

**TOWN OF TUXEDO  
NOTICE OF PUBLIC HEARING  
INTRODUCTORY LOCAL LAW  
“TUXEDO RESERVE REZONING”**

**PUBLIC NOTICE** is hereby given that there has been introduced before the Town Board of the Town of Tuxedo, New York, on October 26, 2009, a local law entitled “Tuxedo Reserve Rezoning,” which local law is intended to cause the zoning for the Tuxedo Reserve Planned Integrated Development to be consistent with certain changes proposed by the developer to its Special Permit and Preliminary Plan. A complete copy of the Introductory Local Law is available for inspection at the Town Clerk’s office and at the Town website, [www.tuxedogov.org](http://www.tuxedogov.org).

**NOW, THEREFORE**, pursuant to §20 of the Municipal Home Rule Law, the Tuxedo Town Board will hold a public hearing on the aforesaid Introductory Local Law at the Town Hall, One Temple Drive, Tuxedo, New York, on Monday, November 23, 2009, at 7:30 p.m., or as soon thereafter as the business of the Board permits, at which time all persons interested therein shall be heard.

The Town of Tuxedo will make every effort to assure that the hearing is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodations should contact the Town Clerk.

**BY ORDER OF THE TOWN BOARD  
ELAINE M. LAURENT, TOWN CLERK**

Dated: October 26, 2009

**LOCAL LAW NO. \_\_\_\_**

**A LOCAL LAW AMENDING THE ZONING  
MAP OF THE TOWN OF TUXEDO**

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF TUXEDO:

Section 1. The lands within Tuxedo Reserve that are in the R-1 zoning district shall be changed to conform to the legal description appended hereto as Exhibit A.

Section 2. The lands within Tuxedo Reserve that are in the R-2 zoning district shall be changed to conform to the legal description appended hereto as Exhibit B.

Section 3. The lands within Tuxedo Reserve that are in the R-4 zoning district shall be changed to conform to the legal description appended hereto as Exhibit A.

Section 4. The lands to be rezoned are depicted on the drawings appended hereto as Exhibit D.

On a roll call vote as follows, this Local Law is \_\_\_\_ adopted \_\_\_\_ defeated:

	<u>Aye</u>	<u>Nay</u>
Supervisor Dolan	___	___
Councilperson Castricone	___	___
Councilperson Darling	___	___
Councilperson Phelps	___	___
Councilperson Spivak	___	___

## EXHIBIT A

**WRITTEN DESCRIPTION  
ZONING AREA R-1  
TOWN OF TUXEDO  
ORANGE COUNTY, NEW YORK**

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### **Tract One**

Beginning at the intersection of the northeasterly line of Section 11, Block 2, Lot 1.1 in the Town of Tuxedo, the southeasterly line of Section 14, Block 1, Lot 41 in the Town of Tuxedo, and the westerly line of Section 108, Block 1, Lot 9.22 in the Village of Tuxedo Park; thence

1. South 23°01'02" East, a distance of 176.00 feet to a point; thence
2. South 18°14'03" East, a distance of 98.86 feet to a point; thence
3. South 09°05'13" East, a distance of 108.04 feet to a point; thence
4. South 07°50'42" East, a distance of 101.12 feet to a point; thence
5. South 22°42'12" East, a distance of 110.42 feet to a point; thence
6. South 28°45'03" East, a distance of 99.93 feet to a point; thence
7. South 07°14'42" East, a distance of 100.18 feet to a point; thence
8. South 17°29'03" East, a distance of 177.25 feet to a point; thence
9. South 13°47'42" East, a distance of 147.22 feet to a point; thence
10. North 88°14'47" East, a distance of 355.10 feet to a point; thence
11. South 29°57'54" West, a distance of 86.68 feet to a point; thence
12. South 23°07'16" East, a distance of 28.67 feet to a point; thence
13. Southerly along a curve to the left, having an arc distance of 131.60 feet, a radius of 66.72 feet and a central angle of 113°00'26" and being subtended by a chord which bears South 10°09'04" West 111.28 feet to a point; thence
14. South 49°43'21" West, a distance of 403.18 feet to a point; thence
15. South 29°44'29" East, a distance of 126.30 feet to a point; thence
16. South 28°44'59" East, a distance of 136.37 feet to a point; thence
17. South 51°43'00" East, a distance of 17.00 feet to a point; thence
18. North 87°41'00" East, a distance of 12.82 feet to a point; thence
19. North 71°27'01" East, a distance of 123.04 feet to a point; thence
20. South 07°37'17" West, a distance of 366.61 feet to a point; thence
21. South 07°35'07" West, a distance of 202.50 feet to a point; thence
22. South 35°48'18" West, a distance of 175.99 feet to a point; thence
23. South 37°11'29" West, a distance of 100.00 feet to a point; thence
24. South 17°12'27" West, a distance of 120.08 feet to a point; thence
25. South 17°12'04" West, a distance of 219.02 feet to a point; thence
26. South 48°42'49" West, a distance of 260.00 feet to a point; thence
27. North 42°47'45" West, a distance of 238.26 feet to a point; thence
28. South 20°18'09" West, a distance of 81.51 feet to a point; thence
29. North 70°02'06" West, a distance of 594.24 feet to a point; thence
30. South 28°13'05" West, a distance of 2086.87 feet to a point; thence
31. South 56°25'42" East, a distance of 207.30 feet to a point; thence

