



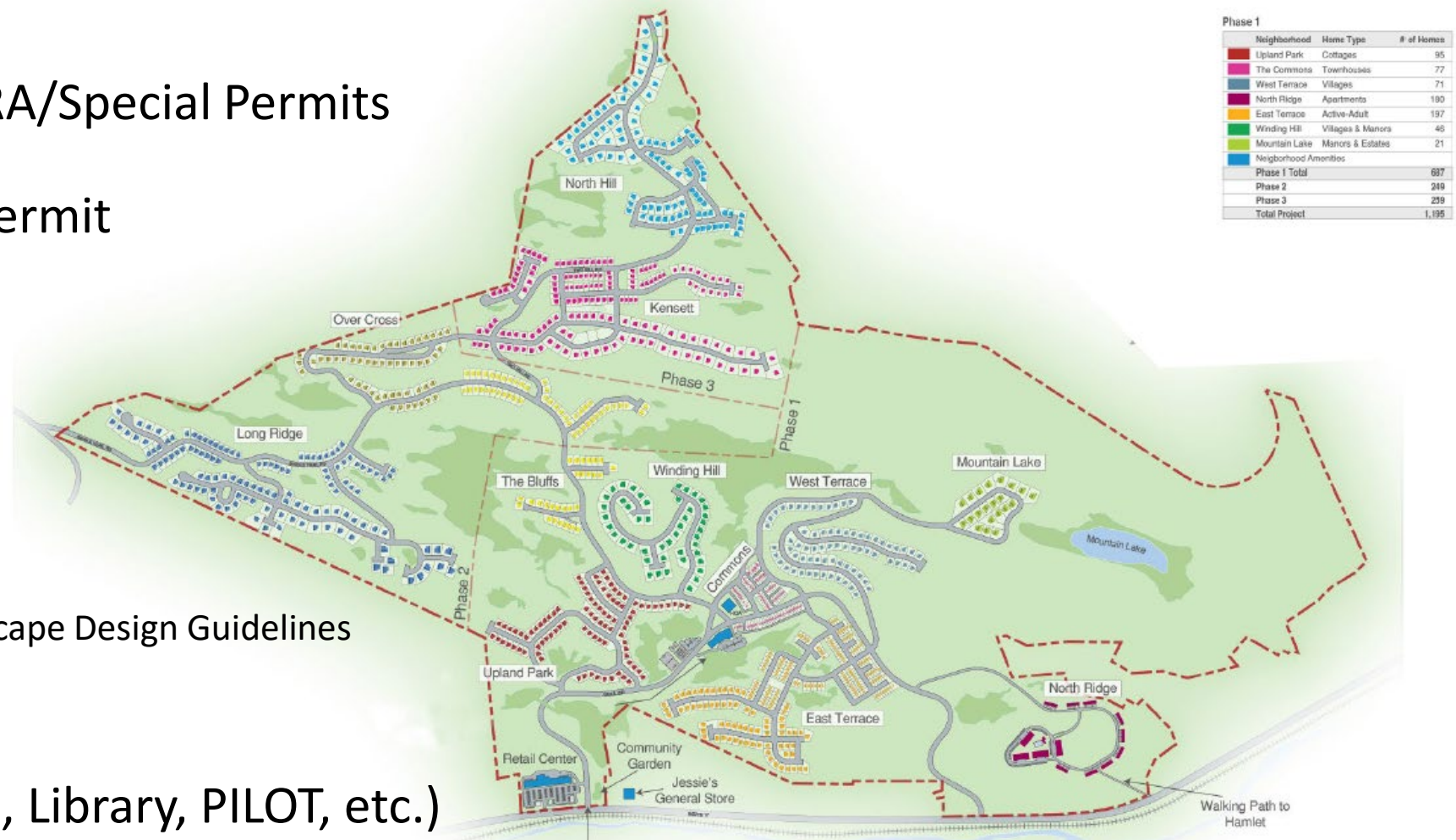
# Tuxedo Farms

## Planning Board Meeting

January 3, 2023

# Project Approvals

- 2004, 2010 & 2015 – SEQRA/Special Permits
- 2022 - Amended Special Permit
  - Preliminary Plan
    - “Missing Middle” Housing
  - Design Standards
    1. Smart Code
    2. Architectural and Landscape Design Guidelines
    3. Performance Standards
- Other terms (Hamlet Fund, Library, PILOT, etc.)

