

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

Construction Report
September 2021

Sales – None this month

Certificate of Occupancy Requests

1. Hess, 97 Laurel Rd.
2. McLain, 15 Ridge Rd.

Stop Work Orders

1. Genesis Real Estate Partners 1, LLC, 116 Tower hill Rd. West – Work being performed that requires BAR approval and the issuance of a building permit.

Violation Letters

1. Tuxedo Park Properties, 76 Summit Rd. – Received complaint about a large dead tree that was leaning toward neighbor's driveway. Met with owner's representative to inspect the complaint. Tree is scheduled to be removed within two weeks. Tree has been removed.
2. Rivenoaks, LLC, 118 Tower Hill Rd. – Sent request to inspect house. Demolition of sections of the interior of the house started four years ago. Require update for the files. Property owner contact me and we agreed to meet to inspect the property before the end of the month. Requested inspection before September 24th.
3. Farmerie, 119 Laurel Rd. – Sent request to discuss fence permit application. Fence requires variance for the proposed height exceeding 6'. Would like to talk to applicant to request that he changes his plans to confirm with the Village Code.

Inspections & Active Projects

1. Orange & Rockland – Project progressing. No complaints received. Project scheduled to be completed by September.
2. Malik, 61 Camp Comfort Rd. – Issued permit to repair damage caused by chimney fire. Rebuilding of chimney underway. Issued letter to the insurance company requiring replacement of cedar shake roof.

Project Status

1. Tuxedo Club, 1 West Lake Rd. – Application to relocate employee parking area and make changes to the member parking area went before the BAR. Variances needed for driveway sight distance, and for modification of a non-conforming use. Application scheduled to be heard at September 1, 2021 BZA meeting. BZA granted variances on September 1, 2021.
2. Tinari, 55 & 57 Clubhouse Rd. –Variances from the VTP Zoning Code are required. The property owner is scheduled to go before the BZA on September 1, 2021. At September 1, 2021 BZA hearing the BZA requested that the variances on the site plan are color coded to help the BZA analyze the request.

3. Gordon & O'Neal, 457 West Lake Rd. –Variances needed for garage addition, greenhouse, and driveway gates and pillars. Applicant appeared before the BZA on September 1, 2021. Variances were granted for the greenhouse and the entrance gates and pillar heights. After some discussion with the BZA Adam Gordon agreed to withdraw his proposal for the garage.

Other

1. Zoom Conference Room – All equipment installed and operating. Equipment was used for the first time at the September 1, 2021 BZA hearing.
2. Police Gate House – Stone base completed. Stone pillars to be installed later this month. Curbing and plantings installed. Bollard covers delayed. Expected delivery was September 10th.
3. Water Department –
 - a. Requested list of hydrants and valves that need to be repaired. No report submitted.
 - b. Leak on East Lake Rd. – Need to schedule repair.
 - c. Leak on service line at 14 East Place – Letter sent to property owner.
 - d. Town Regulator Building – Need to schedule repairs to lights.
4. Met with three engineering companies to seek proposals for the following:
 - a. Relocation of DPW Building and Village Office to a portion of the sewer plant property.
 - b. Repairs need to stone wall near the intersection of Summit Rd. and Ontio Rd.
5. Coordinated meeting with companies involved with Police Dept. computer, video, and gate system to develop a plan to create a more reliable system. Systems had numerous issues in October that resulted in Police Overtime. Some repairs have been made. Waiting for estimate to remove unnecessary wires, label wires and update equipment. Will report more to the Village Board later this month.

Building Dept. Meetings – Effective September 2, 2021 meetings do not have to be conducted in person. Check website to confirm meeting dates and Zoom video/audio conference links.

1. Board of Architectural Review – October 7th and 21st at 7 pm
2. Planning Board – October 1st and 15th at 7:30 pm
3. Board of Zoning Appeals – October 6th at 7 pm