

TOWN OF TUXEDO COMPREHENSIVE PLAN UPDATE

ORANGE COUNTY, NEW YORK





APRIL 2018

An update to the September 2011 Comprehensive Plan Update

Prepared By:

Town Board of the Town of Tuxedo, New York

With Technical Assistance Provided by:

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TOWN OF TUXEDO
COMPREHENSIVE PLAN UPDATE
April 2018

Adopted by the Town Board on _____, 2018

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Previously Adopted by the Town Board on September 12, 2011

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Cover Page: Ramapo River, as viewed from the dam north of the new Town park.

TABLE OF CONTENTS

	<u>Page No.</u>
I. INTRODUCTION.....	1
II. ISSUES AND OPPORTUNITIES	7
III. GOALS AND OBJECTIVES.....	910
IV. THE LANDSCAPE	1314
V. POPULATION AND HOUSING	2830
VI. LAND USE AND ZONING.....	4246
VII. COMMUNITY SERVICES AND FACILITIES.....	5761
VIII. HISTORIC RESOURCES AND COMMUNITY APPEARANCE.....	7376
IX. TRANSPORTATION	8
X. IMPLEMENTATION.....	9094

TABLES

	<u>Page</u>
1. Regional Population Trends.....	4
2. Management Guidance Summary – Sterling Forest State Park BCA.....	2021
3. Town of Tuxedo: Population Trends.....	2830
4A. General Population Characteristics: 2000.....	2931
4B. General Population Characteristics: 2010.....	32
5. Population by Household Characteristics: 200 30 2010 33	
6. Residential Mobility.....	3134
7. Place of Workers 16 years and Older: 2000 32 2010 35	
8. Industry of Workers Employed and 16 years and Older: 2000 33 2010 36	
9. Occupation of Workers Employed and 16 years and Older: 2000 34 2010 36	
10. Housing Units by Housing Type.....	3740
11. Occupied Housing Units by Tenure:	

2000 37 2010 41	
12. Bedroom Mix by Housing Tenure:	
2000 38 2010 42	
13. Average Household Size by Tenure:	
2000 39 2010 42	
14. 2007 Existing Land Use Town of Tuxedo Unincorporated Area 43 Land	
Use 47	
15. Enrollment Trends	63 66
16. Town Recreation Facilities	66 70

FIGURES

Follows Page

Figure 1	Regional Location	3
Figure 2	Town of Tuxedo	3
Figure 3	Environmental Resources	27 29
Figure 4	Housing and Neighborhoods	41 45
Figure 5	Townwide Land	
Use	56 60	
Figure 5a	Southfields Land Use	56 60
Figure 5b	Tuxedo Hamlet Land Use	56 60
Figure 6	Conceptual Land Use	56 60
Figure 7	Community Facilities	71 75
Figure 8	Open Space and Recreation	71 75
Figure 9	Transportation	88 93

APPENDICES

- Appendix A. 2003 Town Center Plan
- Appendix B. 2004 Community Survey
- Appendix C. 2004 Recreation Plan

I. INTRODUCTION

In 2007, the Town of Tuxedo commenced the update of the Town's 1972 Master Plan. The Town ~~seekssought~~ to implement a land use strategy for the next 10-20 years that revitalizes the Town's existing hamlets and stimulates appropriate use and reuse of the remaining developable areas of the Town. The Plan also ~~seekssought~~ to preserve the Town's natural, historic and scenic assets that are important defining elements of the community and which provide the Town its unique sense of place. This 2016 Plan Update refines several of the land use policies set forth in the 2011 Plan Update, based on the existing and anticipated socioeconomic trends in Tuxedo.

New York State Town Law regulates the preparation of comprehensive plans. Section 272-a states that a comprehensive plan is one that will "identify the goals and objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development" of a town. The preparation of a comprehensive plan is not mandatory. However, if a plan is prepared, it should be adopted by the Town Board as an official statement of the community's land use policies. Once adopted, any subsequent land use regulations must be in accordance with the Town's adopted comprehensive plan. The Town Board ~~has~~ held three public meetings – September 8, 2008, February 9, 2009 and June 13, 2011 - to discuss draft versions of the Plan Update. The Town Board also considered all written public comments received on the Plan Update in its deliberations. As per the regulations implementing the New York State Environmental Quality Review Act, adoption of a land use plan is categorized as a Type I action. The Town Board classified the action as a Type I action, and ~~has~~ reviewed an expanded Environmental Assessment Form documenting the potential effects that adoption of the Plan Update would have on the environment.

~~This~~The Plan Update is designed to serve as a general guide for the development and redevelopment of the Town. As a guide, the plan should serve the Planning Board and other boards and agencies in the formulation of policies and programs. The Plan Update must have community understanding and support to be an effective policy instrument.

As stated in the 1972 Plan, the Town of Tuxedo ~~is~~ endowed with many outstanding natural features and resources. In a region that has been experiencing rapidly diminishing open space, Tuxedo today can point with pride to the preservation of substantially large, contiguous areas of environmentally significant and magnificent woodland setting.

A. VISION STATEMENT

Tuxedo is a large, approximately 47-square mile Town situated within the nationally-recognized Highlands landscape, a region encompassing four states: New York, New Jersey, Pennsylvania and Connecticut. Topography and geology are key determinants of the Highlands region within which the Town is situated. The landscape of this region is characterized by a series of “Appalachian” high hills and ridges that are bedrock-controlled and cut by deep narrow valleys; such as through which streams and river travel, e.g. the Ramapo River valley, that distinguish it from the adjoining regional landscape. To view the Town from the air in the summer, one would observe a green mantle of woodland draping much of Tuxedo. Within the Town, the Highlands are bisected by a narrow valley through which the Ramapo River flows. The Ramapo River valley historically and presently serves as a major transportation route to inland areas of New York State – NYS Route 17, the NYS Thruway, and major rail and utility corridors traverse the Town from north to south through this river valley corridor.



