

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

Construction Report
September 2018

Home Sales

1. 119 Turtle Point Rd.
2. 27 Pepperidge Rd.

Certificate of Occupancy Requests

1. 12 Ridge Rd.
2. 127 East Lake Rd.

Stop Work Orders

1. None issued during month of September.

Violation Letters

1. Gazin – Boat dock exceeds allowable size. Maximum dock size 6’x10’.
2. Miller – Boat dock in need of repair needs to be removed, and fallen trees need to be removed from front of house.

Inspections

1. South Gate House – Met contractors to obtain estimates for painting wood windows.
2. ASB 120 – Landscaping.
3. Matthews – Generator installation
4. Turner – Decking and excavation to waterproof foundation wall.
5. Hennessy – Planter removal and Belgium block installation.
6. Pendl – Certificate of Occupancy
7. Clark – Certificate of Occupancy

Capital Improvements

1. Water Storage Tanks, Ridge Road – Internal maintenance of the second water storage tank scheduled the week of October 22nd
2. Water Plant Filters – Parts delivered, in process of reassembling water filter number one. Filter scheduled to be in service before the end of September.
3. Low Lift Pumps at Water Plant – Rebuilt pump installed.
4. Sewer Plant Recycling Water Project. Village Engineer finalizing plan to use processed sewer water and eliminate use of potable. Work scheduled for end of October.

5. Water Leak – Water production remains consistently higher than water consumption. In process of obtaining and comparing leak detection proposals.
6. Wood Chipper – Wood chipper was delivered on August 27th. Safety demonstration provided when machine was delivered and a video on safety and maintenance was viewed by DPW staff.
7. Continental Road water line replacement and paving roadway. Due to higher than expected bids, and confirming that the water line did not have any leaks, the road will be reclaimed and paved, no change in the utilities. Sewer line was inspected and repairs made a few years ago.

Meeting Schedule

1. BAR – October 2nd and 16th
2. PB – October 10th and 24th
3. BZA – No meeting requested in September. Deadline for October 25th meeting is September 25th

Projects Under Review

1. Overton Subdivision – Comments on Final Environmental Impact Statement submitted to applicant. Waiting for reply from applicant engineer.
2. Campbell – Demolition of existing house and construction of new home located on Lorillard Rd.
3. John King & Doug Duchin – Request for year round certificate of occupancy.
4. Reffkin – Spa preliminary plan review.
5. Schumaker – Landscaping plan.

Active Projects

1. Sink, 34 Tower Hill Rd. – Met landscape architect to review plans. Waiting for updated plans.
2. Villa Inna, LLC, Camp Comfort Rd. – Reviewing permit extension request. Schedule inspection with owner's representative on Sept, 18th.
3. ASB120, 2 Circuit Rd. – Working on landscaping, new water service and electrical service line.
4. Friedman, 2 Ridge Rd. – Reviewing permit extension request. Continuing to work on project.
5. Hennessy, 15 W. Lake Stable Rd. – Completed removing planters in front of house and installed Belgian block. Plantings around propane tank not completed.

Violations

1. West Lake Rd. – Property maintenance – No response. Sent court appearance ticket. On court docket September 27th.
2. Serpentine Rd. – Property maintenance – Sent response to letter requesting NYS Licensed Eng. address environmental and structural issues, and landscaper cut back overgrowth. No response. Sent court appearance ticket. On docket September 27th.
3. East Lake Rd. – Property maintenance – Trees scheduled to be removed this fall. Dilapidated boat dock in process of being removed from lake. Delay due to weather.
4. Lorillard Rd. – Boat dock exceeds maximum permitted size. Property owner has been advised of issue.
5. Stable Rd. – Property owner advised of hazardous dead tree. Homeowner is process of contacting tree removal company. Will send reminder this week.