

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

**John Ledwith**  
**Building & Land Use Officer**

**Building Inspector Report**  
**April 2025**

Certificate of Occupancy Requests

1. 103 West Lake Rd.

Inspections & Active Projects

1. Lookout Mtn. Rd – Parcel No. 107-1-120 met with prospective owner. Answered questions regarding zoning requirements and architectural review.
2. 36 East Lake Rd. – Continuing to work on interior cabinetry, woodwork, and painting
3. 44 Clubhouse Rd. – Requested that garbage container is removed.
4. 6 Clubhouse Rd. Ext. – Completed rough in plumbing and sheet rock walls.
5. Mtn. Farm Rd./Camp Comfort Rd. – Overton subdivision – Inspected after receiving complaints regarding tree removal. Found five trees cut on three parcels. Met with tree removal company and found work to be in compliance with the Village Code.
6. 103 West Lake Rd. – Reviewed and provided comments on replacing cedar roof shingles and removing moss from the shingles while safeguarding Tuxedo Lake
7. 3 tuxedo Rd. – Met with representative from O&R regarding existing code compliance issues, and how to resolve them. In process of obtaining bids to have the electric meter and transfer switch relocated and the generator installed.
8. 8 Stable Rd. – answered questions regarding boiler setbacks, relocating water service line in the house, ground water issues in the back yard.
9. 67 Tower hill Loop – Reviewed plans for pondless water feature. Placed on April 7, 2025 BAR meeting agenda for review.
10. 50 Crows Nest Rd. – Reviewed site plan and issued denial letter to property owner regarding the need for variances that are needed in order to pursue approval of the plans. Applicants engineer and attorney responded with BZA application. Application is scheduled to be on the May 7, 2025 BZA agenda.
11. 97 Tower Hill Loop – working on woodworking and cabinetry
12. Updated Village website as it pertains to Planning Board, Board of Architectural Review, and Board of Zoning Appeals meetings.
13. Met with Capital Improvement Chair regularly to manage current projects.
14. Mtn. Farm Rd and Camp Comfort Rd. (John Overton) Planning Board reviewed the request to change the lot building sequence. Planning Board had no issues changing the lot building sequence, but the infrastructure improvements must be completed for each lot before building a home
15. Storm Water Mapping – Held on line meeting with Mayor Citrin, Joe Zongol, Jeff Voss, and Dan Squillini, on identifying ground water pipes, streams, catch basins, and having W&S GIS the areas to be added to the water and sewer maps.

16. West Lake Rd. Bridge Repairs – Discussed bids results with project engineer, Mark Day, and Village attorney, Richard Tucker. Contacted low bidder, checked references, and reviewed there submittal.
17. Orange & Rockland – Requested that cut utility pole is removed from 18 Fox Hill Rd.
18. 29 Serpentine Rd. – Contacted the property owner Kimberly regarding approximately 30 garbage bags that were left in the driveway near the road. After several attempts to have the property owner pick up the bags I obtained a quote from Sterling Carting in the amount of \$385. With an agreement that the property owner would pay the \$385 and if not the amount would be added to the June 2025 tax bill.
19. 12 Lorillard Rd. – Sent email to property owner regarding plans to repair the cottage. Homeowner plans on making the repairs this summer.
20. 102 Circuit Rd. – Sent email to property management company about the poor condition of the house and property. I requested that they contact me to schedule an inspection.
21. 29 Lookout Stable Rd. – Met with property owner and general contractor to review work completed early in the winder. Reviewed framing, plumbing and heating/AC plan. Work expected to begin soon once the weather gets warmer. Will revisit the site at the end of March
22. Updated website and set up Zoom meetings for all Board of Architectural Review, Planning Board, and Board of Zoning Appeals meetings.

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