The Town’s forested landscape also serves as the setting for historically significant communities and estate properties in the Town, including but not limited to: the Tuxedo Park village, a National Register historic district; the Tuxedo hamlet; Southfields; Eagle Valley; and Arden, the former historic estate of the Harriman family.

The Town recognizes that the acquisition of Sterling Forest for the formation of a new state park has diminished opportunities to create the large-scale industrial and office parks envisioned in the 1972 Master Plan. A collection of existing nonresidential and vacant properties that are zoned for nonresidential use will pose development and redevelopment challenges over the next few years. An opportunity exists to develop a small-scale nonresidential business enclave on the Tuxedo Reserve’s Farms Northern Tract. The Town also seeks to allow limited commercial uses that are consistent and compatible with the Town’s environment along Route 17 and Route 17A.

The large swaths of open space that have been dedicated as parkland create challenges to maintaining a cohesive community. The Plan Update seeks to meet the needs of its existing and future residents in a manner that emphasizes community-building through a variety of social programs, electronic means, and physical “linkages”.

The Town of Tuxedo, once confronted by developments that would have changed the Town forever by inducing a build-out population of 35,000-50,000 persons, will now remain the rural, and, in many places, bucolic community that has existed since it was first founded. The geology and topography are such that dense development would have caused severe environmental

~~damage.~~ Although it is unlikely that the Town's total population will ever exceed 10,000 persons, Tuxedo's ~~existing~~ population will at least double in size with construction of Tuxedo Reserve, ~~now known as Tuxedo Farms.~~ The Town will ~~grapple with~~need to address the service demands created by this new neighborhood. ~~Tuxedo Reserve~~The Town has been stressed fiscally by a lack of commercial ratables. The Tuxedo Farms project provides for a wide array of housing types and density, but now it is imperative that the Town develop adequate commercial ratables to balance its residential uses. Tuxedo Farms must be integrated in a manner that unifies, rather than segments, the Town.

The Town must proactively consider appropriate land uses for the Arden Farms area of the Town. Arden represents the single largest privately-owned and mostly undeveloped area of Tuxedo. Lastly, the Town desires to focus on the redevelopment of its older hamlets, centered along Route 17, providing options for ~~diversifying its~~preserving the existing housing stock and expanding business opportunities.

B. REGIONAL SETTING

The Town of Tuxedo is located in the southeastern portion of Orange County, New York. The Town is generally located at the confluence of four counties - Orange and Rockland counties in New York, and Bergen and Passaic counties in New Jersey (**Figure 1**).

According to the 1972 Plan, the U.S. Census estimated that more than 1.8 million persons resided in the 4-county region in 1970, which represented an increase of more than 300,000 persons from the previous decade. In 2000, growth in the overall region slowed and the regional population totaled 2 million persons. In 2010, the regional population was estimated to be 2.09 million.

As per the findings set forth in the 1972 Plan, population growth in the 1970s and 1980s was anticipated to take place primarily in Bergen and Rockland counties. The Regional Plan Association predicted that as land available for development in these two counties diminished, the 90s would likely see substantial population growth in rural outlying counties including Orange County. **Table 1** presents population estimates for the counties and communities surrounding the Town of Tuxedo.

Population growth in Bergen and Passaic counties has slowed and even declined. However, Orange County's population increased dramatically. Over the past four decades, development has "skipped over" the Town of Tuxedo and occurred in the neighboring Towns of Monroe, Warwick, and Woodbury. During this time period, two large landholders, Sterling Forest Corporation and Related Companies, submitted development applications to the Tuxedo Town Board and the applications underwent rigorous environmental review. ~~Tuxedo Reserve was approved in 2004.~~The development was approved in 2004. The special use permit has been amended from time to time, and the development, now under construction, has been rebranded to "Tuxedo Farms".

Tuxedo's unincorporated area has experienced some population growth while the incorporated Village

~~2011~~2018 Town of Tuxedo Comprehensive Plan Update

of Tuxedo Park has experienced population decline. According to ~~2009~~2010 Census ~~estimates~~data, the Town of Tuxedo's population totaled 3,683 persons, a population increase of 349 persons since 2000. During the 2000s, new residents were introduced from construction of the Woodlands, Table Rock Estates, Hamilton Estates, and Sterling Mine Estates (amounting to 300+ lots for single family detached and attached dwellings) as well as numerous smaller subdivisions. In ~~2009~~2010, the Village of Tuxedo Park had an estimated population of ~~722~~623 persons, representing a decline of ~~nine (9)~~108 persons since 2000.

Section II of the Plan Update provides detailed demographic data for the Town's population and discusses the implications for long-term planning.

Table 1 Regional Population Trends						
	1970 Persons	2000 Persons	% Change	2009 Est. 2010 Persons	Change in Persons	% Change
Orange, NY	220,558	341,367	54.7%	383,532 72,813	42,165 31,442	12.49 2%
Rockland, NY	229,903	286,753	24.7%	300,173 11,687	13,420 24,934	48.7 %
Bergen, NJ	898,012	884,118	-1.6%	895,250 05,116	11,132 20,998	1.32 4%
Passaic, NJ	460,782	489,049	6.1%	491,778 01,226	2,729 12,177	0.62 5%
TOWN OF TUXEDO (including Village) ¹	2,106	3,334	58.2%	3,683624	349290	+0.58.7%
V. of Tuxedo Park	861	731	-15.1%	722 623	-9 108	-1.2 14.8%
Unincorporat ed Area	1,245	2,603	109.1%	2,964 3,001	358 398	13.8 15.3%
Adjoining Communities (Town population includes incorporated villages)						
Town of Warwick	9,416	30,764	226.7%	32,065	1301	4.2 %
Town of Woodbury	4,639	9,460	103.9%	11,353	1893	20.0 %
Town of Monroe	3,796	31,407	727.3%	39,912	8505	27.1 %
Town of Ramapo	45,711	108,905	138.2%	126,595	17690	16.2 %
Village of Sloatsburg	3,134	3,117	-0.54%	3,039	-78	-2.5 %
Borough of Ringwood	10,393	12,396	19.3%	12,228	-168	-1.4 %

Source: U.S. Bureau of the Census, 2009. Note: ~~2010 Census data are not yet released.~~2016.