32. North 28°13'05" East, a distance of 255.73 feet to a point; thence
33. South 55°53'47" East, a distance of 555.36 feet to a point; thence
34. South 19°05'02" East, a distance of 210.90 feet to a point; thence
35. South 45°38'06" East, a distance of 406.43 feet to a point; thence
36. South 61°28'05" West, a distance of 189.50 feet to a point; thence
37. North 84°03'42" West, a distance of 1462.01 feet to a point; thence
38. North 24°30'26" East, a distance of 1784.46 feet to a point; thence
39. North 69°37'50" West, a distance of 375.24 feet to a point; thence
40. North 30°27'46" East, a distance of 502.09 feet to a point; thence
41. North 19°53'12" West, a distance of 357.29 feet to a point; thence
42. South 43°22'54" West, a distance of 928.57 feet to a point; thence
43. South 73°09'10" West, a distance of 560.58 feet to a point; thence
44. South 06°48'42" West, a distance of 1010.99 feet to a point; thence
45. South 30°16'47" West, a distance of 111.73 feet to a point; thence
46. South 50°04'19" East, a distance of 278.51 feet to a point; thence
47. North 30°40'10" East, a distance of 279.67 feet to a point; thence
48. North 64°42'27" East, a distance of 408.61 feet to a point; thence
49. North 15°11'03" East, a distance of 257.36 feet to a point; thence
50. North 85°39'43" East, a distance of 234.72 feet to a point; thence
51. South 19°43'23" West, a distance of 314.38 feet to a point; thence
52. South 45°37'26" West, a distance of 342.01 feet to a point; thence
53. South 33°13'41" West, a distance of 167.44 feet to a point; thence
54. North 60°17'44" West, a distance of 99.95 feet to a point; thence
55. South 31°44'09" West, a distance of 307.47 feet to a point; thence
56. South 12°21'02" West, a distance of 276.83 feet to a point; thence
57. North 77°19'11" West, a distance of 316.80 feet to a point; thence
58. South 12°40'49" West, a distance of 440.00 feet to a point; thence
59. South 77°19'11" East, a distance of 247.26 feet to a point; thence
60. South 27°03'24" West, a distance of 269.65 feet to a point; thence
61. South 08°49'58" East, a distance of 201.89 feet to a point; thence
62. South 71°47'25" East, a distance of 452.31 feet to a point; thence
63. South 41°01'25" East, a distance of 602.64 feet to a point; thence
64. South 18°43'41" West, a distance of 189.98 feet to a point; thence
65. North 66°23'17" West, a distance of 731.99 feet to a point; thence
66. North 59°09'30" West, a distance of 310.82 feet to a point; thence
67. South 44°03'13" West, a distance of 320.59 feet to a point; thence
68. South 56°24'58" East, a distance of 129.20 feet to a point; thence
69. South 14°29'05" West, a distance of 336.74 feet to a point; thence
70. South 53°22'17" West, a distance of 361.90 feet to a point; thence
71. North 80°12'14" West, a distance of 185.87 feet to a point; thence
72. South 39°55'38" West, a distance of 500.60 feet to a point; thence
73. South 86°11'08" West, a distance of 312.55 feet to a point; thence
74. North 17°30'43" East, a distance of 1320.49 feet to a point; thence
75. North 38°06'41" West, a distance of 268.90 feet to a point; thence
76. North 13°48'31" East, a distance of 900.79 feet to a point; thence
77. North 58°05'48" West, a distance of 559.36 feet to a point; thence
78. North 58°05'44" West, a distance of 116.71 feet to a point; thence
79. North 32°40'44" East, a distance of 158.15 feet to a point; thence

80. North 26°46'44" East, a distance of 502.43 feet to a point; thence
81. North 14°59'16" West, a distance of 102.85 feet to a point; thence
82. North 35°56'44" East, a distance of 269.86 feet to a point; thence
83. North 28°41'59" East, a distance of 409.05 feet to a point; thence
84. North 26°53'09" East, a distance of 359.73 feet to a point; thence
85. North 22°24'07" East, a distance of 164.60 feet to a point; thence
86. North 38°09'07" East, a distance of 120.40 feet to a point; thence
87. North 53°19'32" East, a distance of 2638.78 feet to a point; thence
88. Northerly along a curve to the left, having an arc distance of 1854.41 feet, a radius of 649.15 feet and a central angle of 163°40'32" and being subtended by a chord which bears North 28°26'58" West 1285.15 feet to a point; thence
89. North 39°44'12" East, a distance of 340.65 feet to a point; thence
90. North 86°02'44" East, a distance of 1946.65 feet to the Point of Beginning.

