items is \$8,545.
2. Paul Brooke, East Lake Rd. – Met to discuss new dock and boat configuration dependent upon changes to the laws regarding dock length.
3. Optimum Internet connection at Police Dept. – Progress appears to have been made recently with the installation of a separate modem at the South Gate House.
4. Communications Committee – Meeting scheduled on April 26th to collect ideas on next steps.
5. Lookout Stable Rd. – Corresponding with new property owner regarding requirements to file a building permit application for a new home on vacant land.
6. Tuxedo Rd. – Met with new property owner regarding water and sewer locations for new home and possible subdivision.
7. Insurance – In process of seeking bids for insurance for the 2022-2023 budget. Spent several hours providing information to existing and a new insurance company to obtain the best rates.
8. Water Distribution System – The pressure relief valve was received after a five month delay and installed by the Village DPW staff. The pressure relief valve should help reduce water main breaks in the Hamlet. I discussed with Village Engineer Joe Zongol the installation of a data logger to record the water pressure in the Hamlet. Analyzing water pressure may help identify other problems in the water system, and enable the pressure relieve valve to be adjusted to provide the most benefit to the Hamlet water system.
9. Water Dept. – Leak Detection – GPRS LLC, has been contracted to perform leak detection on the entire water distribution system starting May 9, 2022.

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