C. WHY AN UPDATE?

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The Town's 1972 Plan was prepared about ~~39~~46 years ago, and the 2011 Comprehensive Plan Update is now seven (7) years old. Since 1972, the Town's primary master plan goal of preserving the Town's natural and open space features has been achieved through public acquisition of major landholdings. Specifically:

- **Sterling Forest Corporation** landholdings ~~have been~~were purchased to create Sterling Forest State Park. Other land holdings, including a large parcel owned by New York University (along Long Meadow Road) and Indian Hill (north of Tuxedo Heights in Southfields) have been acquired for open space. These acquisitions ~~have~~ enabled the Town to meet its 1972 "saturation goal", i.e., to maintain at least 50 percent of all major private land holdings in open space, including "ridgelines, streams, rivers, lakes, and forested land in a continuous network."
- **Tuxedo Reserve Farms**, a 1,195 dwelling unit residential development, received special use permit approval from the Tuxedo Town Board in November 2004. Development is clustered on the Southern Tract, while most of the Northern Tract and all of the Fox Hill Tract will remain undeveloped. Nonresidential development is programmed for the Northern Tract, although plans for its development have not been submitted or proposed at this time. Construction of the first phase of Tuxedo Farms is now underway.

Also since 1972:

- **New Residential Development.** Several major residential subdivisions have been constructed in Eagle Valley, including Table Rock Estates, Sterling Mine Estates, Hamilton Estates and the Woodlands which ~~will introduce~~has introduced 300± dwelling units at completion, enlarging this neighborhood area substantially.
- **Town Center.** In 2003, a Town Center Study and Master Plan was prepared and the study recommended various strategies to revitalize properties along Route 17 in the Tuxedo hamlet, which represents the Town's civic, commercial and social center.
- **Nonresidential Uses.** The Town's nonresidential tax base, particularly research and office space, ~~is dwindling~~has dwindled. Vacant nonresidential buildings are located along Long Meadow Road and Route 17A – these include the former facilities for International Paper and Xicom. Various proposals for reuse of these properties have been circulated, ~~but none have advanced beyond initial discussions~~and the Watchtower Bible and Tract Society of New York purchased and now inhabits the former International Paper property – this property is no longer taxable. The Town has lost significant ratables over the last decade.
- **Commercial Uses.** Commercial activity in the Southfields and Tuxedo hamlets has been mostly stagnant. Along Route 17, Duck Cedar Inn and the Red Apple Restaurant had been vacant for some time, although Duck Cedar Inn ~~was approved recently to convert its space~~has been converted to retail ~~and manufacturing use and is partially occupied. In addition,~~ office and commercial uses. A new retail and commercial building ~~is that was~~ under construction in 2011 at the corner of Long Meadow Road and Sterling Mine Road in Eagle Valley stands vacant and only partially completed. A commercial plaza has been approved in Southfields, but has not yet commenced construction.

- School district changes. The Greenwood Lake Union Free School District, which had been sending its high school students to the Tuxedo Union Free School District, arranged to split from the TUSFD and now sends its students to the Warwick Valley Central School District, commencing in the 2015-2016 school year. This change has resulted in a significant change to the TUFSD's operations. The loss of income has financially stressed the School District and points to the need to encourage development that increases the ratable base to help close the revenue gap.
- Sustainability trends. The Town supports, at the local level, efforts to implement energy efficiency, climate resilience, and other sustainable policies, including the goals of New York State's Reforming the Energy Vision (REV), and the Climate Smart Communities Program.

D. 2003 TOWN CENTER STUDY AND MASTER PLAN

In 2001, the Tuxedo Town Board initiated an extensive public planning and design process for the Tuxedo hamlet which is the Town's existing civic, commercial and social center. The concept of the Tuxedo hamlet constituting the "Town Center" evolved during review of the Tuxedo ReserveFarms planned integrated development ("PID") application. As that development application advanced, the Town wanted to ensure that any nonresidential uses introduced to Tuxedo ReserveFarms would not impact the hamlet's viability. A Town Center Plan was prepared by Burgis Associates (**Appendix A**) focusing on properties with frontage on Route 17 in the hamlet. The final draft of the Town Center Plan suggested several development scenarios. The most aggressive design option proposed redevelopment of several commercial parcels that would result in the introduction of 250 residential apartments and approximately 43,000 square feet of new retail space. A marketing report prepared by the Williams Group at that time concluded that Tuxedo could support an additional 62,000-72,000 square feet of retail space once the "three major residential developments are built". The Palisades Interstate Park Commission ("PIPC") purchased Sterling Forge, one of the three major developments noted in the study. Therefore, some market support for additional retail development was eliminated. Residential apartments will be introduced into the hamlet by the construction of the North Ridge phase of the Tuxedo Farms project. Some limited additional residential development may be possible through the mixed use redevelopment of key parcels in the hamlet.

The modified special use permit for Tuxedo ReserveFarms, approved in 2010, increased the amount of retail space that would be permitted in the Commons area of that development – project amenities and commercial uses are allowed on the Southern Tract in an amount not to exceed 100,000 square feet commercial space. Market support for this amount of nonresidential development was demonstrated in a market study prepared by the Gibbs Planning Group.

E. 2004 TOWN OF TUXEDO COMMUNITY SURVEY

The Tuxedo Chamber of Commerce sponsored a community survey in 2004 (**Appendix B**). The purpose of the survey was to:

- capture resident attitudes about town businesses, government, municipal services, schools, recreation and development;
- provide feedback for the business community and elected officials; and
- use the findings to improve business opportunities, community services, resources and relations.