Excluding the following described area designated as Zone R-2.

Beginning at a point, said point being a distant South 21°16'58" West 1464.61 feet from the intersection of the northeasterly line of Section II, Block 2, Lot 1.1 in the Town of Tuxedo, the southeasterly line of Section 14, Block 1, Lot 41 in the Town of Tuxedo, and the westerly line of Section 108, Block 1, Lot 9.22 in the Village of Tuxedo Park; thence

1. South 69°17'46" East, a distance of 400.00 feet to a point; thence
2. South 20°51'21" West, a distance of 400.00 feet to a point; thence
3. North 69°17'46" West, a distance of 400.00 feet to a point; thence
4. North 20°51'21" East, a distance of 400.00 feet to the Point of Beginning.

Tract One encompassing an area of 320.18 acres, more or less.

### **Tract Two**

Beginning at the intersection of the northeasterly line of Section 29.83, Block 1, Lot 1 in the Village of Sloatsburg, the northwesterly line of Section 14, Block 1, Lot 18 in the Town of Tuxedo, and the southeasterly line of Section 14, Block 1, Lot 35 in the Town of Tuxedo; thence

1. South 45°41'00" West, a distance of 259.34 feet to a point; thence
2. North 24°25'17" West, a distance of 599.80 feet to a point; thence
3. North 59°33'29" West, a distance of 339.90 feet to a point; thence
4. South 30°26'31" West, a distance of 916.09 feet to a point; thence
5. South 77°29'54" West, a distance of 339.18 feet to a point; thence
6. North 28°21'36" West, a distance of 438.02 feet to a point; thence
7. South 61°38'24" West, a distance of 315.00 feet to a point; thence
8. South 28°21'36" East, a distance of 105.79 feet to a point; thence
9. South 53°16'54" West, a distance of 225.49 feet to a point; thence
10. North 38°42'17" West, a distance of 450.33 feet to a point; thence
11. North 19°01'25" East, a distance of 408.20 feet to a point; thence
12. North 09°07'10" West, a distance of 419.18 feet to a point; thence
13. North 35°30'43" East, a distance of 1115.65 feet to a point; thence
14. South 81°53'05" East, a distance of 866.89 feet to a point; thence
15. South 29°44'18" West, a distance of 623.97 feet to a point; thence
16. South 60°15'42" East, a distance of 251.18 feet to a point; thence
17. North 38°18'11" East, a distance of 759.18 feet to a point; thence
18. North 77°10'03" East, a distance of 418.16 feet to a point; thence



19. South 06°37'11" East, a distance of 1358.94 feet to a point; thence
20. South 18°27'21" West, a distance of 307.00 feet to the Point of Beginning.

Tract Two encompassing an area of 79.12 acres, more or less.

### Tract Three

Beginning at the intersection of the southeasterly line of Section 14, Block 1, Lot 19, the southerly line of Section 14, Block 1, Lot 2.9, and the northerly line of Section 14, Block 1, Lot 36, all in the Town of Tuxedo; thence

1. North 37°34'05" East, a distance of 618.98 feet to a point; thence
2. North 11°40'55" West, a distance of 982.60 feet to a point; thence
3. North 58°36'55" West, a distance of 44.08 feet to a point; thence
4. North 05°27'00" East, a distance of 67.57 feet to a point; thence
5. North 74°56'50" East, a distance of 314.60 feet to a point; thence
6. North 05°17'22" East, a distance of 305.82 feet to a point; thence
7. North 56°51'09" East, a distance of 516.02 feet to a point; thence
8. South 36°14'29" East, a distance of 552.21 feet to a point; thence
9. South 21°14'08" West, a distance of 1140.60 feet to a point; thence
10. South 46°10'27" West, a distance of 577.22 feet to a point; thence
11. South 00°39'28" West, a distance of 161.61 feet to a point; thence
12. South 42°22'05" West, a distance of 650.97 feet to a point; thence
13. North 05°27'00" East, a distance of 340.86 feet to the Point of Beginning.

Tract Three encompassing an area of 28.62 acres, more or less.

The above described tracts encompassing a total of 427.92 acres, more or less.

## EXHIBIT B

**WRITTEN DESCRIPTION  
ZONING AREA R-2  
TOWN OF TUXEDO  
ORANGE COUNTY, NEW YORK**

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### **Tract One**

Beginning at the intersection of the northerly line of New York State Route 17, the easterly line of Section 14, Block 1, Lot 14, and the southwesterly line of Section 14, Block 1, Lot 34.2, all in the Town of Tuxedo; thence

