

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

**Construction Report**  
**January 2022**

Certificate of Occupancy Requests

1. Howard, 12 Ridge Rd.
2. Honor & Coen, 94 Pine Hill Rd.
3. Gluck, 1 Circuit Rd.

Stop Work Orders

None

Violation Letters

1. Genesis Real Estate Partners 1, LLC, 116 Tower Hill Rd. West – Court appearance scheduled on January 20<sup>th</sup>. Spoke to property owner on three occasions and requested the submittal of permits for work being performed. Property owner has not complied with my request. Stop Work Order issued on September 13, 2021.
2. Farmerie, 119 Laurel Rd. – Court Appearance scheduled on January 20<sup>th</sup>. Sent request to discuss fence permit application. Fence requires variance for the proposed height exceeding 6’ and proof that the fence is setback 2’ from the property line. Farmerie went before the BAR on October 21<sup>st</sup> and agreed to remove the tallest portion of the fence and indicated that he will seek a variance for the lot line setback. Tallest portions of fence removed. Homeowner has not applied for a variance from the 2’ property line setback requirement.
3. 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. If the violations are not resolved by Jan. 31, 2022 a court appearance notice will be sent.

Inspections & Active Projects

1. Rifkin, 97 West Lake Rd. – Foundation waterproofing and drainage completed. Framing started week of January 10<sup>th</sup>.
2. Malik, 62 Camp Comfort Rd. – Interior work nearing completion.
3. Paes, Tower Hill Rd. East – Temporary electric service installed. Met with general contractor and O&R to discuss relocation of electric service to address neighbor’s concerns.
4. McGrath, 22 Brook Farm Rd. – Inspected property after receiving letter from a neighbor concerned about the number of storage PODS located on the property, and exterior unfinished work. The property owner had two of the four PODS removed. Weather permitting, the exterior work will continue.
5. Bruno, Brook Farm Rd. – Received complaint about tree removal along the Brook Farm Trail. Upon investigation it was determined that the trees that were being cut were not on the trail or in the Town of Tuxedo. The trees were located on Mr. Bruno’s two lots adjacent to the trail that are located in the VTP. Mr. Bruno was advised that only four trees per year can be removed on each of his lots without approval from the Village Board.

6. Kliewe, 217 West Lake Rd. Three underground oil tanks were removed prior to the sale of the property. None of the oil tanks showed any signs of leaking.
7. Sanandaji, 78 Pine Rd. – Answered questions regarding smoke detector and carbon monoxide detector requirements.
8. Tuxedo Park School, Camp Comfort Rd. – Performed inspection to confirm that all items blocking the hallway and utility room were removed. Items were removed.

### Project Status

1. Nicholson, Mtn. Farm Rd. – Applicant appeared before the BZA on January 5<sup>th</sup>. Requested variances were granted. Architect and engineer preparing plans for appearance before the BAR to obtain final approval.
2. Wilensky, Pine Hill Rd. – Received call from engineer hired by the applicant. Discussed documentation needed to proceed with BAR and Building Dept. approval for canopy structures.
3. Sunnymede, LLC – Appeared before the BAR on Jan. 6<sup>th</sup> to discuss landscaping plan. Landscaping plan includes construction within 100’ of Tuxedo Reservoir. Sent BZA application and letter advising property owner that a variance is needed.
4. Wilensky, Pine Hill Rd. – Provided preliminary review comments on extending driveway.
5. Tuxedo Park Sign at the entrance to the VTP – Obtained paint to match the sign. Matching paint will be used to paint other signs at the entrance to the VTP.
6. South Gate Entrance – Discussed sign locations and painting. Agreed to remove one post and to mount the sign on the new post installed to support the license plate reader. Two other posts were painted black to improve the appearance of the South Gate Entrance.

### Other

1. Haugland Energy Group – Coordinated Zoom meeting with Haugland company representatives and Mayor McFadden to obtain an estimate to connect all municipal buildings with fiber optic cable.
2. Lightpath – Took part in introductory meeting to discuss connecting to fiber optic network. As previously thought fiber optic line exists in the VTP. Sent list of municipal building locations to obtain pricing to complete wiring to all municipal building locations.
3. Building Dept. – Sent email to Village Engineer advising them that they will be notified on an as needed basis regarding Board of Architectural Review projects and they will not be sent plans for every project before the BAR.

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

1. Board of Architectural Review – Jan. 20<sup>th</sup> meeting canceled as they had no items to review. Upcoming meetings scheduled on Feb. 2<sup>nd</sup> and 17<sup>th</sup> at 7 pm
2. Planning Board – Jan. 12<sup>th</sup> and 26<sup>th</sup> meeting canceled as they have no items to review. Next meetings Feb. 11<sup>th</sup> and 25<sup>th</sup> at 7:30 pm
3. Board of Zoning Appeals – Feb. 2<sup>nd</sup> meeting canceled as there are no applications before the board. Next meeting March 2<sup>nd</sup> at 7 pm.