According to the summary, 1,900 survey questionnaires were distributed and 356 households responded (19% response rate). Most respondents resided in the Eagle Valley neighborhood, followed by Tuxedo Park, Laurel Ridge/Clinnton Woods and the Hamlet/East Village. Based on a review of the responses, the Chamber of Commerce concluded:

- The level of satisfaction with the Town is fairly high across all response categories. Some of this may be attributed to “home town bias”, i.e., whatever the shortcomings, it is still our town.
- Residents, once they move to Tuxedo, tend to stay. Nearly half of all respondents have resided in the town 10 years or longer.
- Tuxedo’s open spaces and small-town size are major attractions and the reason most people come and remain.
- Town demography, based on the survey, is skewed toward small families and “empty nest/third age” households. This is reflected in several response areas with regard to school and municipal taxes, recreation and community activities.
- Correspondingly, the survey highlights the challenges the town faces in serving the needs of its youth. Organized athletic and other activities are limited. The paucity of youth oriented summer recreation and the absence of swimming facilities was frequently cited by those who provided comments.
- Despite its small size, Tuxedo is still a fragmented community not only in terms of geography and regional separation, but also in terms of perception. Respondents’ views of the town depend to a high degree upon the section of town in which they reside.
- Businesses in Tuxedo are incidental rather than central to the community dynamic. While past development in the northern section of town envisioned integration of commercial and residential areas, the historic record and recent withdrawal of commercial interests have rendered the vision unfulfilled.
- The challenges facing the business community will likely persist until the town population grows to a size sufficient to support small local businesses. In the meantime, the business community can be a positive force for community awareness, integration and an advocate for targeted planned development.


The Community Survey results served as input into the identification of issues and opportunities.

II. ISSUES AND OPPORTUNITIES

As a result of the various analyses conducted as part of the comprehensive plan process, the following issues and opportunities confronting the Town of Tuxedo ~~have been~~were identified:

- Geographically, the Town consists of a series of attractive but isolated residential neighborhoods separated physically by intervening parkland. This fact presents a challenge to creating a cohesive community.
- Children from Tuxedo's neighborhoods attend two different school districts, compounding this sense of separation.
- Tuxedo's population reflects the Town's primarily low-density, single-family detached housing character. While this is the Town's preferred housing pattern, additional opportunities should be provided to meet the needs of young adults, empty nesters, and volunteers serving the needs of the community who earn a modest income in comparison to the Town's average household income. This will be met for the time-being by the construction and occupancy of Tuxedo Farms.
- Tuxedo businesses are not supported presently by a sufficient number of households to thrive.
- The Southfields hamlet contains underutilized or inappropriately utilized properties that may in turn be diminishing property values of adjoining properties. The Town desires to revitalize the hamlet: with viable commercial uses while allowing the existing small residential neighborhoods to remain without increasing residential growth in the hamlet, given the lack of infrastructure to serve it.
- The Town's potential property tax ratable base is limited due to acquisition of much of the Town's land area for parkland. While the acquisition achieves the Town's objective to protect sensitive environmental resources in the community, opportunities must be explored to enhance the Town's nonresidential tax base and sustain/create local opportunities for employment. This is reinforced by the continuing erosion of the nonresidential tax base, e.g., the former International Paper facility is now tax exempt.
- The County Route 84 corridor, Long Meadow Road, was intended to be a major light industrial/office park area. Except for the former International Paper complex, properties along this corridor have been acquired for parkland. International Paper was acquired by the Watchtower group as part of its relocation of the Watchtower headquarters from Brooklyn, New York, to Long Meadow Road. International Paper is tax exempt and will not be developed for commercial purposes in the foreseeable future. The remaining large vacant landholdings that could be developed for nonresidential uses are limited to properties along the Route 17A corridor and part of the Arden Farms property. The Town seeks to establish locations to allow alternative, low-impact nonresidential development that would be consistent with the Town's environs and

would enhance the town's nonresidential tax base.

- The Arden area is a historic neighborhood in the community consisting of several large properties. The existing PID regulations could be applied to these large properties which would be inconsistent with the vision expressed in this Plan Update. The Town proposes to eliminate the PID special use permit from the Town's zoning law and allow conservation-oriented residential development in Arden. Where appropriate, conservation-oriented development should be promoted on larger parcels outside Arden, where these parcels are environmentally constrained and/or abut Sterling Forest State Park.
- 
- The Route 17 corridor is heavily traveled, affecting the quality of life for residents of the Tuxedo ~~and Southfields hamlets~~. The Town continues to support construction of Interchange 15B to reduce the traffic load within ~~these hamlets~~ it and especially the Tuxedo hamlet. This would, in turn, allow for the creation of a pedestrian friendly hamlet that could be redeveloped with housing, introducing new residents who would shop, dine, and recreate in the revitalized ~~hamlet~~.
 - The Town seeks to improve and strengthen relationships with regional, state, county and local agencies in order to implement a recreational program that serves not only the larger region but also serves local community recreation needs.
 - The Tuxedo Union Free School District ("TUFSD") is a small "local school district" that serves primarily residents in the southern portion of the Town. As of September 2015, the TUFSD faces the potential loss of no longer receives Greenwood Lake high school ~~district~~ students. The Town supports efforts to ensure the long-term viability of the school district. This requires, among other objectives, a focus on creating commercial ratables.

- A number of abandoned historic properties are falling into disrepair. These properties, which help form the Town's sense of place, need to be secured and protected. (Photo: Abandoned ice house at Arden Farms.)



- The Ramapo River is a major underutilized environmental resource in the community. The river corridor is highly fragmented due to the existence of utility and highway corridors through the Ramapo River valley. The Town seeks to improve accessibility to the river, through creation of a River Trail, and to protect water quality through appropriate development setbacks.
- The Town's natural resources should be further protected through implementation of town design standards that would limit disturbances to the Town's geology, surface water, and significant ecological habitat.

