

**NOTICE OF GENERAL MUNICIPAL LAW ARTICLE 17 JOINT PUBLIC HEARING ON
PETITIONS FOR ANNEXATION OF TERRITORY IN THE TOWN OF TUXEDO TO THE
VILLAGE OF TUXEDO PARK**

NOTICE IS HEREBY GIVEN that a petition, pursuant to General Municipal Law Article 17, have been received by the Village Board of Trustees of the Village of Tuxedo Park, Orange County, New York (the “Village”) and the Town Board of the Town of Tuxedo, Orange County, New York (the “Town”), for the annexation of the following-described territory situated in the Town to the Village:

- Tax parcel designated as Section 208, Block 1, Lot 25 (formerly SBL 8-1-25). This property is located in the Town of Tuxedo south of West Lake Road/Brook Road in the Village of Tuxedo Park and is more fully described in the legal descriptions that are attached to and made part of this notice.
- Tax parcel designated as Section 209, Block 1, Lot 26 (formerly SBL 9-1-26). This property is located in the Town of Tuxedo east of Laurel Road in the Village of Tuxedo Park and is more fully described in the legal descriptions that are attached to and made part of this notice.

NOTICE IS FURTHER HEREBY GIVEN, that on the **23rd of January 2023 at 7:00 p.m.**, in the afternoon of that day, a joint public hearing upon such petition will be commenced by the Town Board of the Town of Tuxedo and the Village Board of Trustees of the Village of Tuxedo Park at 1 Temple Drive, Tuxedo, NY 10987. At such time and place all persons interested in the matter may be heard. Objections based on any grounds set forth in General Municipal Law section 705(1)(a), (b), (c), or (d) may, in addition to oral testimony thereon given at the hearing, be submitted in writing on or before the date of the hearing. Copies of the petitions can be viewed at the Village of Tuxedo Park Village Hall, located 80 Lorillard Road, Tuxedo Park, New York 10987 or at the Town of Tuxedo Town Hall, located at 1 Temple Drive, Tuxedo, New York 10987.

PLEASE TAKE FURTHER NOTICE that the public may make written comments before the hearing, or within five (5) days following the hearing, by emailing comments directly to the Deputy Village Clerk, Elizabeth Doherty at edoherty@tuxedopark-ny.gov, or by mailing comments to Village of Tuxedo Park, 80 Lorillard Road, Tuxedo Park, New York 10987.

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

**BY ORDER OF THE BOARD
OF TRUSTEES OF THE
VILLAGE OF TUXEDO PARK
ELIZABETH DOHERTY
DEPUTY VILLAGE CLERK**

**BY ORDER OF THE BOARD
OF TRUSTEES OF THE
TOWN OF TUXEDO
MARISA DOLLBAUM
TOWN CLERK**

Dated: December 29, 2022
By Order of the Village of Tuxedo Park
Elizabeth Doherty, Deputy Village Clerk

Dated: December 29, 2022
By Order of the Town of Tuxedo
Marisa Dollbaum, Town Clerk

SCHEDULE A

208-1-25

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Tuxedo, County of Orange and State of New York, and being more particularly bounded and described as follows:

BEGINNING at a monument point on the southeasterly corner of Tax Parcel 8-1-25 and running thence along Tax Parcel 103-1-1 .1 on the following courses and distances:

South 18 degrees 25 minutes 41 seconds West, 681.00 feet to a point; thence;

South 19 degrees 07 minutes 34 seconds West, 94.60 feet to an iron set on edge of trail, thence;

Along the easterly line of Tax Parcel 8-1-17, North 40 degrees 41 minutes 20 seconds West, 903.46 feet to a point, thence;

North 37 degrees 18 minutes 10 seconds West, 545.03 feet to a stone monument set on top of knoll/large rock outcrop, thence;

North 60 degrees 05 minutes 55 seconds West, 827.09 feet to a point, thence;

North 05 degrees 14 minutes 14 seconds East, 193.69 feet to a metal post set and the southerly line of Tax Parcel 8-1-24, thence;

Thence along the southerly line of Tax Parcel 8-1-24 North 69 degrees 28 minutes 54 seconds East, 782.15 feet to an iron rod, thence;

Along Brook Farm Road (unimproved) on a curve to the left, with a radius of 322.15 feet, length of 358.64 feet, chord South 13 degrees 36 minutes 42 seconds East and a chord length of 425.02 feet to a point, thence;

South 54 degrees 53 minutes 10 seconds East, 312.13 feet to a point, thence;

On a curve to the right, with a radius of 392.71 feet, length of 193.42 feet, chord South 40 degrees 46 minutes 35 seconds East and a chord length of 191.47 feet to a point, thence;

South 26 degrees 40 minutes 00 seconds East, 217.32 feet to a point, thence;

On a curve to the right, with a radius of 722.08 feet, length of 117.63 feet, chord South 31 degrees 20 minutes 01 second East and a chord length of 117.50 feet to a point, thence;

South 36 degrees 00 minutes 01 seconds East, 219.98 feet to a point, thence;

On a curve to the left, with a radius of 381.00 feet, length of 376.53 feet, chord South 64 degrees 18 minutes 42 seconds East and a chord length of 361.39 feet to the point and place of BEGINNING.

