

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

Construction Report
July 2023

Certificate of Occupancy Requests

1. 126 Summit Rd.
2. 72 Lookout Rd.
3. 29 Serpentine Rd.

Violations

1. Genesis Real Estate Partners 1, LLC – Appeared before the BAR for site plan changes, west porch roof, and air condenser shielding. The west porch roof was approved in standing seam copper. The applicant was asked to reconsider her site plan changes and the air condenser shielding plans. The violations are still before the VTP Justice Court.
2. Evans-Freke, 91 Lookout Rd. – Was advised to notify Steven Evans-Freke of the property maintenance violations (trees) as he is responsible for property maintenance. Sent email to Steven Evans-Freke on July 24, 2023. If no reply is received by August 1, 2023 a court appearance ticket will be issued for August 17, 2023
3. Young, 44 Tower hill Loop – July court date adjourned to August 17, 2023. Letter received from Young's attorney requesting adjournment for medical reasons.

Inspections & Active Projects

1. Gordon, 457 West Lake Rd. – Inspection report of septic tank received in advance of issuing Certificate of Occupancy.
2. Sage Properties, 24 Ridge Rd. – Notified property owner of fallen tree that required removal near intersection of Cliff Rd. and Lake View Rd.
3. Paes, Tower Hill Rd. East – Pool and spa rebar and bonding completed. Starting plumbing in house. Finalizing site plan to appear before the Planning Board to seek approval to expand the buildable envelope for the relocation of the sewer main connection on Continental Rd.
4. Rifkin, 97 West Lake Rd. – Revised landscaping plan has not been approved. Proposed landscaping plan has raised a number of questions regarding stone wall maintenance, prior to construction, existing, and proposed, site boarder line conditions, and drainage. No agreements were made at the BAR meetings.
5. Klein, 130 Continental Rd. – Finishing doors and hardware, moldings, installing appliances and countertops.
6. Ramos, 73 Clubhouse Rd. siding being installed.
7. Devereux – Finishing landscaping. Project delayed due to water runoff from Clubhouse Rd. Met with property owner and Jeff Voss, DPW Superintendent, to see if water from Clubhouse Rd. can be diverted before it reaches the Devereux property.

8. Perna, Lookout Stable Rd. – Water Service connection made on Lookout Mtn. Rd. Received updated pool plan. Responded with several questions that need to be addressed.
9. Leak Detection – Leak detection survey of water distribution system performed at no cost through the OCHD only resulted in locating one leak.

Other

1. FEMA – Notified Congressman Ryan’s office a list of five residents that I was aware of that received property damage during recent rainstorms. Also sent FEMA contact information to the five village residents.
2. Orange & Rockland – Met with representative regarding removal of several trees near Clubhouse Rd., East Lake Rd. Triangle, and South Gate Rd.
3. NYClass – Completed and submitted application to invest money at higher interest rate than what we are currently getting from Chase.
4. Obtained estimates to have WWP&B sprayed for Ticks.
5. Coordinated removal of fork lift battery that was auctioned off earlier in the year.
6. Met with Miguel Hennessy to address water runoff from uphill property owners. Jeff Voss, DPW Supersentendany looking into the issue.
7. Orange & Rockland – Utility poles remaining from electrical system upgrades removed. Working with Verizon to have wires removed from remaining poles.
8. Water Treatment Plant – Received estimate from Weston & Sampson to have first floor ceiling repairs and second floor door modifications prepared. Asked that there pricing estimate is reconsidered. They lowered there estimate from \$19,900. to \$15,900.
9. Former Tuxedo Gulf – Sent approved documents for back flow prevention devices to property owner for submittal to OCHD.
10. Continental Rd. Wall – Notified HC Landscaping that they have been awarded the job to rebuild the stone wall. Work scheduled to start in August.
11. Tower Hill Road East – Took pictures of open mortar joints where the stones are separating from the wall. Will add project to DPW repair list.
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 – Roofing contractor inspected the roof. They feel that the leak is coming in near the second floor windows. Will attempt to caulk gaps in joints.
14. Communication Committee Update –Nothing new to report.
15. Wee Wah Park & Beach – Coordinated installation of dedicated WI-FI services.
16. Utilities – Sent two reminders to Albert Lee from Verizon regarding low hanging wires on Tower Hill Rd. Cablevision raised there wires and we are now waiting for Verizon to raise theirs.
17. Zoom – Increased Zoom cloud storage to accommodate the number of monthly meetings and file sizes.

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