III. GOALS AND OBJECTIVES

The goals and objectives of this Plan Update are intended to address issues presently confronting Tuxedo. The goals and objectives of the 1972 Plan ~~have been~~were evaluated and updated ~~in the 2008, and now this Plan Update,~~ to reflect present conditions in the Town. “Goals” are value statements that describe the aspirations of the community, and “objectives” are methods by which to achieve the goals. This list of goals and objectives was formulated through review of the conclusions of the 2004 Townwide Community Survey and the findings made by the Tuxedo Town Board in preparing this Plan Update. As stated in the 1972 Plan:

“In order to maintain Tuxedo’s unique physical setting, the most important goals are to protect and maintain the ecological environment and continue the present Town character.”

Community-Wide Goals

- To maintain the rustic woodland setting of the Town.
- To preserve the natural beauty and ecology of the Town.
- To provide a framework of orderly planning and development for the future.
- To provide a balanced land use policy permitting a variety of housing, commerce and employment opportunities.
- To provide and maintain a program of meaningful community and neighborhood citizen participation in directing the Town's future growth.

Land Use: Provide a reasonable balance of residential uses and nonresidential uses that will serve the Town’s existing and future population and will maintain Tuxedo’s tax base.

- Maintain the Town’s attractive woodland setting by ensuring that future development is designed in a manner that protects the character of the existing landscape.
- ~~Introduce opportunities for a~~Support the existing diversified mix of business and housing within the Town’s hamlets.
- Protect the single-family character of the Town’s major residential neighborhoods, including the Bramertown, Eagle Valley, Clinton Woods-Laurel Ridge communities.

Economic Development: Encourage nonresidential uses along Route 17 and Route 17A, and promote reuse of the existing nonresidential facilities.

- Seek the redevelopment of the ~~large~~ vacant and underutilized light industrial and office buildings for nonresidential uses that maintain the Town’s tax base and provide employment opportunities.
- Encourage “tourist-related” uses that would benefit from proximity to state parkland.
- Explore various financing and business incentives that can be packaged to prospective tenants of existing large-scale nonresidential facilities to promote reuse of the facilities.
- Seek appropriate mixed use ~~commercial~~ development of the Faire Partners properties on

Route 17A, situated strategically in the middle of Sterling Forest State Park.

- Consider potential ~~low-intensity second-home residential and tourism~~, resort, agricultural- and equestrian-oriented uses for the ~~portion of the Arden Farms property~~ properties and associated remaining parcels that are in close proximity to ~~Route 17-Sterling Forest State Park~~ which would be consistent with, and would not impact the state park system. This area would better serve the town as a location for tourism-related uses; the town's residential growth will be met by Tuxedo Farms over the next ten years.
- Encourage small business development within the Town's existing hamlets along the Route 17 corridor.

Natural Resources: Protect the Town's natural resources.

- Continue to acknowledge the significant natural resources of the Town of Tuxedo and allow future development that is compatible with these natural resources.
- Protect the water quality of the Town's waterways and streams, especially the Ramapo River which is a major underutilized yet stressed natural resource. Explore the acquisition of property to create a linear trail along the Ramapo River corridor.
- Protect the Town's ~~wetlands~~ surface water resources through Town Board adoption of a local freshwater wetlands ~~and watercourses~~ law.
- Provide educational and community outreach regarding the Town's status as a National Audubon Society "Important Birding Area" and NYSDEC "Bird Conservation Area".
- Maintain all forms of nonresidential development under the highest standards of pollution control in order to maintain the Town's environment.

Infrastructure and Sustainability: Expand utilities to encourage redevelopment of the ~~Town's existing hamlets~~ Tuxedo hamlet and introduce infrastructure where necessary to protect the environment :

- ~~Ensure~~Support the ~~proper~~ upgrade of existing facilities, ~~especially including~~ the existing hamlet sewage treatment plant ~~which is now under construction to expand its capacity to serve Tuxedo Farms~~.
- Protect the water quality of the Indian Kill Reservoir, ~~Tuxedo Lake~~, and Ramapo River, major sources of potable water.
- ~~Assess the feasibility of providing central water and/or sewer facilities to the Southfields hamlet.~~
- ~~Explore and implement the Climate Smart Communities Certification Program~~
- ~~Explore and implement Clean Energy Initiatives~~

Community Facilities and Services: Ensure that the Town's community facilities and services are expanded to meet the needs of an expanding residential population base.

Town Center

- Assert the Tuxedo hamlet's role as the civic and cultural Town Center of the community.
- Create an "anchor" for the Tuxedo hamlet that will draw residents and other patrons

into the hamlet who will then utilize the businesses and resources located there.

- Continue to work collaboratively with organizations, such as the Orange County Citizens Foundation, to achieve place making objectives which reinforce the Tuxedo hamlet as the Town Center.
- Update the Town Center Study with revised plans that incorporate Complete Streets principles that embrace multimodal transportation options, and incorporate attractive streetscape standards.

Schools

- Support the long-term viability of the Tuxedo Union Free School District.
- ~~- Continue to explore consolidation of the Town's multiple school districts into one Townwide school district.~~
- ~~- In coordination with the Tuxedo Union Free School District, explore the acquisition of property to create a centralized core campus for the district that could be situated elsewhere than on Route 17.~~

Senior Center

- Provide facilities or dedicated space for a Senior Center and programs in conjunction with NYS Age-Friendly initiatives

Library

- Continue to work cooperatively with the Tuxedo Park Library to expand its resources as the Town's population expands.

Recreation

- Prepare an addendum to the 2004 Recreation Plan that describes revised capital improvement plans and costs associated with same.
- Construct a Town pool.
- Create a Townwide recreation center.
- Develop pedestrian and bicycle paths throughout the unincorporated areas of the Town to link its neighborhoods.
- Develop and expand a continuous system of hiking, pedestrian and cycling paths throughout the unincorporated area of the Town of Tuxedo that link to the regional trail system.
- Encourage the use, development and maintenance of recreational facilities under various jurisdictions and for multiple purposes.
- Continue to expand the Town's recreation programs to meet the needs of all segments of the Town's population.
- Explore recreational linkages between Town and PIPC facilities.

