

**TOWN OF TUXEDO
LOCAL LAW NO. 6 OF 2021
ZONING CODE AMENDMENTS**

PLEASE TAKE NOTICE that after a public hearing held on August 9 and 23, 2021 and after adoption of a SEQR Negative Declaration for this Type I action, the Town Board duly enacted, on December 13, 2021, Local Law No. 6 of 2021, entitled “Zoning Code Amendments,” which local law amends Chapter 98 of the Code of the Town of Tuxedo in its entirety by:

1. Amending the purposes section to reference purposes promoted in the 2018 Comprehensive Plan Update;
2. Eliminating two existing zoning districts (Floodplain Agricultural (FP-1) and Floodplain-Industrial (FP-I)), which areas are now rezoned to a combination of SR, T-TC, R-2, or GB as appropriate;
3. Establishing four new zoning districts (Conservation Residential (CR), Tuxedo-Town Center (T-TC), Southfield-Hamlet (S-H), and Tourism-Business (T-B));
4. Establishing the use and bulk requirements for the new CR, T-TC, and S-H districts;
5. Adding the Sterling Forest State Park parkland to the SR zoning district;
6. Limiting new development within the 100-year floodplain by adding new zoning requirements for Federal flood hazard areas in all districts;
7. Establishing a new Planned Integrated Development Overlay (PID-O) district to identify properties in the Town which have received PID approval, i.e. the Woodlands and Tuxedo Reserve;
8. Eliminating uses in the Use Tables that are unlikely to occur within the Town, are obsolete, or are no longer appropriate;

9. Eliminating the use of lands which are environmentally constrained when determining development yield via revised minimum lot area requirement calculations;
10. Updating the Town's lighting and landscaping standards to protect the Town's night-sky and to ensure that properties that are developed are attractively landscaped;
11. Revising the Town's clearing, filling, and grading standards;
12. Revising the Town's site plan review standards;
13. Granting the Planning Board authority to approve special use permits, thereby removing special use permit processing from the Zoning Board of Appeals;
14. Establishing special use permit standards for several uses that have no existing, specified set of standards to regulate those uses;
15. Clarifying the meaning of some defined terms to better match the terms utilized throughout the code;
16. Clarifying several definitions in accordance with the past interpretation of the Building Inspector;
17. Removing definitions for terms not referenced within the code;
18. Defining new terms that are recommended by the adopted Comprehensive Plan.

A complete copy of the Local Law, including the amended Zoning Map and district use/bulk tables, is available for inspection at the Town Clerk's office.

Dated: December 17, 2021

BY ORDER OF THE TOWN BOARD
TOWN OF TUXEDO

MARISA DOLLBAUM, TOWN CLERK