

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

**Construction Report**  
**February 2022**

Certificate of Occupancy Requests

1. Lebron, 27 Pepperidge Rd.
2. McHugh, 31 Lorillard Rd.
3. Marcus, 247 West Lake Rd.
4. Skutnik, 54 Tower Hill Rd. East
5. Sanandaji, 78 Pine Rd.

Stop Work Orders

None

Violation Letters

1. Jazz on Pine, LLC, 12 Pine Hill Rd. – Performed inspection of the house after the tenant notified me of issues in their side of the building. Several violations were identified and brought to the attention of the property owner. Violations not resolved by deadline. Court appearance scheduled on February 17<sup>th</sup> at 5 pm.
2. Genesis Real Estate Partners 1, LLC, 116 Tower Hill Rd. West – Property owner’s attorney asked for 30 days adjournment at the January 2022 court date. Court appearance scheduled on February 17, 2022.
3. Farmerie, 119 Laurel Rd. – Court Appearance scheduled on January 20<sup>th</sup>. Property owner did not appear. I asked judge to keep this violation on the calendar and that I would notify the property owner of the February 17, 2022 court date. I also 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. Sent letter regarding non registered vehicles in driveway, construction debris in driveway, roof gutter falling off house, dangerous condition of front and rear porch, and mailbox fallen near edge of road. Requested that all the violations are addressed by Jan. 31, 2022. No reply from the property owner. Will send court appearance ticket this month.

Inspections & Active Projects

1. Rifkin, 97 West Lake Rd. – Framing of house ongoing.
2. Paes, Tower Hill Rd. East – Started excavation for footing for lower retaining walls and driveway courtyard walls. Inspection of footing forms and rebar performed on Feb. 11<sup>th</sup>. Fifty yards of concrete poured for footings.
3. Sanandaji, 78 Pine Rd. – Inspected property before issuing Certificate of Occupancy. No violations at the time of the inspection.
4. Skutnik, 54 Tower Hill Rd. East. Performed inspection in advance of issuing Certificate of Occupancy. Waiting for violations to be resolved.
5. Lebron, 27 Pepperidge Rd. Performed inspection in advance of issuing Certificate of Occupancy. No violations at the time of the inspection.

6. Marcus, 247 West Lake Rd. Performed inspection in advance of issuing Certificate of Occupancy. Waiting for violations to be resolved.
7. McHugh, 31 Lorillard Rd. Inspection performed in advance of request for Certificate of Occupancy.

#### Project Status

1. Nicholson, Mtn. Farm Rd. – Applicant appeared before the BAR on February 3, 2022. Applicants architect previously answered questions and concerns raised by the Building Inspector. Application was approved by the BAR.
2. Overton, Camp Comfort Rd. and Mtn. Farm Rd. – Applicant representatives appeared before the BAR on February 3, 2022 to seek approval for cutting vegetation along possible driveway locations and at the proposed house site. Questions regarding the driveway locations and the timing of the project were raised and discussed at the meeting. The BAR approved the application and asked that the Building Inspector discuss with the contractor staging the project to reduce the noise impact to the neighbors.
3. Wilensky, Pine Hill Rd. – Provided comments regarding preliminary plans to extend the driveway.
4. Sunnymede, LLC – Assisted applicant with completion of BZA application. Applicant scheduled to appear before the BZA on March 2, 2022 to seek a variance to perform construction within 100' from Tuxedo Lake (Reservoir).
5. Wilensky, Pine Hill Rd. – Provided preliminary review comments on extending existing driveway.
6. Devereux, 178 Continental Rd. – Provided preliminary review of plans to modify and enlarge rear deck.
7. Capella, Laurel Rd. – Elevator installation. Discussed requirements for having plans signed and stamped by a NYS Licenses Eng.

#### Other

1. Fiber optic Companies – Working with as many as three fiber optic service companies to obtain competitive pricing on improving internet connections at the Police Dept. Headquarters and at the South Gate House.
2. DPW Truck – 2021 Freightliner M2106 – Completed paperwork regarding the purchase of the truck. Truck picked up on January 19, 2022.
3. Accountant – Assisted in answering questions raised by the accounting regarding the procurement policy.
4. Libby, South Lake Place. Answered questions regarding the construction of a garage.
5. Communications Committee – Participated in video conference call regarding next steps in determining project goals and background information needed. Sent report to all involved regarding PD HQ and South Gate House locations.
6. Simet, Patterson Brook Rd. – Met with architect to discuss preliminary plan to remove the remains of the house. Interior had been removed by prior owner.
7. 116 Tower Hill Rd. West – Have not received paperwork from Orange County regarding the sale of the property. Contacted attorney involved with the sale of the property. The attorney said that he reached out to the title company to see why the papers were not filed.

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