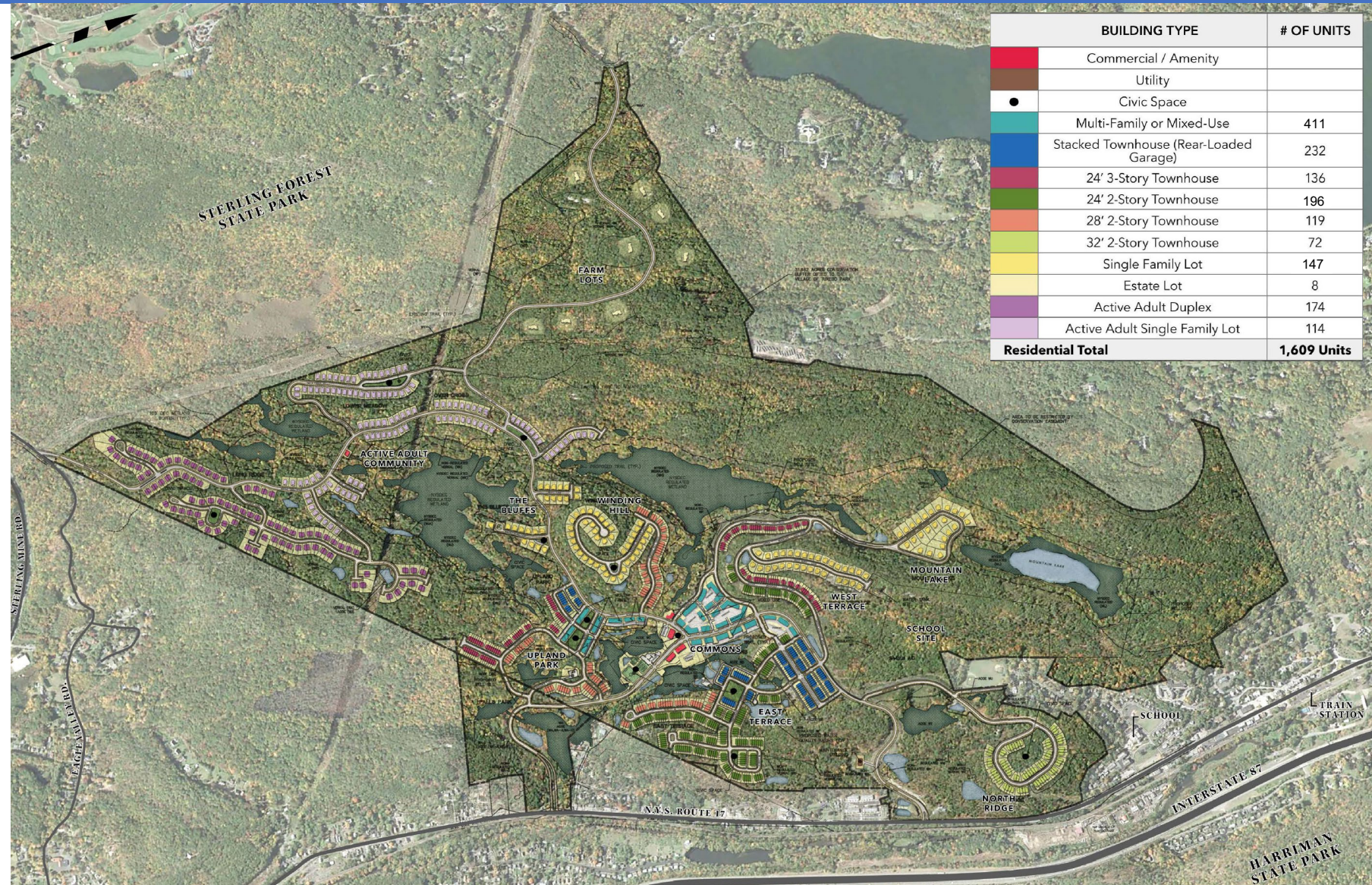


**2015 Approved Plan**



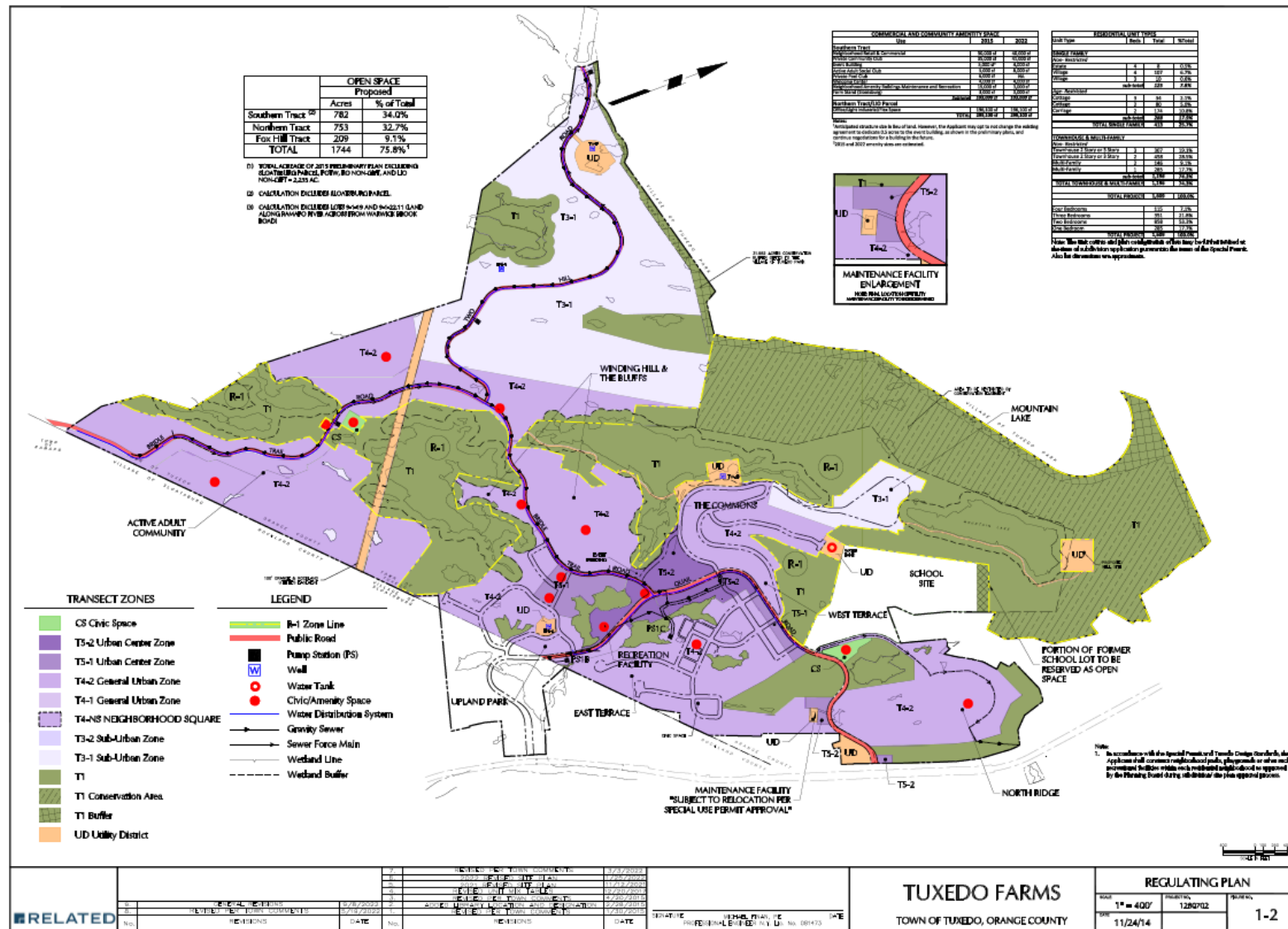
# 2022 Concept Plan Overview (Figure 5-1)

- 1,609 Units
  - 1,321 Non-Restricted
  - 288 Age-Restricted
  - Maximum 500 multi-family
  - Minimum 269 single-family detached
  - Maximum 3,070 non-age-restricted bedrooms
- Flexible phasing

