

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

Construction Report
May 2019

Sales

1. Tower Hill Properties, Tower Hill Rd. (vacant land)

Certificate of Occupancy Requests

1. None

Stop Work Orders

1. None issued

Violation Letters

1. Hurley, Serpentine Rd. – Submitted building permit application to resolve violations involving open foundation. Asbestos abatement in process. Next court appearance, May 16, 2019 at 5p.m.
2. Hartmann, 116 Tower Hill Rd. West – At April 18th court date Village Judge advised property owner to submit a building permit to resolve violations and go before the Board of Architectural Review on May 21st. Property owner has failed to submit building permit application by May 10th deadline for the May 21st meeting.
3. Hatsis, West Lake Rd. – DPW to cut tall grass and removal fallen tree.
4. Miller, E. Lake Rd. – Sent letter dated March 21st to Linda Miller regarding Village Code 75-9 and 75-12. Failure to resolve the violation by April 22nd will result in an appearance ticket before the Village Justice Court. Met with owner's representative to mark trees that need to be cut/removed. Issued appearance ticket before Village Justice on June 20th. Violation outstanding since September 2018.

Inspections

1. Villa Inna, LLC, Camp Comfort Rd. – Landscaping, utilities, stone wall, general cleanup.
2. Hennessy, West Lake Rd. – Report of oil tank spill. DEC was notified and spill was addressed. Met with contractor to discuss removal of existing oil tank and installation of a new oil tank.
3. ASB 120, 2 Circuit Rd. – Continued to work on interior, driveway pillars, landscaping.
4. Tuxedo Park Properties, Summit Rd. – Plumbing inspection, sheet rock and general carpentry.
5. Tuxedo Park Estates, Tuxedo Rd. – Hazardous and fallen trees removed from the property with the cooperation of the property owner.
6. 32 West Lake Rd. – Unregistered vehicle and trailer removed with the cooperation of the homeowner.
7. DuPont, Lookout Rd. – New oil tanks installed inside basement. Underground oil tank removed.

Capital Improvements

1. Ridge Road Water Storage Tanks – Tanks filled with water. No leaks reported.
2. Potuckit Road Water Storage Tank – Reviewing estimates to have the tank inspected. Will provide report at next months meeting.
3. Water Plant
 - a. Removal of roof drains from sewer system pending.
 - b. Obtained estimate to have Westech perform plant evaluation.
 - c. Obtained estimates to purchase data logger equipment to locate water leaks. Seeking approval for leak monitoring and detection pilot program.
4. Sewer Plant Recycling Water Project. Project completed on April 11th. Water use reduced from an average of 72,000 to 192 gallons per week, a savings of 3.7 million gallons per year.
5. Potable Water Loss – Water production remains consistently higher than water consumption. Obtained estimates on water loss equipment from Trimble and Sewerin.
6. Water Department Regulator Building – With all meters in regulator building now in operation we have been obtaining weekly meter readings to help determine water loss (Town vs. Village).

Meeting Schedule

1. BAR – May 21st
2. PB – May 22nd
3. BZA – June 27th

Projects Under Review

1. Reffkin – Submitted landscaping plan for exterior spa
2. Naeve – Submitted permit application for removal of fence
3. Tuxedo Club – Waiting for the submittal of a survey of the Tennis House parking with proposed parking lot modifications.
4. Overton – Subdivision, preliminary FEIS review.

Active Projects

1. Villa Inna, LLC, Camp Comfort Rd. – Interior finishes being installed and exterior cleanup.
2. Scherer – Pool framing, plumbing, and rebar completed.
3. Haberkorn/Bozarth – Landscaping to lake side of property.
4. ASB120, 2 Circuit Rd. – Installing wall finishes and cabinetry.
5. Sink, Tower Hill Rd. – Underground propane tank installed
6. Madden, East Lake Rd. – Utility trench backfilled.
7. Shore, Patterson Brook Rd. – Drainage completed, framing garage in progress