SCHEDULE A

209-1-26

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Tuxedo, County of Orange and State of New York, shown and designated as Proposed Lot 2 on a certain map entitled "Project - TUXEDO RESERVE, Orange County, Town of Tuxedo, New York - Drawing Title - FOX HILL TRACT BULK SUBDIVISION" and filed in the Orange County Clerk's Office on April 7th, 2005 as Map No. 329-08 and being more particularly bounded and described as follows:

BEGINNING at a point on the easterly side of Circuit Road, and point being the northerly end of the curve connecting the westerly side of Lookout Road with the easterly side of Circuit Road, being the POB Proposed Lot 2 as indicated on the aforesaid filed map and;

RUNNING THENCE Northerly, westerly and southwesterly along the easterly, northerly and northwesterly sides of Circuit Road and Laurel Road the following seventeen (17) courses and distance:

North 02 degrees 15 minutes 27 seconds East a distance of 29.63 feet to a point of curvature, THENCE;

On a curve to the right, having an arc distance of 29.93 feet, a radius of 78.00 feet a radius of 78.00 feet and a central angle of 21 degrees 59 minutes 01 seconds and being subtended by a chord which bears North 13 degrees 14 minutes 58 seconds East 29.74 feet to a point, THENCE;

North 24 degrees 14 minutes 29 seconds East a distance of 165.28 feet to a point, THENCE;

North 21 degrees 11 minutes 36 seconds East a distance of 59.95 feet to a point of curvature, THENCE;

Northerly along a curve to the left, having an arc distance of 109.29 feet, a radius of 707.83 feet and a central angle of 8 degrees 50 minutes 48 seconds and being subtended by a chord which bears North 16 degrees 46 minutes 12 seconds East 109.18 feet to a point, THENCE;

North 12 degrees 20 minutes 48 seconds East a distance of 54.48 feet to a point, THENCE;

North 12 degrees 34 minutes 53 seconds East a distance of 179.23 feet to a point, THENCE;

North 09 degrees 24 minutes 19 seconds East a distance of 182.17 feet to a point, THENCE;

North 11 degrees 37 minutes 08 seconds East a distance of 274.57 feet to a point of curvature, THENCE;

Northerly along a curve to the right, having an arc distance of 85.40 feet, a radius of 227.17 feet and a central angle of 21 degrees 32 minutes 22 seconds and being subtended by a chord which bears North 22 degrees 23 minutes 19 seconds East 84.90

North 33 degrees 09 minutes 30 seconds East a distance of 57.25 feet to a point, THENCE;

North 24 degrees 16 minutes 39 East a distance of 49.80 feet to a point of curvature, THENCE;

Northerly on a curve to the left, having an arc distance of 10.59 feet a radius of 7.50 feet and a central angle of 80 degrees 54 minutes 06 seconds and being subtended by a chord which bears North 20 degrees 29 minutes 14 seconds West 9.73 feet to a point; THENCE;

North 60 degrees 56 minutes 47 seconds West a distance of 10.82 feet to a point of curvature, THENCE;

Northwesterly along a curve to the left, having an arc distance of 35.88 feet and a radius of 43.50 feet and a central angle of 47 degrees 15 minutes 29 seconds and being subtended by a chord which bears North 84 degrees 34 minutes 27 seconds West 34.87 feet to a point in the common boundary line between Proposed Lot 2 and Proposed Lot 3 on the aforesaid filed map, THENCE;

North 26 degrees 05 minutes 32 seconds East along the common boundary line between Proposed Lot 2 and Proposed Lot 3 on the aforesaid filed map, a distance of 374.64 feet to a point of curvature, THENCE;

Along the same on a curve to the right having an arc distance of 162.61 feet a radius of 525.00 feet and a central angle of 17 degrees 44 minutes 48 seconds and being subtended by a chord which bears North 34 degrees 57 minutes 56 seconds East 161.96 feet to a point, THENCE;