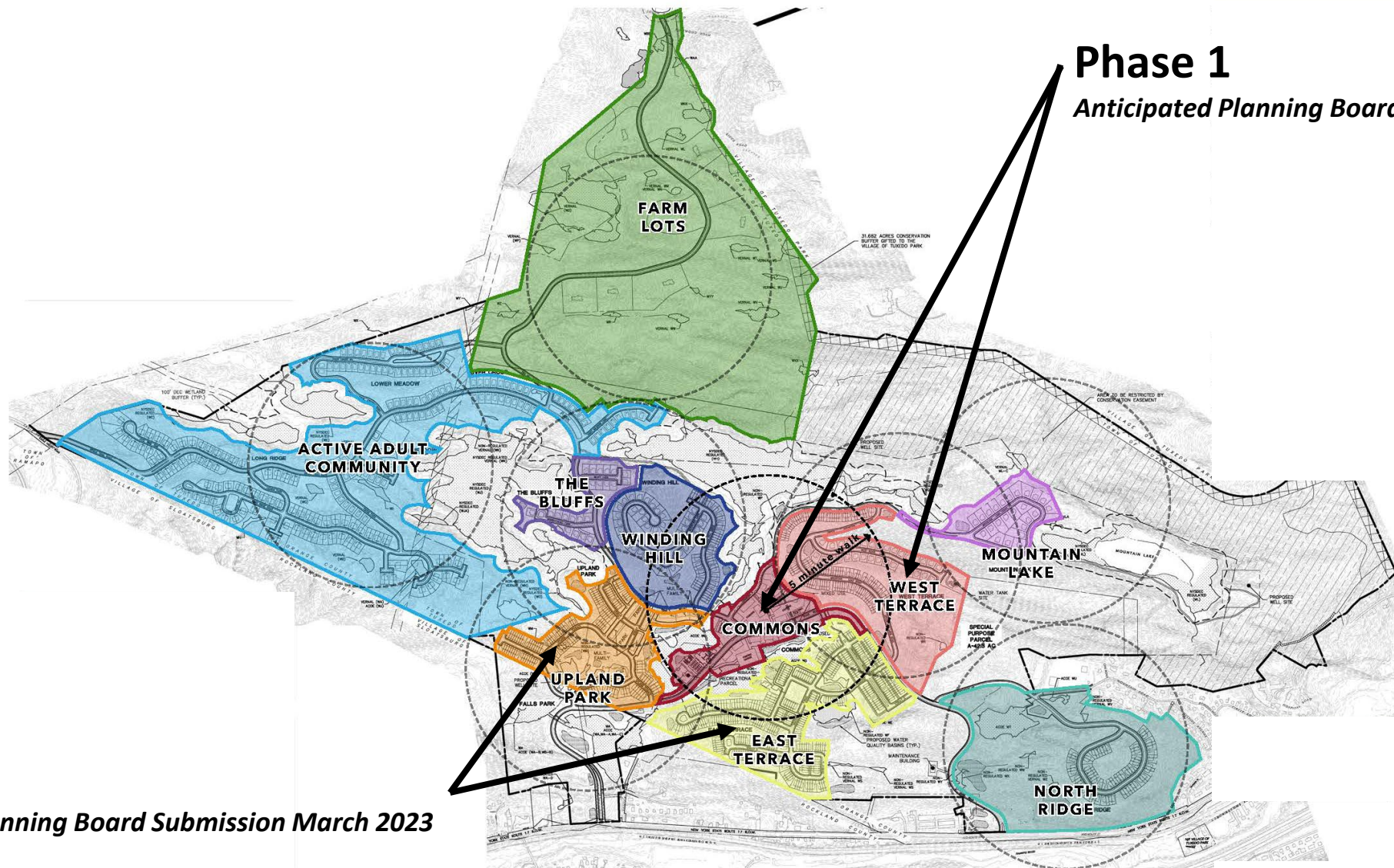




# Planning Board Scope of Review: Site Plan Conformance with Regulating Plan



# Neighborhood Phasing – 1<sup>st</sup> Site Plan Application

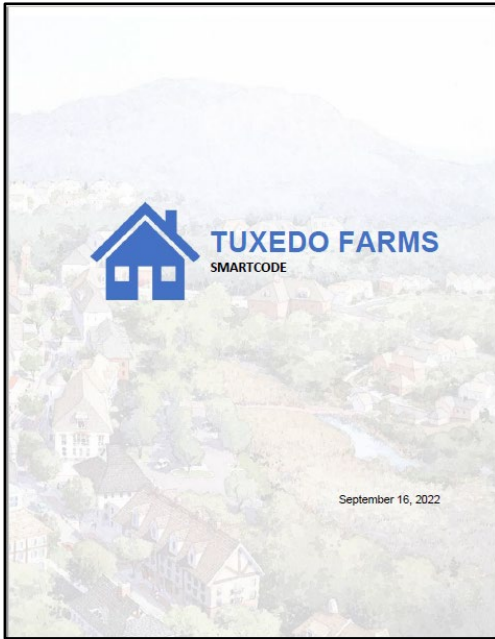


**Phase 1**

*Anticipated Planning Board Submission March 2023*

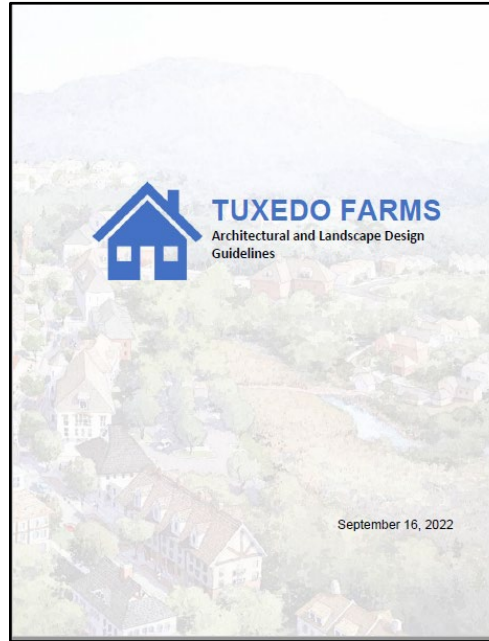


# Planning Board Scope of Review: Site Plan Compliance with Design Standards



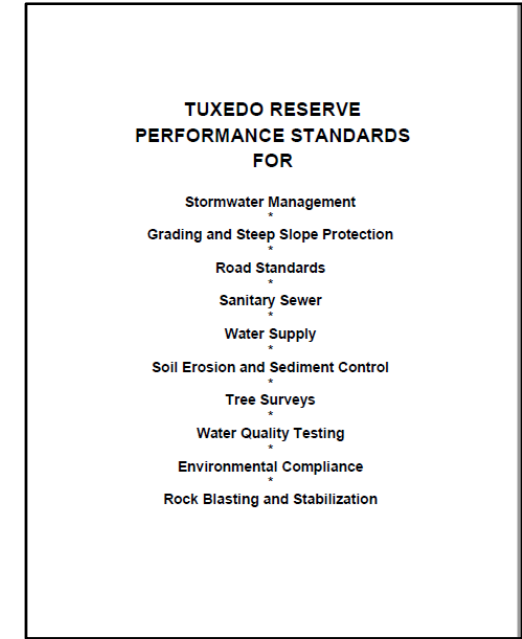
## Smart Code

- Land uses
- Lot sizes & types
- Bulk regulations



## Architectural & Landscape Guidelines

- Materials & colors
- Building massing
- Look-alike standards



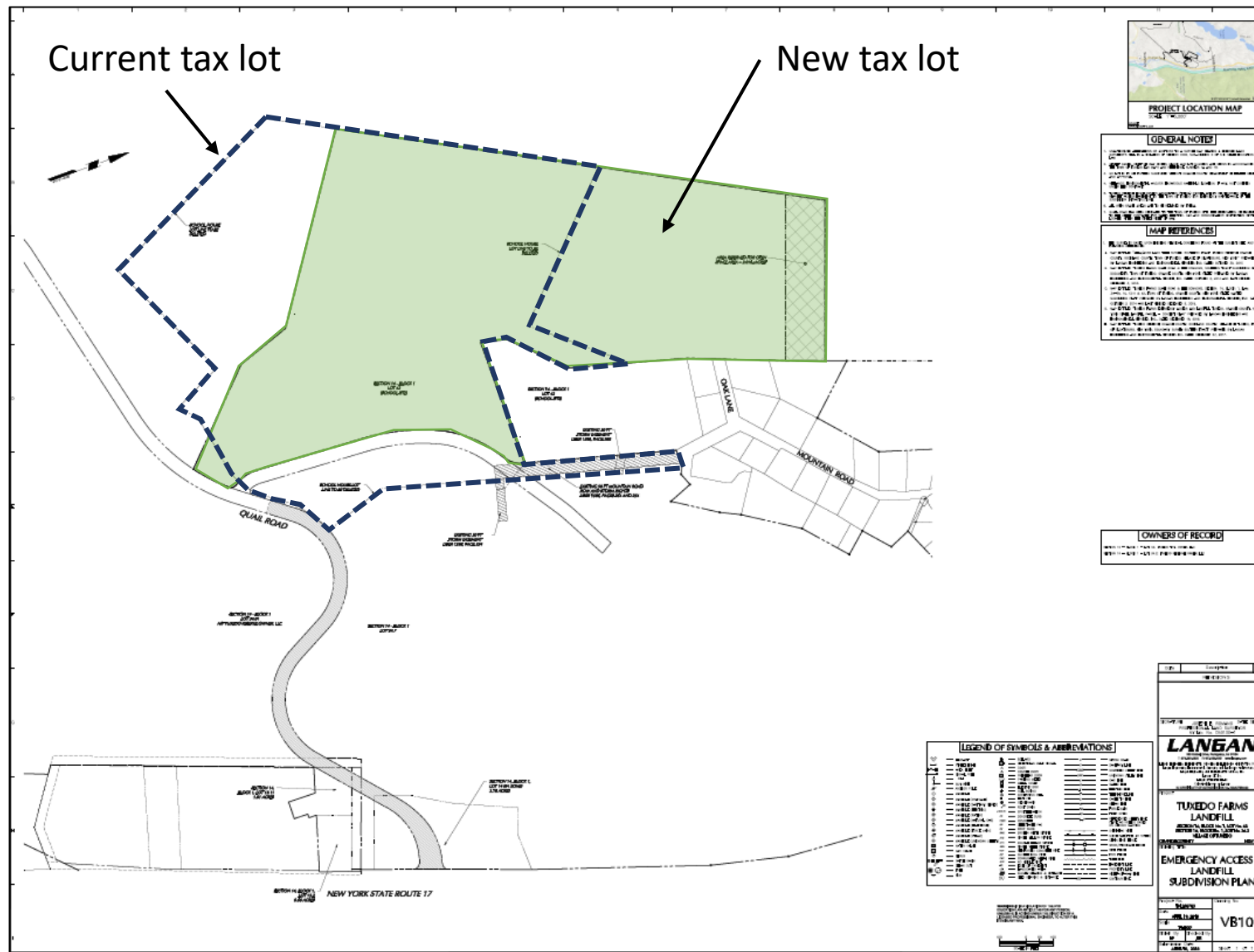