1. South 88°06'01" West, a distance of 143.41 feet to a point; thence
2. North 68°54'36" West, a distance of 96.57 feet to a point; thence
3. South 23°24'54" West, a distance of 233.48 feet to a point; thence
4. South 30°21'54" West, a distance of 156.43 feet to a point; thence
5. South 20°13'01" West, a distance of 193.63 feet to a point; thence
6. North 69°46'59" West, a distance of 104.00 feet to a point; thence
7. South 20°24'53" West, a distance of 1150.00 feet to a point; thence
8. North 55°27'47" West, a distance of 100.00 feet to a point; thence
9. South 29°07'22" West, a distance of 1418.98 feet to a point; thence
10. South 45°41'00" West, a distance of 2947.75 feet to a point; thence
11. North 75°02'59" West, a distance of 163.41 feet to a point; thence
12. North 06°37'11" West, a distance of 1358.94 feet to a point; thence
13. South 77°10'03" West, a distance of 418.16 feet to a point; thence
14. South 38°18'11" West, a distance of 759.18 feet to a point; thence
15. North 60°15'42" West, a distance of 251.18 feet to a point; thence
16. North 29°44'18" East, a distance of 623.97 feet to a point; thence
17. North 81°53'05" West, a distance of 866.89 feet to a point; thence
18. South 35°30'43" West, a distance of 1115.65 feet to a point; thence
19. South 09°07'10" East, a distance of 419.18 feet to a point; thence
20. South 19°01'25" West, a distance of 408.20 feet to a point; thence
21. South 38°42'17" East, a distance of 450.33 feet to a point; thence
22. North 53°16'54" East, a distance of 225.49 feet to a point; thence
23. North 28°21'36" West, a distance of 105.79 feet to a point; thence
24. North 61°38'24" East, a distance of 315.00 feet to a point; thence
25. South 28°21'36" East, a distance of 438.02 feet to a point; thence
26. North 77°29'54" East, a distance of 339.18 feet to a point; thence
27. North 30°26'31" East, a distance of 916.09 feet to a point; thence
28. South 59°33'29" East, a distance of 339.90 feet to a point; thence
29. South 24°25'17" East, a distance of 599.80 feet to a point; thence
30. South 45°41'00" West, a distance of 4563.81 feet to a point; thence
31. North 45°08'35" West, a distance of 46.78 feet to a point; thence
32. North 13°18'06" West, a distance of 504.49 feet to a point; thence
33. North 05°27'00" East, a distance of 204.03 feet to a point; thence
34. North 42°22'05" East, a distance of 650.97 feet to a point; thence

35. North 00°39'28" East, a distance of 161.61 feet to a point; thence
36. North 46°10'27" East, a distance of 577.22 feet to a point; thence
37. North 21°14'08" East, a distance of 1140.60 feet to a point; thence
38. North 36°14'29" West, a distance of 552.21 feet to a point; thence
39. South 56°51'09" West, a distance of 516.02 feet to a point; thence
40. South 05°17'22" West, a distance of 305.82 feet to a point; thence
41. South 74°56'50" West, a distance of 314.60 feet to a point; thence
42. North 05°27'00" East, a distance of 87.52 feet to a point; thence
43. North 02°25'53" East, a distance of 2527.81 feet to a point; thence
44. North 58°43'25" West, a distance of 1397.49 feet to a point; thence
45. North 19°36'58" West, a distance of 1413.57 feet to a point; thence
46. North 61°10'11" West, a distance of 656.56 feet to a point; thence
47. Northeasterly along a curve to the left, having an arc distance of 153.03 feet, a radius of 196.00 feet and a central angle of 44°43'59" and being subtended by a chord which bears North 19°59'48" East 149.17 feet to a point; thence
48. North 02°22'13" West, a distance of 38.15 feet to a point; thence
49. Northerly along a curve to the left, having an arc distance of 96.92 feet, a radius of 612.52 feet and a central angle of 9°03'57" and being subtended by a chord which bears North 06°54'12" West 96.82 feet to a point; thence
50. South 74°58'44" East, a distance of 275.72 feet to a point; thence
51. Southeasterly along a curve to the left, having an arc distance of 37.15 feet, a radius of 80.00 feet and a central angle of 26°36'32" and being subtended by a chord which bears South 43°29'25" East 36.82 feet to a point; thence
52. South 56°47'45" East, a distance of 106.07 feet to a point; thence
53. Southeasterly along a curve to the left, having an arc distance of 35.68 feet, a radius of 51.50 feet and a central angle of 39°41'59" and being subtended by a chord which bears South 76°38'47" East 34.97 feet to a point; thence
54. North 83°30'14" East, a distance of 78.73 feet to a point; thence
55. Easterly along a curve to the left, having an arc distance of 36.34 feet, a radius of 151.50 feet and a central angle of 13°44'36" and being subtended by a chord which bears North 76°37'58" East 36.25 feet to a point; thence
56. North 69°45'41" East, a distance of 47.80 feet to a point; thence
57. Easterly along a curve to the right, having an arc distance of 139.32 feet, a radius of 508.50 feet and a central angle of 15°41'53" and being subtended by a chord which bears North 77°36'37" East 138.88 feet to a point; thence
58. North 85°27'34" East, a distance of 157.31 feet to a point; thence
59. Easterly along a curve to the right, having an arc distance of 21.52 feet, a radius of 60.00 feet and a central angle of 20°32'53" and being subtended by a chord which bears South 84°16'00" East 21.40 feet to a point; thence
60. Easterly along a curve to the left, having an arc distance of 49.85 feet, a radius of 70.00 feet and a central angle of 40°48'18" and being subtended by a chord which bears North 85°36'18" East 48.81 feet to a point; thence
61. North 65°12'09" East, a distance of 67.71 feet to a point; thence
62. Easterly along a curve to the right, having an arc distance of 219.95 feet, a radius of 280.05 feet and a central angle of 44°59'59" and being subtended by a chord which bears North 87°42'09" East 214.34 feet to a point; thence
63. South 69°47'51" East, a distance of 11.66 feet to a point; thence
64. Southeasterly along a curve to the right, having an arc distance of 77.36 feet, a radius of 112.15 feet and a central angle of 39°31'26" and being subtended by a chord which bears South 50°02'09" East 75.84 feet to a point; thence
65. South 53°56'15" East, a distance of 42.19 feet to a point; thence
66. North 75°11'24" East, a distance of 1979.01 feet to a point; thence
67. South 28°55'16" East, a distance of 173.90 feet to a point; thence
68. South 82°58'16" East, a distance of 420.76 feet to a point; thence
69. South 58°05'44" East, a distance of 116.71 feet to a point; thence
70. South 58°05'48" East, a distance of 559.36 feet to a point; thence
71. South 13°48'31" West, a distance of 900.79 feet to a point; thence
72. South 38°06'41" East, a distance of 268.90 feet to a point; thence

