

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

**John Ledwith, Building Inspector**

**Building Inspector Report**  
**February 2024**

Certificate of Occupancy Requests

1. 18 Pepperidge Rd.
2. 73 Clubhouse Rd.
3. 118 Tower Hill Rd. West
4. 37 Fox Hill Rd.
5. 80 Crows Nest Rd.

Violations

1. Young, 44 Tower Hill Loop – Received site plan showing construction area on neighboring property.

Inspections & Active Projects

1. Paes, 23 Tower Hill Rd. East – Reinspected interior framing due to interior layout changes.
2. M&M Holdings, 36 East Lake Rd. – Inspected basement floor radiant heat, floor insulation, and wire mesh in preparation for pouring concrete floor.
3. Perna, Lookout Stable Rd. – Steel structural beams in process of being installed.
4. 15 Summit Rd., LLC – Inspected house plumbing, basement radiant heating and preparation for concrete floor. Discussed lowering curb box for house. Curb box extends several inches above lawn height

Other

1. 86 Potuckit Rd. – Provided feedback before sending to Board of Architectural Review for approval.
2. 44 Tower Hill Rd. – During oil tank removal it was discovered that the oil tank was leaking. DEC was notified. DEC Spill #2308526.
3. 457 West Lake Rd. – Notified property owner of hazardous tree. Property owner replied indicting tree will be removed by the end of the month.
4. 44 Clubhouse Rd. – Followed up with Verizon on request to relocate utility wires.
5. Orange & Rockland – Sent email regarding issues with utility poles on Tower Hill Loop and request for assistance in obtaining approvals to install a solar array at sewer plant.
6. 102 Circuit Rd. – Followed up with property Management Company about overgrowth removal. Recent snow fall has prevented cutting overgrowth in the front yard.
7. 80 Crows Nest Rd. – Completed abandonment of oil tank below garage in accordance with DEC Spill #2306546 and 2308460.
8. NYCLASS interest earnings YTD \$157,835.

9. On behalf of the Climate Smart Task Force I Completed Community Solar Enrollment application to obtain a discount of 10% on one of the electric accounts.
10. Village Office – Obtaining estimates to have roof, roof supports, and concrete wall repaired.
11. Orange & Rockland – Notified of hazardous tree that may interfere with electric wires near 130 Continental Rd.
12. Facilitated agreement to allow DPW to alter water flowing off property such that it does not further erode the shoulder of Tuxedo Rd.
13. Race Track Committee – Working on plan to provide safer cover over large drainage pits.
14. Building Permits – Provided Village Board of Assessors list of projects and values to be considered in preparing 2024 tentative assessment roll.

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