Historic Resources and Community Appearance: Preserve, improve and enhance areas of scenic, recreational and/or historic value or potential within the Town.

- Prepare a comprehensive inventory, and map the historic structures within the Town. Coordinate these efforts with the Tuxedo Historical Society.

- Inventory and recommend various properties for designation on the National Register of Historic Places.
- Review developments in a manner that considers the potential impact on significant historic viewsheds in the community.
- Should Arden Farms be developed in the future, ensure that any future re-use of the property protects the historic and scenic attributes of the property.
- As part of the review of major subdivisions, require preparation of design guidelines so that the subdivider has input into the future home designs in a subdivision and homeowners will have advance notice of the design standards that would apply to them.
- Amend, as necessary, the standards guiding the ARB based on a review of the ARB's experience with the 5+ year old regulations and specific project reviews. Said review and amendment will be conducted by the Town Board.

Transportation: Promote a safe, efficient, multimodal transportation system.

- The Town will work with the New York State Department of Transportation to analyze the feasibility of reducing the capacity of Route 17, as it travels through the Tuxedo hamlet, through a "Road Diet" design which would limit it to one lane in each direction plus a middle turning lane, and which would encourage pedestrian safety, making the community friendlier to visitors and residents alike, and improve the business environment.
- Continue to encourage the creation of a new "1/2" Interchange 15B which would reduce traffic along the Route 17 corridor. The interchange would consist of a southbound "on" ramp, and a northbound "off" ramp, connecting the NYS Thruway with NYS Routes 17 and 17A.
- Maintain and improve the street and circulation system in the Town and provide access to all portions of the unincorporated area.
- Encourage a balanced transportation system including full use of rail and bus service.
- As Tuxedo ~~Reserve~~Farms is developed, examine the feasibility of expanding jitney service to other portions of the community including visitor destinations.

IV. THE LANDSCAPE

It is evident from the numerous publications and studies, and the focused acquisition of land for public open space, that the Town of Tuxedo is part of a nationally significant physiographic and ecological landscape. Focused efforts to acquire private lands have resulted in the creation of Sterling Forest State Park. Governmental organizations continue to acquire land to add to the Highlands open space system. Land use decisionmaking in the Town needs to continue to remain informed of the Town's unique geographic position in the Highland region and the implications that development can have on this region. Governmental organizations need to be kept informed of the potential effects their decisions have on the Town's ability to meet its own community service needs. Recommendations associated with the Town's natural resources are described at the end of this section.

A. Tuxedo's Physiography

The pattern of land use development in the Town of Tuxedo has been established in part as a result of the underlying geologic and surficial soil structure of the community.

Geomorphic, or *physiographic*, regions are broad-scale areas defined by comparable terrain texture, rock type, and geologic structure and history. The Town of Tuxedo is situated in the Ramapo Mountains and Hudson Highlands, a part of the New England Upland physiographic province. (Photo: *Bedrock in Tuxedo, viewed from Arden.*)



As described in the publication Significant Habitats and Habitat Complexes of the New York Bight Watershed published by the U.S. Fish and Wildlife Service (1997), the New England province is a northward extension of the larger Appalachian Mountains or Highlands region. The province sends out two prongs southeastward from New England that serve to connect it with the Appalachian provinces, one of which is the Reading Prong, extending beyond the Hudson and Delaware Rivers to Reading, Pennsylvania. This region,

of which Tuxedo is a part, is one of complex mountains consisting primarily of metamorphic (schist, gneiss, slate, and marble) and igneous (largely granite) rocks of ancient age (Precambrian to Triassic) that have been compressed, uplifted, and deeply denuded, first by fluvial agents and later by glaciers.

The New England province differs from the southern Appalachian region primarily in that the New England province was glaciated. Glaciation, the rugged topography, preponderance of crystalline rocks, and scarcity of calcareous rocks, has resulted in thinner, patchier, and generally acidic tills, which are stony and boulder strewn.

The “Reading Prong” is identified locally as the Hudson Highlands or “Highlands”. The mountains and valleys that make up the Highlands are part of a relatively long, linear, and narrow regional geological feature that averages 10 to 20 miles in width, with a maximum width of 25 miles. It extends in a southwest-northeast trending direction for nearly 140 miles, from southeastern Pennsylvania near Reading, to southwestern Connecticut in the vicinity of Danbury, where it joins the Taconic Mountains and Housatonic Highlands of the New England Uplands plateau. The Hudson River cuts a deep gorge through the Highlands in New York.

According to the study:

“The New York - New Jersey Highlands section is very complex geologically and is composed predominantly of erosion-resistant, contorted, and strongly metamorphosed crystalline rocks (gneisses and schist) and marble, mostly overlain with glacial till, with many areas of softer limestones and shales, especially in the valleys. This large group of rocks, the oldest in the Bight watershed that makes up the Highlands is called the Highlands Complex. The northern section of the Highlands was glaciated during the last glacial period, resulting in very different landscape features and physiography north and south of the terminal moraine (along which Interstate 80 traversing east-west through northern New Jersey is roughly aligned). Areas to the north of the moraine are more rugged in topography, with massive, discontinuous rock ridges, steep, narrow valleys, frequent rock outcroppings, and elevations averaging about 300 meters (ca. 1,000 feet) up to 460 meters (1,500 feet) above sea level. The northern section also contains many large, glacially-formed lakes and wetlands and is generally heavily forested; all of these features are of great ecological significance... Soils in the Highlands, especially in the northern, glaciated sections, are generally very shallow, rocky, and strongly acidic. One especially noteworthy feature of the Highlands is the fact that it is an important drainage divide and headwater source for several major river systems in the watershed...”