73. South 17°30'43" West, a distance of 1320.49 feet to a point; thence
74. North 86°11'08" East, a distance of 312.55 feet to a point; thence
75. North 39°55'38" East, a distance of 500.60 feet to a point; thence
76. South 80°12'14" East, a distance of 185.87 feet to a point; thence
77. North 53°22'17" East, a distance of 361.90 feet to a point; thence
78. North 14°29'05" East, a distance of 336.74 feet to a point; thence
79. North 56°24'58" West, a distance of 129.20 feet to a point; thence
80. North 44°03'13" East, a distance of 320.59 feet to a point; thence
81. South 59°09'30" East, a distance of 310.82 feet to a point; thence
82. South 66°23'17" East, a distance of 731.99 feet to a point; thence
83. North 18°43'41" East, a distance of 189.98 feet to a point; thence
84. North 41°01'25" West, a distance of 602.64 feet to a point; thence
85. North 71°47'25" West, a distance of 452.31 feet to a point; thence
86. North 08°49'58" West, a distance of 201.89 feet to a point; thence
87. North 27°03'24" East, a distance of 269.65 feet to a point; thence
88. North 77°19'11" West, a distance of 247.26 feet to a point; thence
89. North 12°40'49" East, a distance of 440.00 feet to a point; thence
90. South 77°19'11" East, a distance of 316.80 feet to a point; thence
91. North 12°21'02" East, a distance of 276.83 feet to a point; thence
92. North 31°44'09" East, a distance of 307.47 feet to a point; thence
93. South 60°17'44" East, a distance of 99.95 feet to a point; thence
94. North 33°13'41" East, a distance of 167.44 feet to a point; thence
95. North 45°37'26" East, a distance of 342.01 feet to a point; thence
96. North 19°43'23" East, a distance of 314.38 feet to a point; thence
97. South 85°39'43" West, a distance of 234.72 feet to a point; thence
98. South 15°11'03" West, a distance of 257.36 feet to a point; thence
99. South 64°42'27" West, a distance of 408.61 feet to a point; thence
100. South 30°40'10" West, a distance of 279.67 feet to a point; thence
101. North 50°04'19" West, a distance of 278.51 feet to a point; thence
102. North 30°16'47" East, a distance of 111.73 feet to a point; thence
103. North 06°48'42" East, a distance of 1010.99 feet to a point; thence
104. North 73°09'10" East, a distance of 560.58 feet to a point; thence
105. North 43°22'54" East, a distance of 928.57 feet to a point; thence
106. South 19°53'12" East, a distance of 357.29 feet to a point; thence
107. South 30°27'46" West, a distance of 502.09 feet to a point; thence
108. South 69°37'50" East, a distance of 375.24 feet to a point; thence
109. South 24°30'26" West, a distance of 1784.46 feet to a point; thence
110. South 84°03'42" East, a distance of 1462.01 feet to a point; thence
111. North 61°28'05" East, a distance of 189.50 feet to a point; thence
112. North 45°38'06" West, a distance of 406.43 feet to a point; thence
113. North 19°05'02" West, a distance of 210.90 feet to a point; thence
114. North 55°53'47" West, a distance of 555.36 feet to a point; thence
115. South 28°13'05" West, a distance of 255.73 feet to a point; thence
116. North 56°25'42" West, a distance of 207.30 feet to a point; thence
117. North 28°13'05" East, a distance of 2086.87 feet to a point; thence
118. South 70°02'06" East, a distance of 594.24 feet to a point; thence
119. South 20°18'09" West, a distance of 206.54 feet to a point; thence
120. South 21°25'49" West, a distance of 304.30 feet to a point; thence

