

**VILLAGE OF TUXEDO PARK**  
**80 LORILLARD ROAD**  
**TUXEDO PARK, NEW YORK 10987**

**Construction Report**  
**January 2023**

Certificate of Occupancy Requests

1. 18 Patterson Brook Rd.

Violations

1. Whelahan – 72 Lookout Rd. – Letter regarding property maintenance issues was returned as the address on file was not valid. Left three messages with company that listed the property, Patrick Lynch, and received no response. Will continue to attempt to contact Patrick Lynch.
2. Genesis Real Estate Partners 1, LLC – Inspected property with Alfred Fusco, the property owner’s engineer. Interior work deemed to make the interior safe has been completed. Property owner was advised of the permit approvals necessary to bring the property into full compliance with the Village Code and NYS Building Codes.
3. Umansky, 182 Tuxedo Rd. – Sent letter regarding damaged brick/stone pillar that needs to be rebuilt.

Inspections & Active Projects

1. Paes, Tower Hill Rd. East – Framing second floor in progress. Fencing to protect trees was reinstalled. Debris on site have been removed from the property
2. Rifkin, 97 West Lake Rd. – Spoke to architect about paint colors that did not match BAR approval. Architect will send letter to me regarding reappearing before the BAR for the paint color changes and landscaping changes.
3. Klein, 130 Continental Rd. – Interior flooring, and carpentry ongoing.
4. Ramos, 73 Clubhouse Rd. Interior renovations ongoing.
5. Monderer, 126 Summit Rd. – Repairs to electrical system have been completed.
6. Lynch & Pomeranz, 217 West Lake Rd. – Interior renovations progressing.
7. Farmerie, 119 Laurel Rd. – Sent letter regarding water that flows from the driveway onto Laurel Rd. and creates a maintenance issue for the DPW. Including ice when the weather is below freezing.
8. Mallory, 2 Stable Rd. – Reviewed preliminary plans for fencing, generator, and propane tank relocation. Application to go before the BAR in February is expected.

Project Status

1. Perna, Lookout Stable Rd. – During excavation for the house foundation rock was discovered. Applicant was advised to return to the BAR to obtain approval to shift the house away from the rock. Geothermal wells have been drilled.
2. Nicholson, 25 Mtn. Farm Rd. – Discussed bathhouse portion of the project with contractor. Bathhouse to be framed soon.

## Other

1. Water Main Breaks – Coordinated one day contract with GPRS, LLC in the amount of \$2,450. to locate leaks in the water system after I was advised that water plant could not keep up with water demand. Four leaks were identified, three leaks have been repaired and one water service line has been turned off.
2. Water Filter Repairs – Coordinated conference calls between Tom Dennis at Westech, Inc, Jeff Voss, and Tyler Post, to resolve issue with water filter number two. Issue has been resolved. Avoided scheduling on site visit at a cost of \$5,700.
3. Orange & Rockland – Met with representative to review trees leaning toward wires, utility poles that need to be removed, resident concerns about utility pole and guide wire locations, and streetlights.
4. Orange & Rockland – Storm hardening work nearly completed. The last portion of the project involves removal of the utility poles that have been replaced along West Lake Rd., Tower Hill Rd., and East Lake Rd.
5. Orange & Rockland – The Village is being awarded four LED street lights at no cost. We could also replace additional lights at \$666.92 per fixture. The Village needs to notify O&R which street lights we would like to replace.
6. Wee Wah Dam – Waiting for Michael Quinn of Schnabel Engineering to respond to the issues that we are having with the valve shaft and stop logs.
7. Communication Committee Update –Nothing new to report. VTP Communications Consultant, is currently reviewing propagation maps and other technical maps to determine if a cell tower would be helpful in that area to the Village Residents
8. VRI Environmental Services – Ordered materials needed for regular operations of the water and sewer plants.
9. Auctions International – Posted items on auction site that are not needed by any of the departments, and to increase storage space. Auction ends January 30, 2023.
10. Water Plant – Asked DPW to discard ladder that was bent and did not have appropriate foot pads. Ladder has been discarded and replaced with fiberglass A frame ladder.
11. Climate Smart Communities – Jim Hays and I previously sent electrical usage history to NY Power Authority to obtain more competitive electric rates. Received pricing options from NY Power Authority that could save the Village over \$90,000 per year in electricity costs. Sent proposal to Village Board for January 18, 2023 meeting. Also, met with three heating companies to explore the use of heat pumps that are more efficient than the heating systems currently in use. We asked for estimates to upgrade the heating and cooling system at the Village Office, and the heating system at the sewer plant.
12. Attended continuing educational class titled “Energy Code and Existing Buildings”. Received 1.5 credit hours of in service training.
13. Discussed several projects with Village Residents to guide them through the building permit process.

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