North 43 degrees 50 minutes 21 seconds East, still along the same, a distance of 39.29 feet to a point of curvature, THENCE;

Still along the same on a curve to the right having an arc distance of 21.03 feet a radius of 25.00 feet and a central angle of 48 degrees 11 minutes 23 seconds and being subtended by a chord which bears North 19 degrees 44 minutes 39 seconds East 20.41 feet to a curve of greater radius, THENCE;

Still along the same on a curve to the right having an arc distance of 49.07 feet a radius of 50.00 feet and a central angle of 56 degrees 13 minutes 44 seconds and being subtended by a chord which bears North 23 degrees 45 minutes 50 seconds East 47.12 feet to a point, THENCE;

North 20 degrees 51 minutes 00 seconds East, still along the same, a distance of 623.86 feet to a point in the southerly line of lands now or formerly of Sterling Forest Corp. (Tax Lot 9-1-5-4), THENCE;

South 61 degrees 27 minutes 01 seconds East along the common boundary line between Proposed Lot 2 and said lands now or formerly of Sterling Forest Corp, a distance of 53.92 feet to an iron pipe, THENCE;

South 42 degrees 14 minutes 11 seconds East still along the same, a distance of 192.03 feet to an iron pipe, THENCE;

South 68 degrees 25 minutes 51 seconds East, still along the same, a distance of 194.52 feet to a point, THENCE;

South 58 degrees 36 minutes 26 seconds East, still along the same, a distance of 134.16 feet to an iron pipe, THENCE;

South 67 degrees 33 minutes 11 seconds East, still along the same, a distance of 84.78 feet to an iron pipe and a point in the common boundary line between Proposed Lot 2 and Proposed Lot 1 on the aforesaid filed map, THENCE;

South 05 degrees 43 minutes 12 seconds West along the common boundary line between proposed Lot 2 and Proposed Lot 1 on the aforesaid filed map a distance of 578.13 feet to a point, THENCE;

South 56 degrees 48 minutes 18 seconds West, still along the same, a distance of 496.06 feet to a point, THENCE;

South 39 degrees 26 minutes 51 seconds West, still along the same, a distance of 387.95 feet to a point in the westerly side of Lookout road, THENCE;

Southwesterly along the westerly side of Lookout Road the following eleven (11) course and distance:

Southwesterly along a curve to the left, having an arc distance of 40.61 feet, a radius of 185.00 feet and a central angle of 12 degrees 34 minutes 40 seconds and being subtended by a chord which bears South 39 degrees 27 minutes 05 seconds West 40.53 feet to a point, THENCE;

South 33 degrees 09 minutes 46 seconds West a distance of 129.30 feet to a point, THENCE; South 37 degrees 20 minutes 08 seconds West a distance of 78.01 feet to a point, THENCE;

South 40 degrees 41 minutes 27 seconds West a distance of 46.76 feet to a point of curvature, THENCE;

Southwesterly along a curve to the right, having an arc distance of 39.97 feet, a radius of 426.18 feet and a central angle of 5 degrees 22 minutes 25 seconds and being subtended by a chord which bears South 43 degrees 22 minutes 40 seconds West 39.96 feet to a point, THENCE;\

South 46 degrees 03 minutes 52 seconds West a distance of 56.20 feet to point, THENCE; South 41 degrees 32 minutes 15 seconds West a distance of 126.9. feet to a point, THENCE;

South 38 degrees 47 minutes 19 seconds West a distance of 321.90 feet to a point of curvature, THENCE;

Southwesterly along a curve to the left, having an arc distance of 116.99 feet, a radius of 452.00 feet a central angle of 14 degrees 49 minutes 47 seconds and being subtended by a chord which bears South 31 degrees 22 minutes 25 seconds West 116.66 feet to a point, THENCE; *

South 23 degrees 57 minutes 32 seconds West a distance of 102.41 feet to a point, THENCE;

South 27 degrees 15 minutes 21 seconds West a distance of 55.21 feet to the easterly end of the curve connecting the westerly side Lookout Road with the easterly side of Circuit Road, THENCE;

Northerly along a curve to the right, having an arc distance of 13.53 feet, a radius of 5.00 feet and a central angle of 155 degrees 02 minutes 33 seconds and being subtended by a chord which bears North 75 degrees 14 minutes 36 seconds West 9.76 feet to a point on the easterly side of Circuit Road, being the northerly end of the curve connecting the westerly side of Lookout Road with the easterly side of Circuit Road and being the point of beginning of the premises hereinabove described as so indicted on the aforesaid filed map.