121. South 15°07'59" West, a distance of 437.15 feet to a point; thence
122. South 44°26'24" West, a distance of 252.23 feet to a point; thence
123. South 15°03'09" West, a distance of 100.00 feet to a point; thence
124. North 89°55'49" East, a distance of 477.53 feet to a point; thence
125. North 15°02'46" East, a distance of 563.74 feet to a point; thence
126. North 84°02'35" East, a distance of 53.56 feet to a point; thence
127. South 63°33'01" East, a distance of 41.57 feet to a point; thence
128. North 68°26'59" East, a distance of 50.00 feet to a point; thence
129. South 21°33'01" East, a distance of 94.40 feet to a point; thence
130. North 32°38'59" East, a distance of 185.00 feet to a point; thence
131. North 26°12'35" East, a distance of 80.27 feet to a point; thence
132. North 32°38'59" East, a distance of 230.80 feet to a point; thence
133. North 48°42'49" East, a distance of 200.00 feet to a point; thence
134. North 41°17'11" West, a distance of 100.00 feet to a point; thence
135. North 48°42'49" East, a distance of 122.38 feet to a point; thence
136. North 23°17'53" West, a distance of 84.45 feet to a point; thence
137. North 66°42'07" East, a distance of 457.00 feet to a point; thence
138. South 86°57'51" East, a distance of 164.60 feet to a point; thence
139. South 16°51'09" East, a distance of 293.00 feet to a point; thence
140. South 45°00'12" East, a distance of 204.01 feet to a point; thence
141. South 76°53'25" East, a distance of 195.30 feet to a point; thence
142. South 02°59'45" East, a distance of 127.76 feet to a point; thence
143. South 04°00'58" West, a distance of 402.61 feet to a point; thence
144. South 13°24'08" West, a distance of 288.94 feet to a point; thence
145. South 18°31'57" West, a distance of 663.27 feet to the Point of Beginning.

Tract One encompassing an area of 753.98 acres, more or less.

### Tract Two

Beginning at a point, said point being a distant South 21°16'58" West 1464.61 feet from the intersection of the northeasterly line of Section II, Block 2, Lot 1.1 in the Town of Tuxedo, the southeasterly line of Section 14, Block 1, Lot 41 in the Town of Tuxedo, and the westerly line of Section 108, Block 1, Lot 9.22 in the Village of Tuxedo Park; thence

1. South 69°17'46" East, a distance of 400.00 feet to a point; thence
2. South 20°51'21" West, a distance of 400.00 feet to a point; thence
3. North 69°17'46" West, a distance of 400.00 feet to a point; thence
4. North 20°51'21" East, a distance of 400.00 feet to the Point of Beginning.

Tract Two encompassing an area of 3.67 acres, more or less.

### Tract Three

Beginning at the intersection of the northerly line of South Gate Road, the southeasterly line of Section 14, Block 1, Lot 27.1, and the northwesterly line of Section 14, Block 1, Lot 43; thence

1. North 61°10'11" West, a distance of 709.25 feet; thence
2. North 40°32'36" East, a distance of 180.00 feet; thence



3. South  $61^{\circ}06'21''$  East, a distance of 625.57 feet; thence
4. Southerly along a curve to the right, having an arc distance of 25.40 feet, a radius of 562.52 feet and a central angle of  $2^{\circ}35'15''$  and being subtended by a chord which bears South  $03^{\circ}39'50''$  East 25.40 feet; thence
5. South  $02^{\circ}22'13''$  East, a distance of 38.15 feet; thence
6. Southerly along a curve to the right, having an arc distance of 126.16 feet, a radius of 146.00 feet and a central angle of  $49^{\circ}30'35''$  and being subtended by a chord which bears South  $22^{\circ}23'04''$  West 122.27 feet to the Point of Beginning.

Tract Three encompassing an area of 2.76 acres, more or less.

The above described tracts encompassing a total of 760.41 acres, more or less.

## EXHIBIT C

**WRITTEN DESCRIPTION  
ZONING AREA R-4  
TOWN OF TUXEDO  
ORANGE COUNTY, NEW YORK**

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### **Tract One**

Beginning at the intersection of the northerly line of New York State Route 17, the southeasterly line of Section 14, Block 1, Lot 12.2, and the northwesterly line of Section 14, Block 1, Lot 13.2, all in the Town of Tuxedo; thence

