

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

Construction Report
May 2022

Certificate of Occupancy Requests

1. Parr, 174 East Lake Rd.
2. Chin, 31 Camp Comfort Rd.

Stop Work Orders

None

Violation Letters

1. Jazz on Pine, LLC, 12 Pine Hill Rd. – Court date scheduled for May 19th. A reinspection of the property was conducted on April 20th. Several violations were not addressed.
2. Genesis Real Estate Partners 1, LLC, 116 Tower Hill Rd. West – Court date scheduled on May 19th. Worked with Village attorney to provide court with requested documents.
3. Farmerie, 119 Laurel Rd. – Court Appearance scheduled on May 19th. Property owner did not appear in court last month. Application made to the BZA not complete. Previously reminded the property owner about Village Code section 100-63 where penalties in the amount of \$250 per day can be charged every day that a violation exists.
4. Yuan Chin, 31 Camp Comfort Rd. New owner in process of resolving violations involving unregistered vehicles in driveway, construction debris in driveway, roof gutter falling off house, dangerous condition of front and rear porch.

Inspections & Active Projects

1. Rifkin, 97 West Lake Rd. – Framing of house completed. Starting to install cedar roof. Copper flashing and gutter brackets installed.
2. Paes, Tower Hill Rd. East – House basement foundation walls in process of being formed. Electrical service lines started to be installed by Orange & Rockland. Notified O&R of neighbors health concerns. Received road cut permit application to connect to water line in Tower Hill Rd. Waiting for required deposit and insurance documents.

Project Status

1. Wilensky, Pine Hill Rd. – Received response to my concerns regarding the construction of iron and glass awnings over the garage and front entrance. Project approved at April 7th BAR meeting.
2. Devereux, 178 Continental Rd. – Provided preliminary review of plans to modify and enlarge rear deck. BAR approved project on May 5th.

Other

1. Sewer Rate – Set up and participated in Zoom meetings to discuss sewer rates.
2. Communications Committee – At April 26th meeting determined that cell tower location at Ridge Rd. Water Tanks is the best location that we could determine. Committee recommended to ask Mayor to write letter to cell service provider to see if they were interested in installing a tower to improve cell service in the Village.

3. Lookout Stable Rd. – Performed preliminary review of draft plans for a new home on vacant land. Advised all Village boards of the application and outlined their rolls in the approval process. Planning Board meeting scheduled on May 25th. Neighbors notified Certified Return Receipt.
4. Insurance – Receiving bids for insurance for the 2022-2023 budget.
5. Water Distribution System – Leak Detection survey completed May 12th. Five leaks were identified. One large leak on Ridge Rd. scheduled to be repaired on May 18th.
6. 2 Serpentine Rd. - Met with new owner to review and approve locations of new air conditioning condensers.
7. Craig, 5 Lookout Stable Rd. – Met with new owner to review removal of trees leaning towards home and removal of several dead and fallen trees around the property.
8. Spinowitz, 24 Acoma Rd. – Met to discuss plans to enlarge and possibly replace garage and convert part of the structure to a gym and office with a bathroom.
9. Wahmann, 12 Pine Hill Rd. – Received complain about bright lights facing the road. Notified occupant and had the light redirected to avoid nuisance to the neighbor.
10. Krantz & Stetsenko 18 Patterson Brook Rd. – Provided preliminary review of plans involving interior layout changes and window and doors changes. Project scheduled to go before the BAR in June for window and door changes.

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