

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

Construction Report
May 2023

Certificate of Occupancy Requests

None

Violations

1. Genesis Real Estate Partners 1, LLC – Appeared before the BAR to seek approval for a rooftop railing. The iron railing was approved by the BAR on May 15, 2023. Property owner is scheduled to appear before the VTP Justice Court on May 18th regarding outstanding violations.
2. Evans-Freke, 91 Lookout Rd. – Sent email to property owner regarding property maintenance violation involving several large trees that have fallen in the front of the property. Asked that the violation is resolved by June 2, 2023.

Inspections & Active Projects

1. Paes, Tower Hill Rd. East – Roofing, basement slab prep, pool plumbing and pool rebar in progress.
2. Rifkin, 97 West Lake Rd. – House construction complete. Certificate of Occupancy issued. Landscaping application before BAR is under review. Sent letter to property owner regarding the need to file a revised set of plans to address changes to the landscaping that were not approved by the BAR.
3. Klein, 130 Continental Rd. – Interior flooring and tile work ongoing. Notified property owner to remove a few items from outside the house. Items were removed within a week of notification
4. Ramos, 73 Clubhouse Rd. Interior renovations nearing completion. New roof and windows installed. Siding and entrance doors approved by BAR.
5. Mallory, 2 Stable Rd. – BAR approved revised fence design and landscaping.
6. Alcorn, East Laker d. – Kitchen renovations completed. Inspection performed on May 3rd.
7. Simet, Patterson Brook Rd. – House demolition completed.
8. Tuxedo Club – Changes to entrance driveway completed. Tar and chip applied to driveway on May 15th.
9. Tuxedo Club – Boat launch stone walls and piers. Property owner decided not to pursue the project at this time.
10. Devereux – Plunge pool and landscaping around deck inspected. Project going according to the approved plans. Contractor advised to proceed with pool, patio, and fire pit construction.
11. Perna, Lookout Stable Rd. – Preparing to install water service connection on Lookout Mtn. Rd. Contractor had meeting with Orange & Rockland Utilities regarding electric service installation.

Other

1. Initiated discussions regarding moving VTP deposits to insured high interest accounts. Project increase in interest in excess of \$100,000.
2. Summit Rd. Wall – Met with contractor on site to perform soil borings to develop engineering plans to make repairs to the walls.
3. Wee Wah Rd. Sewer Line – Met with Miguel Hennessy to address minor landscape restoration issues after sewer main repairs were performed last fall.
4. Climate Smart Community – Participated in monthly online meeting. Met with Jim Hays to review greenhouse gas emissions analysis.
5. Orange & Rockland – Working with Verizon and Cablevision to have wires removed from the utility poles that have been replaced.
6. Water Treatment Plant – Notified Village Engineers of concerns regarding condition of the first floor ceiling. Met with engineers to have them review my concerns and develop a plan to make sure the ceiling is safe.
7. Continental Rd. Wall – Scheduling meeting stone masons to get prices on rebuilding stone wall. Insurance carrier denied our claim.
8. Tower Hill Road East – Took pictures of open mortar joints where the stones are separating from the wall.
9. Orange & Rockland – The Village needs to notify O&R which four street lights we would like to replace with LED fixtures.
10. Police Dept. Roofing – Met with roofing contractor regarding a water leak in the Lodge and Keep. The location of the leak in the Lodge was not determined. Will look for leak next time it rains. Leak in the Keep appears to be coming from flashing on north wall where the addition was added. Waiting for estimate to have the flashing repaired or replaced.
11. Communication Committee Update – Nothing new to report. VTP Communications Consultant, submitted updated propagation maps that appear to be favorable for a cell tower to be located near the Potuckit Rd. water tank.
12. VRI Environmental Services – Ordered materials needed for regular operations of the water and sewer plants.
13. Auctions International – Sold three items for a total of \$30. Two of the items were bid last year and never picked up by the winning bidder.
14. Wee Wah Park & Beach – Coordinated installation of WI-FI.
15. Utilities – Met with Albert Lee from Verizon regarding low hanging wires on Tower Hill Rd. Cablevision raised there wires and we are now waiting for Verizon to raise theirs.

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