1. North 73°08'36" West, a distance of 210.60 feet to a point; thence
2. South 01°15'01" West, a distance of 29.00 feet to a point; thence
3. North 88°44'59" West, a distance of 14.00 feet to a point; thence
4. South 01°15'01" West, a distance of 52.69 feet to a point; thence
5. North 88°44'59" West, a distance of 65.00 feet to a point; thence
6. North 01°15'01" East, a distance of 103.50 feet to a point; thence
7. North 73°08'36" West, a distance of 96.00 feet to a point; thence
8. North 20°24'53" East, a distance of 175.74 feet to a point; thence
9. South 69°46'59" East, a distance of 104.00 feet to a point; thence
10. North 20°13'01" East, a distance of 193.63 feet to a point; thence
11. North 30°21'54" East, a distance of 156.43 feet to a point; thence
12. North 23°24'54" East, a distance of 233.48 feet to a point; thence
13. South 68°54'36" East, a distance of 96.57 feet to a point; thence
14. North 88°06'01" East, a distance of 143.41 feet to a point; thence
15. South 19°55'10" West, a distance of 583.26 feet to a point; thence
16. South 19°45'50" West, a distance of 50.00 feet to a point; thence
17. South 69°46'59" East, a distance of 6.17 feet to a point; thence
18. South 18°50'34" West, a distance of 152.76 feet to the Point of Beginning.

Tract One encompassing an area of 5.07 acres, more or less.

### **Tract Two**

Beginning at the intersection of the northwesterly line of Section 14, Block 1, Lot 10, the northeasterly line of Section 14, Block 1, Lot 9, and the southerly line of Section 14, Block 1, Lot 34.2, all in the Town of Tuxedo; thence

1. South 21°32'34" West, a distance of 662.95 feet to a point; thence
2. South 45°41'00" West, a distance of 90.06 feet to a point; thence
3. North 67°16'23" West, a distance of 198.33 feet to a point; thence
4. North 29°07'22" East, a distance of 778.26 feet to a point; thence
5. South 55°27'47" East, a distance of 135.91 feet to the Point of Beginning.

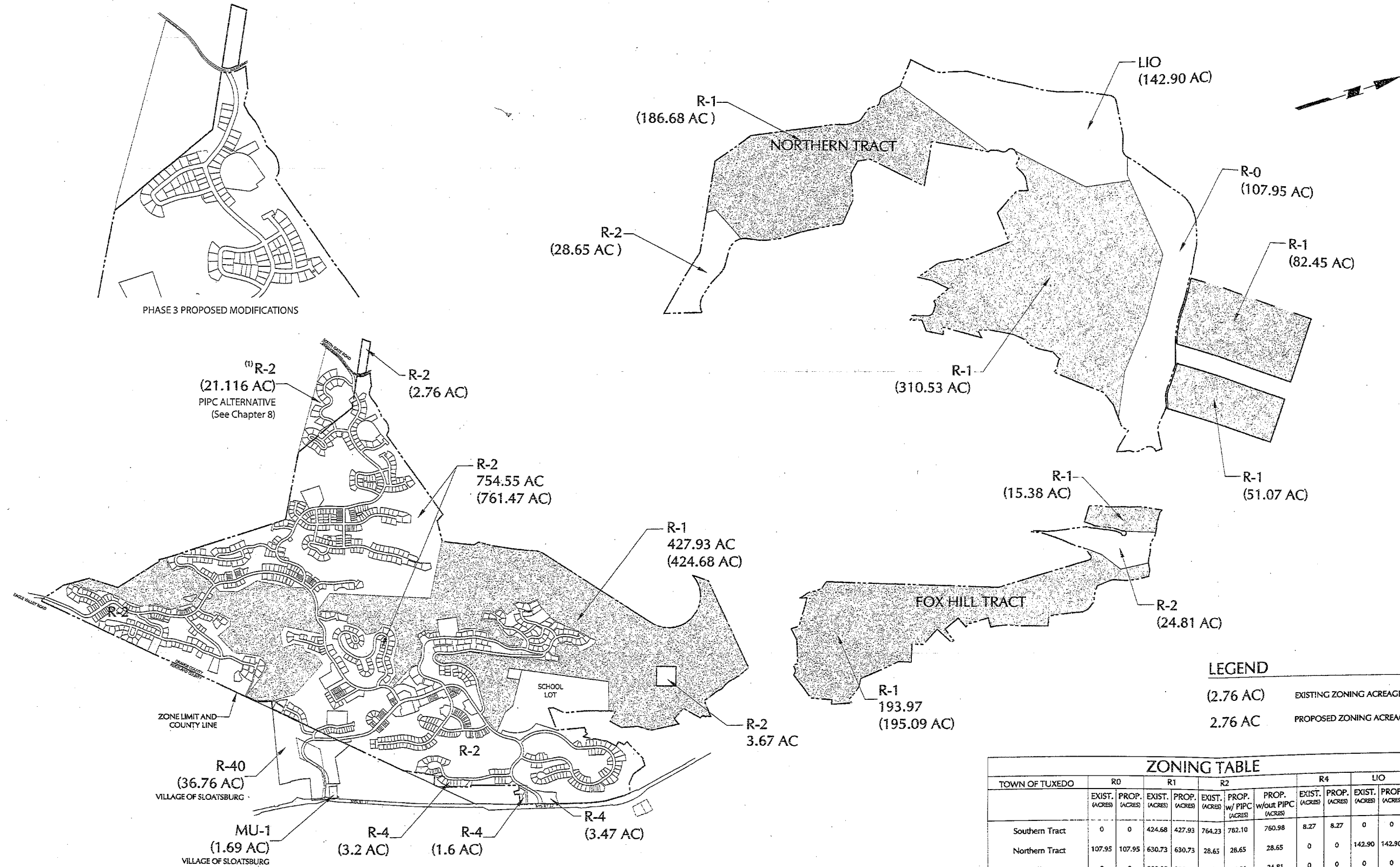
Tract Two encompassing an area of 3.19 acres, more or less.

