

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

John Ledwith, Building Inspector

Building Inspector Report
January 2024

Certificate of Occupancy Requests

1. 72 Lookout Rd.

Violations

1. Young, 44 Tower Hill Loop – Waiting for updated plan needed for building department and BAR review.

Inspections & Active Projects

1. Paes, 23 Tower Hill Rd. East – Storm water drainage system installed. Working on various areas of the house both inside and outside.
2. Ramos, 73 Clubhouse Rd. – Stone veneer around the base of the entire house was approved at January 16th BAR meeting. Remaining work includes the installation of the window grills, and final electrical.
3. Breeman, 55 Mtn. Farm Rd. – BAR approved of fence style between stone wall openings at January 16th BAR meeting.
4. M&M Holdings, 36 East Lake Rd. – BAR approved removal of window in the front elevation of the building at the January 16th BAR meeting. Inspected new sewer lines in basement. Foundation walls in garage area completed. Framing of first floor nearly completed.
5. Perna, Lookout Stable Rd. – Steel structural beams in process of being installed.
6. Nelson, 117 Tower Hill Rd. West – Certificate from electrical inspector received. Issued Certificate of Occupancy with stipulation that the house could be occupied and the exterior work can be completed in the spring.
7. 15 Summit Rd., LLC – Applicant needs to return to the BAR for review and approval of entrance gate house/utility building and stone walls. Interior renovation ongoing. Water and heating piping being installed along with air conditioning vents.

Other

1. Overton Properties – Notified John Overton and neighboring property owners near Ivy Rd. of storm drain that needs repair. Water was flowing down Mtn. Farm Rd. causing an ice to form on the road.
2. Road Safety Study – Coordinated and attended meetings to request road safety proposals.
3. 44 Clubhouse Rd. – Followed up on request to relocate utility wires by Verizon and Optimum.
4. 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.

5. 102 Circuit Rd. – Followed up with property Management Company about overgrowth removal. Recent snow fall has prevented cutting overgrowth in the front yard.
6. Kilgore, 12 Circuit Rd. – Discussed removal of propane tank with property owner. Arrangements will be made to have one of the propane tanks removed in the spring. Completing interior painting and millwork.
7. Tuxedo Park Properties, 76 Summit Rd. – Made three requests that debris are removed from the neighboring property owner's property. Walked property with owner's representative to clarify the issue. Owner of 76 Summit Rd. claims that he did not place the debris on the Pomp property.
8. NYCLASS interest earnings YTD \$134,466.
9. Tuxedo Park Police, Lodge Building – Roof has intermittent leak no reply from roofing contractor. Notified roofing contractor of the leak and asked that he inspect the roof near the first floor and second floor flashing that was not replaced last fall when the roofing materials were replaced.
10. Tuxedo Park Lodge Building – Contacted Northern Plumbing & Heating about heating system. They inspected the system, made adjustments to provide more heat to the Keep building
11. Village Office – Tree fell on garage numbers 8 and 9 on January 14th. Insurance company was notified. Insurance adjuster inspected property on January 17th. Adjusters report expected within a week and a half.
12. Wee Wah Park & Beach – Asked DPW to remove broken basketball backboard.
13. BZA meeting scheduled on February 7, 2023 to hear Delanner application to install an 8' high perimeter fence.
14. Volunteer Exemption – Notified VTP residents who are volunteers of the fire department and ambulance corps that they need to submit application papers in order to receive a 10% exemption. Four applications were received.

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