

TOWN OF TUXEDO
LOCAL LAW NO. 4 OF 2010
TUXEDO RESERVE
AMENDMENTS OF ZONING MAP

BE IT ENACTED by the Town Board of the Town of Tuxedo, Orange County, New York, as follows:

Section 1. The Zoning Map of the Town of Tuxedo, duly adopted pursuant to Chapter 98 of the Zoning Law of the Town of Tuxedo, is amended as follows:

A. The lands within Tuxedo Reserve on the Southern Tract that are in the R-1 zoning district on Tax Lots 14-1-34.2, 14-1-35, 14-1-36, 14-1-37, 14-1-38, and 14-1-39 shall be changed from the current 424.68 acres to 437.32 acres at the locations shown and within the boundaries depicted on the map appended hereto as Exhibit A and shall correspond with the amended Preliminary Plan for Tuxedo Reserve approved by the Town Board on November 22, 2010.

B. The lands within Tuxedo Reserve on the Southern Tract that are in the R-2 zoning district on Tax Lots 14-1-34.2, 14-1-35, 14-1-36, 14-1-37, 14-1-38, and 14-1-39 shall be changed from the current 764.23 acres to 751.59 acres at the locations shown and within the boundaries depicted on the map appended hereto in Exhibit A and shall correspond with the amended Preliminary Plan for Tuxedo Reserve approved by the Town Board on November 22, 2010.

Section 3. Conditions

The only development that is authorized by this rezoning is the development that is approved in the special permit for Tuxedo Reserve issued by the Tuxedo Town Board on November 22, 2010.

Section 4. Severability

If any part or provision of this Local Law or the application thereof to any person or circumstance be adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part or provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Local Law or the application thereof to other persons or circumstances, and the Town Board of the Town of Tuxedo hereby declares that it would have passed this Local Law or the remainder thereof had such invalid application or invalid provision been apparent.

Section 5. Repeal

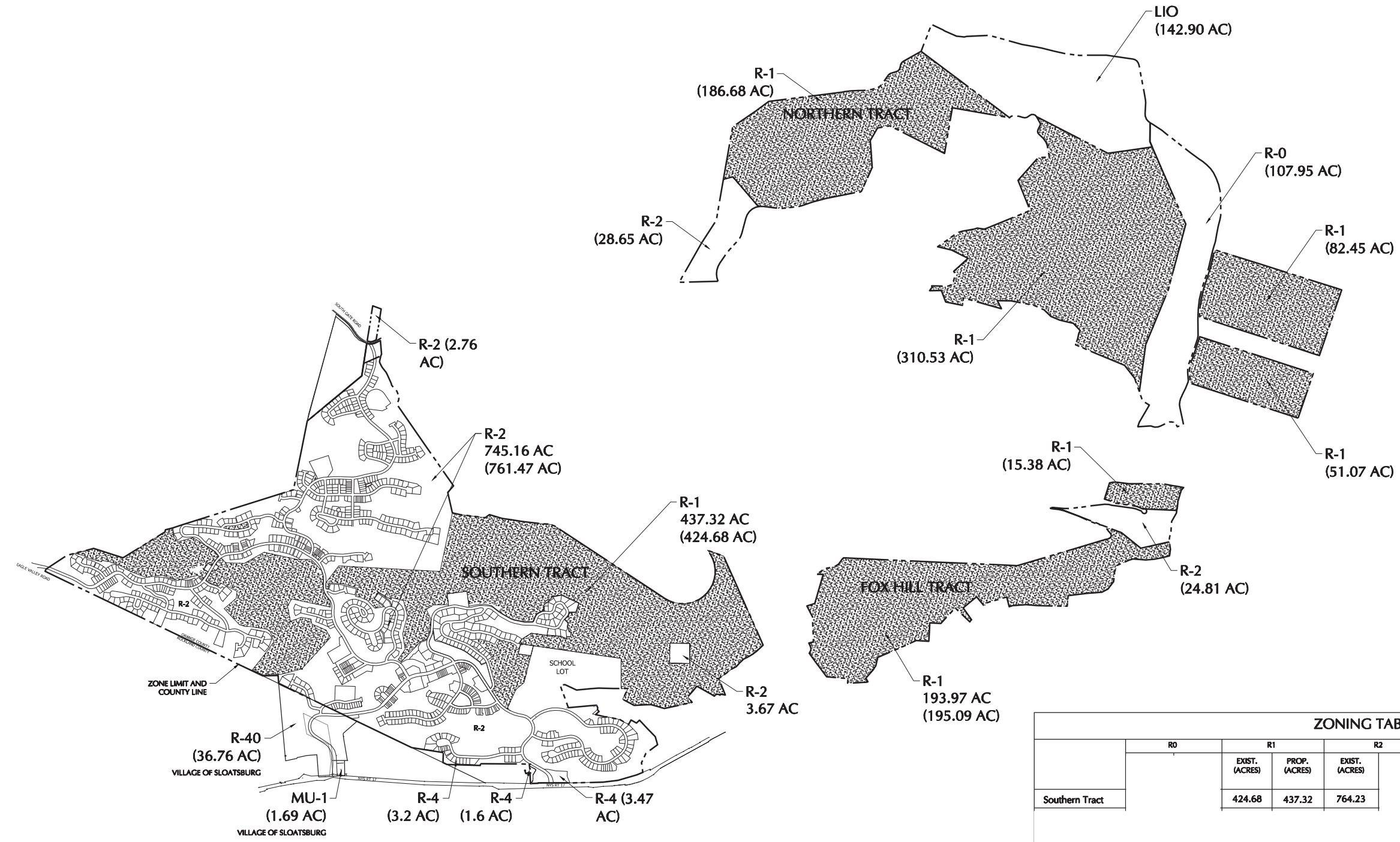
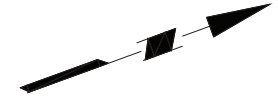
All ordinances, local laws and parts thereof inconsistent with this Local Law are hereby repealed.

Section 6. Effective Date

This Local Law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.

On a roll call vote as follows, this Local Law is X adopted ___ defeated:

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



LEGEND

(2.76 AC)	EXISTING ZONING ACREAGE
2.76 AC	PROPOSED ZONING ACREAGE

ZONING TABLE

	R0	R1		R2	
		EXIST. (ACRES)	PROP. (ACRES)	EXIST. (ACRES)	PROP. w/out PIPC (ACRES)
Southern Tract		424.68	437.32	764.23	751.59

SOURCE: Lehman & Getz, P.C.

NOT TO SCALE