The above described tracts encompassing a total of 8.26 acres, more or less.



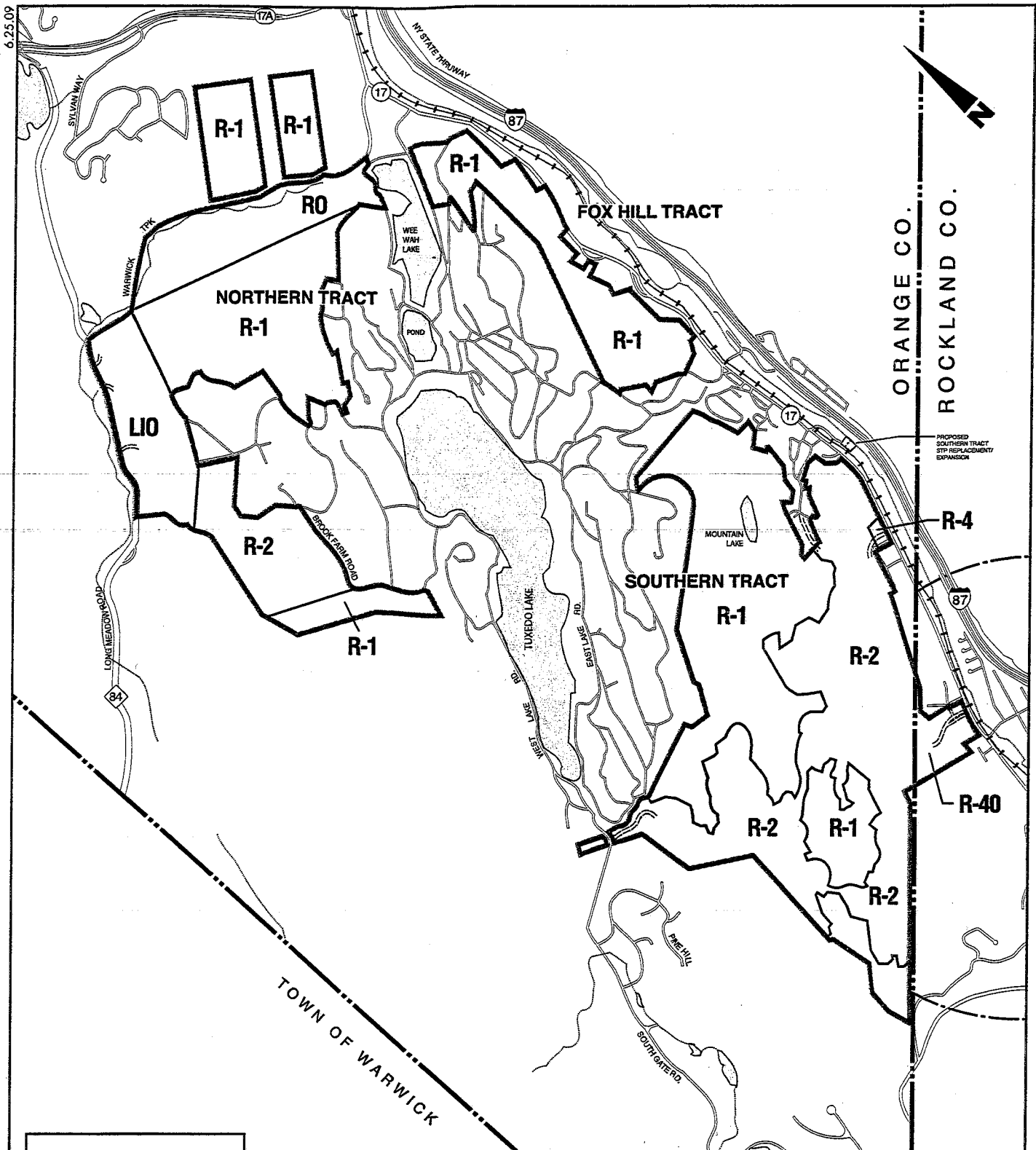
## EXHIBIT D

### Tuxedo Reserve Zoning Amendment



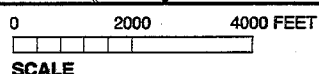
SOURCE: Langan

Figure 2-3  
Proposed Modifications Zoning



- R-1** Open Space Residential
- R-2** Rural Residential
- R0** Research Office
- LIO** Light Industrial Office

- Project Site Boundary
- Proposed Access Road
- 2004 Preliminary Plan Zoning



**RELATED**

Figure 2-2  
Existing Zoning Per 2004 Preliminary Plan

3: Economic and Fiscal Analysis