In terms of surficial soils, much of the Town is overlain by the “Hollis-Rock outcrop”¹ general soil group. The soils are described as being dominantly sloping and moderately steep, somewhat excessively drained and well drained, medium textured soils that are shallow over schist, granite and gneiss, and rock

¹ Orange County Soil Survey, United States Department of Agriculture, Soil Conservation Service.

outcrop on mountainous uplands. Tuxedo Park, the Bramertown neighborhood, Clinton Woods and Laurel Ridge, Arden, Tuxedo hamlet, Tuxedo Reserve Farms and the unincorporated area of the Town east of the New York State Thruway are mapped within this general soil group (*Photo: Winter waterfall - Sons of Italy.*)

Clinton Woods, Laurel Ridge and the former Emcon building (now University Center) are located within areas underlain by Hollis soils. According to the Soil Survey, these soils are poorly suited to most “urban” uses because of the shallowness over bedrock and associated dryness. Deep excavation is very difficult as a result of the hardness of the underlying rock although a few areas provide sites for structures without basements; careful selection is needed. The RenFaire properties, an area of potential future development along Route 17A, are characterized by these same soils.

Soils underlying the Arden area of Tuxedo, also located within this same general soil mapping unit, consist of a combination of moderately suitable to unsuitable soils for development. Pockets of Hoosic gravelly sandy loam and Charlton fine sandy loam soils that are suitable for urban uses and development are in meadow and have been cultivated in the past, probably for pasture. The Arden area also contains areas of Hollis soils which pose some constraint to development as mentioned previously. Lastly, the Charlton-Paxton complex (extremely stony, sloping to moderately steep) and Rock outcrop-Hollis complex (sloping to moderately steep slopes) dominate most of Arden, posing severe limitations to building development. For comparison, Rock outcrop-Hollis complex soils are also found in the Village of Tuxedo Park which is low density residential and undeveloped in character. These soils are also prominent on the Fox Hill and Northern Tracts of Tuxedo Reserve Farms, which are to remain primarily as open space as per the special use permit approval for Tuxedo Reserve Farms.

At the southern end of Tuxedo, from Tuxedo Lake to the Rockland County border, the Arnot-Swartwood-Hollis soil complex is prevalent. These dominantly sloping, somewhat excessively drained and well drained, medium textured soils are shallow and deep over gneiss and schist located on uplands. This general soil group is found in Eagle Valley as well as lands now part of Sterling Forest State Park. According to the Soil Survey, Swartwood soils, because of moderately slow permeability in the fragipan, slope, temporary wetness in spring, and stones, provide limited potential for urban uses. Careful installation of drains around foundations of dwellings minimizes the hazard of lateral seepage across the top of the pan early in spring. Other areas are very stony, a limiting factor.

Geology and soil types have influenced building development patterns in the community. Tuxedo’s development pattern is discussed in the land use section of this Plan Update.

B. Ecology

Numerous detailed ~~studies and~~ environmental ~~analyses~~studies have been published analyzing the potential impacts associated with the abandoned Sterling Forest Planned Integrated Development (PID) community and the Tuxedo Reserve PID that was approved in 2004 and re-approved in 2010: ~~(now Tuxedo Farms).~~ This Comprehensive Plan Update focuses on the broad ecological

communities that dominate the Town of Tuxedo. Figure 3 illustrates ~~certain~~ environmental features in Tuxedo.

1. Federal Studies

The study, Significant Habitats and Habitat Complexes of the New York Bight Watershed (U.S. Fish and Wildlife Service, 1997) provides an excellent synopsis of the ecological characteristics of the Highlands region for general planning purposes. According to the study:

“...the core habitat of the Highlands region contains continuous and relatively unfragmented forests, higher elevation ridges, and networks of relatively undisturbed wetlands in the valleys. The Highlands forest is dominated by upland hardwood forest types on the ridges and valley slopes, and forested wetlands in the valleys. The most common upland forest type is the dry-mesic (dry to moderately moist), mixed-oak forest dominated by red (*Quercus rubra*), black (*Q. velutina*), and white (*Q. alba*) oaks with lesser numbers of white ash (*Fraxinus americana*), red maple (*Acer rubrum*), sugar maple (*Acer saccharum*), chestnut oak (*Quercus prinus*), scarlet oak (*Q. coccinea*), hickory (*Carya* spp.), American beech (*Fagus grandifolia*), and tulip tree (*Liriodendron tulipifera*). Flowering dogwood (*Cornus florida*) and maple-leaved viburnum (*Viburnum acerifolium*) are dominant understory trees and shrubs, with hop hornbeam (*Ostrya virginiana*), ironwood (*Carpinus caroliniana*), and sassafras (*Sassafras albidum*) also present. Another common forest type, occurring primarily in ravines or cool north-facing slopes, is the mesic (moderately moist), hemlock-hardwood forest dominated by eastern hemlock (*Tsuga canadensis*) with red maple, sugar maple, yellow birch (*Betula lutea*), sweet birch (*B. lenta*), American basswood (*Tilia americana*), American beech, white ash, and tulip tree. The understory shrub and herbaceous layer is generally sparse under the hemlocks, with the exception of rhododendron (*Rhododendron maximum*) thickets in some places. A recent infestation of the hemlock wooly adelgid (*Adelges tsugae*) has killed many of the hemlocks in the Highlands and will likely result in a major change in the forest community in these areas. Another, more xeric (dry), forest type found on steep slopes and dry ridgetops is the chestnut oak forest with dominance by chestnut oak and associated species including scarlet, white, black, and scrub (*Quercus ilicifolia*) oaks, pitch pine (*Pinus rigida*), sweet birch, and hickories, with a shrub layer of heaths, including blueberries (*Vaccinium* spp.), mountain laurel (*Kalmia latifolia*), and black huckleberry (*Gaylussacia baccata*). On the exposed ridgetops, a pitch pine-scrub oak community is found, dominated by pitch pine with lesser numbers of sweet birch, red maple, gray birch (*Betula populifolia*), serviceberry (*Amelanchier* spp.), chestnut, scarlet, and white oaks, and a shrub layer of scrub oak in exposed areas, black huckleberry and various other shrubs in protected areas, and grasses in open areas. Unvegetated rock faces and outcrops are found on all the ridges in the Highlands and talus slopes typically occur at the bases of steep cliffs.

