

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

Construction Report
April 2021

Sales

Several in progress

Certificate of Occupancy Requests

1. Hayes, 61 Clubhouse Rd.
2. Napolitano, 160 Continental Rd.
3. Niblo, 50 Cliff Rd.

Stop Work Orders - None

Violation Letters

1. Friedman, 2 Ridge Rd. – Sent letter regarding noncompliance with plans approved by the Board of Architectural Review. Appeared at BAR meeting on April 15th. Discussed reasons for change. Friedman to appear at next BAR meeting with response to BAR comments.
2. Farmerie, 119 Laurel Rd. – Sent letter regarding the installation of a fence without a building permit. Also asked that 8' high fence section be removed as it required both a permit and a variance from the BZA. No effort has been made to comply. Court date March 18, 2021. Farmerie apologized for missing April 15th deadline. Will apply to BAR by April 26th deadline
3. Hartmann, 116 Tower Hill Rd. West – Sent follow up court appearance ticket regarding condition of porch and windows on the west side of the house. Court date postponed until May 20th.
4. Nealis, 177 West Lake Rd. – Spoke to homeowner about removing the existing chain link driveway gates, and installing the driveway gates that have been leaning against the entrance pillars for an extended period of time. Sent letter on September 9, 2019 regarding this matter and never received a response. Homeowner agreed to contact me within the next two weeks to complete the paperwork necessary to apply to change the driveway entrance gates. No response from property owner as of this report. Will write to her requesting compliance.

Inspections & Active Projects

1. Orange & Rockland – Started Phase II of electrical distribution upgrades. Received revised lease request for BOT approval.
2. Tuxedo Club Tennis Building, West Lake Rd. – Proceeding with BAR approved plans to reconfigure and repave parking lot.
3. Friedman, 2 Ridge Rd. – Continuing to work on carport.
4. Sunnymede, West Lake Rd. – Performed inspection of pool house footings.

Project Status

1. Gordon & O'Neal, 457 West Lake Rd. – Reviewed plans with project architect in advance of resubmittal to BAR.
2. Guinchard/Palazzola, Clubhouse Rd. – Reviewed revised landscaping and house renovation plans for upcoming BAR meeting
3. Paes, Tower Hill Rd. – Received hard copies of BAR approved plans.
4. Denberg, 33 Turtle Mtn. Rd. – Received BZA application for a front yard variance needed for the construction of a screened porch. BZA application tentatively on May 5th BZA meeting agenda.
5. Khoo, 37 Fox Hill Rd. – Repaired small storage shed roof where tree fell through the roof, replaced doors on larger storage shed, making repairs to porte cochere ceiling.
6. Overton, Mtn. Farm Rd. & Camp Comfort Rd. – Met with tree removal company regarding removal of hazardous trees and fallen trees crossing original house driveway.

Other

1. Police Gate House – Ordered building materials for project. Performed inspections to confirm conformance with approved plans. Met with electrician to go over the electrical plans. General carpentry work 80% complete. Window delivery expected next week. Rough in electrical work completed on April 20, 2021.
2. Water Department - Leak Detection – Two leaks remain to be repaired:
 1. East Village Rd.
 2. East Lake Rd.
3. Assisted in the preparation of the draft 2021-2022 VTP budget.

Building Dept. Meetings – Meetings conducted as needed via Zoom video conference. Check website to confirm meeting dates.

1. Board of Architectural Review – May 6th at 20th at 7 pm
2. Planning Board – April 28th and May 12th at 7:30 pm
3. Board of Zoning Appeals – May 5th at 7 pm