

**NOTICE OF COMPLETENESS OF THE DSEIS FOR TUXEDO RESERVE  
NOTICE OF PUBLIC HEARING**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law and pursuant to the laws requiring public hearing on special permit and preliminary plan amendments, proposed rezoning and amendment to a Town Local Law, as more completely described below.

On September 14, 2009, the Town Board of the Town of Tuxedo adopted a resolution in which it determined that the Draft Supplemental Environmental Impact Statement for Tuxedo Reserve (DSEIS) has been accepted and deemed complete for the purpose of commencing public review of the proposed action described below.

PLEASE TAKE NOTICE that a public hearing will be convened by the Town Board of the Town of Tuxedo, Orange County, New York, at Town Hall, One Temple Drive, Tuxedo, New York 10987 on November 23, 2009 at 7:30 p.m. or as soon thereafter as the same can be heard. The public hearing will be convened for the public to comment orally and/or in writing upon the proposed action described below and the DSEIS that has been completed and accepted for the proposed action.

ALL PERSONS INTERESTED in this matter may appear before the Board in person or by agent or attorney and will be heard with respect to the DSEIS. In addition, written comments can be submitted for a period of ten days following the close of the public hearing or such later date as may be determined by the Town Board.

**Name of Action:** Proposed Special Permit and Preliminary Plan Amendments for Tuxedo Reserve, Proposed Rezoning for Tuxedo Reserve, and Proposed Amendments to Local Law No. 4A of 1998.

**Lead Agency:** Town of Tuxedo, Town Board, One Temple Drive, Tuxedo, New York 10987.

**Description of Action:** The proposed action is a set of amendments to the special permit and preliminary plan for the Tuxedo Reserve Planned Integrated Development. The proposed amendments would change the unit mix of the project, change the locations for proposed development, increase the amount of permitted commercial development, revise various design and performance standards for the project, as well as propose other changes more particularly described in the DSEIS. In addition, the proposed action would include a zoning map change to cause the zoning for Tuxedo Reserve to be consistent with the changes proposed to the Tuxedo Reserve special permit and preliminary plan. Finally, the proposed action includes an amendment to Local Law No. 4A of 1998 to change the permitted unit mix for Tuxedo Reserve.

**Location:** Town of Tuxedo, Orange County

**Potential Environmental Impacts:** Under the Proposed Action, there would be no increase in the number of housing units or bedrooms that would be constructed. However, location of the areas to be developed would be changed. The DSEIS states that certain lands that are more environmentally sensitive would be avoided and lands that are more suited to development would be developed. It further states that the unit mix change and increase in permitted commercial development would result in a more viable Tuxedo Reserve Commons and a project that is more responsive to the needs of the projected population of the development, especially its active adult component. The proposed action would also revise various performance standards and design guidelines. The DSEIS analyzes those elements of the Proposed Action that the Town Board determined may have the potential to generate new significant adverse environmental impacts and concludes that those elements do not have the potential to generate any new significant adverse environmental impacts.

**A copy of the DSEIS, the Technical Memorandum, the application to amend the special permit and preliminary plan, the proposed zoning map change, and the proposed amendment to Local Law No. 4A of 1998 may be obtained from:** Peter M. Dolan, Tuxedo Town Supervisor, or Elaine M. Laurent, Tuxedo Town Clerk, One Temple Drive, Tuxedo, New York 10987, 845-351-2265 or 845-351-4411, respectively; or the Tuxedo Park Library, 227 Route 17, Tuxedo, New York 10987; or online at [www.tuxedogov.org](http://www.tuxedogov.org).

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

Dated: November 2, 2009