

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

John Ledwith, Building Inspector

Building Inspector Report
October 2023

Certificate of Occupancy Requests

1. 55 Clubhouse Rd.

Violations

1. Genesis Real Estate Partners 1, LLC – At the Oct. 2nd meeting the BAR approved the driveway gravel color, the extension of the driveway, and the installation of an underground propane tank. The applicant was placed on the Oct. 16th BAR agenda to discuss remaining items but declined to attend the meeting.
2. Evans-Freke, 91 Lookout Rd. – Fallen tree cleanup has stopped. Will discuss sending violation notice with court appearance ticket with Village attorney.
3. Young, 44 Tower Hill Loop – Violations remain involving tree topping, and driveway construction without a permit and on neighboring property. Village attorney and attorney for the property have discussed the matter and recommend that the issue is referend to the BAR for review.

Inspections & Active Projects

1. Paes, Tower Hill Rd. East – BAR approved revised soffit molding sample. Work on several aspects of the project are ongoing.
2. Wolf, Lookout Rd. – New plumbing work inspected.
3. Ramos, 73 Clubhouse Rd. Reminded property owner about window grills that were approved by the Board of Architectural Review. Window grills expected to be installed by the beginning of November.
4. Perna, Lookout Stable Rd. –Indoor pool shotcrete applied.
5. Schmidtberger, East Lake Rd. – Footings and concrete walls for rear of house under construction. New garage masonry walls completed. Reframing house underway in accordance with the plans.
6. Shaw, Tower Hill Rd. West – At the October 2nd BAR meeting the BAR approved an 18” bluestone capped stone wall to enhance the area.
7. Nelson, 117 Tower Hill Rd. West – Framing, plumbing and rough electrical have been completed. Insulation install is in progress. BAR approved alterative exterior wood siding sample at the October 16th BAR meeting. Discussed with contractor removal of fallen tree, and concerns about driveway water that flows into Tower hill Rd. West. Advised contractor to speak with DPW Superintendent to develop plan to direct water into nearby drain.

8. 15 Summit Rd., LLC – Project architect and landscape architect attended October 16th BAR meeting to discuss informal plans to construct entrance building to enclose generator. A gate for the entrance of the driveway was discussed along with an extensive landscape planting plan. Expect building permit application and plans for formal review to be submitted by the end of October. Preliminary plans show the need for side yard and front yard variances from the BZA.
9. Bartlett, 161 Continental Rd. – BAR approved changes to the rear of the house structure and an extensive landscaping plan. Solar panels were also approved on the rear of the house. The solar panels do not directly face the road or neighbors.

Other

1. Hudson Valley Sign – After bringing to their attention that the sign at the entrance to the VTP is in disrepair after only two years, they have agreed to replace the sign at no cost. Sign should be replaced by the beginning of November.
2. Overton – Overgrowth removed from the side of Mtn. Farm Rd.
3. Property owners on Laurel Rd., Tower Hill Rd. West, and Mtn. Farm Rd. removed overgrowth from the Village roads as requested.
4. Hurley, Serpentine Rd. & Clubhouse Rd. – Met with landscaper regarding cutting back overgrowth from roads. Work should start soon. Also, advised property owner of needed stone wall repairs.
5. Orange & Rockland – Removed tree limbs from tree on Lookout Mtn. Rd.
6. NYClass – Investment interest YTD, \$65,448.
7. Verizon – Provided list of outstanding wire and pole issues to Mayor Citrin who forwarded the information to Senator James Skoufis. Some repair activity was performed last Friday. If no additional progress is seen by the end of this week we will notify Senator Skoufis.
8. MTA & Metro North Railroad – Attended Zoom meeting regarding revisions to plans for Rt. 17 and East Village Rd. modifications to include removal of the flashing yellow light on Rt. 17, and construction of a traffic light interchange at the Rt. 17 intersection with East Village Rd. With the new plan, all traffic coming to the VTP from the south will have to stop at the traffic light and wait for a green light before turning left towards the entrance to the Village of Tuxedo Park.
9. Myers, Tower Hill Loop – Repairs to the concrete wall are planned before the end of the year.
10. Crawford, Ridge Rd. – Trees requested to be cut down have been removed.
11. Continental Rd. Wall – Stone wall repaired. Waiting for repair of two small areas of concern.
12. Orange & Rockland – The Village needs to notify O&R which four street lights we would like to replace with LED fixtures.
13. Police Dept. Roofing – Unbeknown to us the roofer left the windows open after making repairs to the window sill area resulting in a leak on the first floor of the building. Since the windows were closed no leaks have been seen. I removed a small section of wood flooring to prevent a tripping hazard. Waiting for more rain to confirm leaks have been addressed before repairing the wood floor and painting walls.
14. Tyhovych, Acoma Rd. – Met with SOS Fuels and property owner to discuss plans for the location of a new generator. It was agreed that the generator would be installed on the right side of the house and two bushes will be installed in front of the generator to help reduce the noise and obscure the generator from view.

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