

May 26, 2022

By E-mail

Hon. Kenneth English
Supervisor of the Town of Tuxedo
and Members of the Town Board
1 Temple Drive
Tuxedo, New York 10987

Re: Tuxedo Farms Application

Dear Supervisor English and Members of the Town Board:

We make this submission on behalf of Tuxedo Reserve Owner, LLC, in advance of the Town Board's meeting on June 2. The Applicant respectfully asks the Town Board to schedule a Public Hearing and authorize the necessary referral processes during that meeting.

The enclosed materials respond to all the feedback we have received from the Town Board, its legal counsel, as well your planning, engineering, and traffic consultants. The Applicant has worked diligently with the Board and its "working group" to provide all the information requested.

As a reminder, this Application seeks: (i) an Amended Special Permit/Preliminary Plan/Regulating Plan to adjust the mix of residential product type to meet market demand, (ii) Amendment to Local Law No. 3 of 2011 (which modified the unit count for the project as previously set forth in Local Law No. 4A of 1998) – the proposed Local Law text is in the Technical Memorandum, page 11, and (iii) Updated and Replaced Design Standards (Smart Code, Performance Standards, and Architectural & Landscape Design Guidelines).

As discussed during this process, the proposed program modifications are designed primarily to meet current market demand for what is commonly referred to as the "Missing Middle." This amendment would, among other things, increase the total maximum unit count from 1,195 to 1,609 units (inclusive of age-restricted), and increase the total bedroom count from 3,324 to 3,514 (with a maximum bedroom count of 3,560 based on sewer and water capacity). The limit on non-age-restricted bedrooms would increase from 2,860 to 2,950.

Enclosed are the following materials in further support of the Application:

1. SEQRA Technical Memorandum – demonstrating that the Application would not result in any new potential significant adverse environmental impacts under SEQRA (as requested, clean and redlined copies are provided – the redlines reflect changes made to the version submitted to the Board on March 10).

The Technical Memorandum includes the Traffic Impact Study, prepared by Philip Habib & Associates, demonstrating no new traffic impacts or traffic mitigation required (Attachment B), as well as Fiscal Back-Up (Attachment C).

2. Planned Integrated Development Preliminary Plan – set of 13 drawings, including, but not limited to:

- Regulating Plan
- Public & Private Road Hierarchy Plans
- Zoning Plan

3. Updated and Replaced “Design Standards”

Accordingly, the Applicant respectfully requests that on June 2 the Town Board:

- schedule a Public Hearing for June 16
- refer the Application to the Town Planning Board
- refer the Application to the Orange County Planning Board pursuant to General Municipal Law Section 239-m

Thank you for the Board’s continued attention. The Board’s and its consultants’ efforts in advancing this Application are much appreciated.

Respectfully submitted,

ZARIN & STEINMETZ

By: Brad Schwartz

Brad Schwartz

Encls.

cc: Larry Wolinsky, Esq./ Howard Protter, Esq.
Bonnie Franson, AICP CEP, PP
Greg Gushee, EVP, Related Companies
Mitchell Newman, Lennar