

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

**Building Inspector
Summary Report
August 2014**

1. Building Permits:

- a. Gebhardt – BAR approved restoring sleeping porch.
- b. Nicholson – BAR approved second garage, repairs to original garage, landscaping, driveway pavers.
- c. Beard – BAR approved amendments to tennis court plan
- d. Keating – Received Planning Board approval for new home. Actively seeking BAR approval.

2. Inspections/Correspondence:

- a. Niblo, Cliff Rd. - Met with contractor and homeowner to review BAR approved plans. Interior and exterior house work completed. Issued Certificate of Occupancy. Landscaping to be completed the fall. Upon completion of landscaping the performance bond will be refunded (\$25K). The lights at the rear of the property were inspected during the site visit. The lights on the house were approved. Mr. Niblo had removed two of the three bulbs in the fixtures to help resolve a neighbor's complaint of bright lights shining in their windows.
- b. Keating, Cliff Rd. – Reviewed updated site plans for conformance with Village Zoning, driveway improvements, and easement for turnaround at the end of Cliff Road.
- c. Gebhardt – Reviewed plans in preparation for BAR meeting on August 19, 2014.
- d. Tuxedo Club – Performed footing, foundation wall and waterproofing inspections for squash court project.
- e. Zgonena – Received call from Village Police regarding chickens walking around the Jones property on Circuit Rd. I contacted Robert Zgonena to confirm ownership of the chickens and asked that he have them removed from his neighbor's property.
- f. Diem – Issued denial letter for lot line change project. A variance is needed from the BZA if the Planning Board is going to approve the lot line change.
- g. Klinenberg – Performed inspection for project completion and issuance of Certificate of Occupancy. Received complaint of lights from neighboring property owner (Niblo).
- h. Orange & Rockland Utilities – Faxed list of utility poles that have inoperative street lights (provided by VTTPD) to O&R.
- i. Tuxedo Club - Met with Jim Wicks to review dead and/or hazardous trees on the club grounds. Three hazardous and seven dead trees were identified during the site review.
- j. Trafficante – Sent email to property owner requesting that the building damage be repaired. Received a reply from the property owner. They are not happy with the insurance company's decision, but plan on making the repairs to the house soon.
- k. Met to review possible need to change Village Code regarding noise ordinance, PB/BAR procedures, and site disturbance near reservoir.
- l. King – Responded to property owners request for a year round certificate of occupancy.
- m. Tuxedo Park Estates – Sent email requested that the real estate listing be corrected as to the time of the seasonal occupancy.
- n. Verizon – Called customer service on August 22nd regarding several issues with the switching station building, poles in need of replacement, overgrowth on wires, and low hanging wire. I was told that I would receive a call from the area supervisor within 24 hours. No response as of August 26th.