## Performance Standards

- Technical engineering requirements
- Streets, stormwater, sewer/water, etc.

# Planning Board Scope of Review, cont.

- Site Plan/Subdivision/ARB Review – Article VIII
  - Planning Board serves as ARB
  - ARB approval required *before* final site plan/subdivision approval
  - ARB Role: confirm that the exterior of building designs are consistent with Architectural and Landscape Design Guidelines
- Waivers from Design Standards – Article IV
  - As authorized by Smart Code, Performance Standards, and Architectural and Landscape Design Guidelines
- Minor Modifications to Preliminary Plan – Article V
  - Minor alterations to the location of infrastructure, roads, and amenities
  - Changing the Building Types shown on the Concept Plan to a different Building Type, subject to various requirements

# School Lot – Separate Subdivision Application





# Proposed Conceptual Schedule

- January – Initial Discussion; SEQRA Findings; Subdivision Extension
  - January 24 – Phase I Site Plan Submission, including Mitigation Chart
    - Commons & West Terrace; East Terrace and Upland Park to follow
  - February-April – Site Plan Review (and School Lot Subdivision)
  - April-June – ARB Review
  - Summer 2023 – Approvals & Begin Construction
- \*\* Consultant review and coordination ongoing

# Questions?



*Renderings are conceptual in nature and therefore subject to change.*