In the valleys there are numerous forested wetlands; commonly, these are red maple swamps dominated by red maple with black gum (*Nyssa sylvatica*), ashes (*Fraxinus* spp.) and yellow birch, a shrub layer of highbush blueberry (*Vaccinium corymbosum*), speckled alder (*Alnus rugosa*), spicebush (*Lindera benzoin*), buttonbush (*Cephalanthus occidentalis*), swamp azalea (*Rhododendron viscosum*), and winterberry (*Ilex verticillata*), and groundcovers of skunk cabbage (*Symplocarpus foetida*), ferns, and mosses. Other less common forested wetlands found in the Highlands include hardwood-conifer swamps with red maple and eastern hemlock as co-dominants with a rhododendron understory, and floodplain forests along the rivers dominated by a variety of hardwood species...”

The ecological significance of this area is directly related to its size and the contiguity of the forested

area. Species populations in the Highlands indicative of undisturbed forest and wetland habitats include wood turtle (*Clemmys insculpta*), timber rattlesnake (*Crotalus horridus*), red-shouldered hawk (*Buteo lineatus*), barred owl (*Strix varia*), warblers and thrushes, black bear (*Ursus americanus*), bobcat (*Lynx rufus*), and native brook trout (*Salvelinus fontinalis*). The Highlands regional study conducted by the U.S. Forest Service estimated that roughly 50% of the area between the Delaware and Hudson Rivers, or about 500,000 acres, is important habitat based on the presence of species that are endangered, threatened, or of special concern.

Birds

The Highlands, and Sterling Forest in particular, have gained prominence as an important breeding ground and stop over for neotropical migrant bird species. The study states: “For thousands of years, the ridges of the Highlands have been used as a visual guideline for songbirds and raptors during spring and fall migrations, with the forests and wetlands providing food and resting places for the migrants. The forests, wetlands, and successional habitats of the Highlands support about 150 species of breeding birds. Many of these species are generally associated with relatively unfragmented, undisturbed forest interior habitats. Examples include wood thrush (*Hylocichla mustelina*), ovenbird (*Seiurus aurocapillus*), and hooded warbler (*Wilsonia citrina*) which breed in the mesic forests, black-throated green warbler (*Dendroica virens*) and black-throated blue warbler (*Dendroica caerulescens*) which prefer the hemlock forests, Louisiana waterthrush (*Seiurus motacilla*) which breeds in riparian areas, and barred owl (*Strix varia*) and red-shouldered hawk (*Buteo lineatus*) which prefer the large wooded swamps. The New York State Breeding Bird Atlas indicates a thriving population of cerulean warbler in the deciduous forests of the Highlands, one of the few concentrations of this species in the state.



Golden-winged warbler (*Vermivora chrysoptera*), another rare breeder in the region, is locally common in the successional forests of the Highlands. The Highlands support 24 of the 29 middle and long-distance migrant birds whose numbers have declined significantly in the Northeast, as indicated by analysis of the breeding bird survey, and 26 of the 35 long-distance migrants ranked in a recent Partners in Flight study as of highest concern in the Northeast. These migrants include both successional and forest-nesting species.” (Photo of Golden-Winged Warbler: Courtesy of Gerry Dewaghe, Seattle Audubon Society website.)

According to the study, there are 19 raptor species that utilize the Highlands seasonally or year-round, 10 of which breed in the Highlands region, including the regionally rare Cooper's hawk (*Accipiter cooperii*), northern goshawk, sharp-shinned hawk (*Accipiter striatus*), red-shouldered hawk, northern harrier (*Circus cyaneus*), short-eared owl (*Asio flammeus*), long-eared owl (*Asio otus*), barred owl, common barn-owl (*Tyto alba*), and, northern saw-whet owl (*Aegolius acadicus*).

Reptiles and Amphibians



At least 45 species (a high diversity) of amphibian and reptile species, including several rare species, have populations in the Highlands. Among them is the timber rattlesnake, a regionally rare and vulnerable species listed as endangered in New Jersey and threatened in New York (*Photo of timber rattlesnake. Source: Kissling*). Its populations in the Highlands are an important stronghold for this species in the region, and include at least 30 known den sites in New York. These den sites tend to be in or near wooded rocky ledges with

southern exposures. According to the study, important concentration areas occur in Sterling Forest and adjacent ridges. Copperheads (*Agkistrodon contortrix*) cohabit many of the den and basking sites of the timber rattlesnake. The wood turtle is found in or near riparian habitat throughout the Highlands, especially near deep, low gradient streams in the spring and winter and, generally, in more terrestrial habitats in the summer. Amphibians in the Highlands include regionally rare salamanders such as the blue-spotted (*Ambystoma laterale*) and four-toed (*Hemidactylium scutatum*) salamanders, as well as eastern spadefoot toad (*Scaphiopus holbrookii*) and several populations in Harriman State Park of northern cricket frog (*Acris c. crepitans*), which constitute some of the northernmost known occurrences of this species.

Mammals

According to the study, over 40 species of mammals, including several large and free-roaming mammal species, occur in the Highlands. Bears are generally found in the forested regions, specifically in the swamps and lowland forests. Dens occur in both wetlands and upland areas and almost all bear locations are within 650 feet of wetlands. Den site locations are generally greater than 1,600 feet from roads and occupied dwellings. Male bears have average home ranges of 70 square miles. Abandoned iron mines provide winter hibernacula for several species of bats, including the federally listed endangered Indiana bat, the species of concern small-footed bat, northern long-eared myotis (*Myotis septentrionalis*), little brown bat (*M. l. lucifugus*), eastern pipistrelle (*Pipistrellus subflavus*), and big brown bat (*Eptesicus fuscus*). The federally listed endangered Indiana bat is known to occur at three abandoned mines in the Highlands.

Sterling Forest

Sterling Forest and most of the Tuxedo's environs are specifically characterized in the Highlands regional study as a contiguous area of forest and wetlands. The forests are primarily mixed oak forest, with hemlock-hardwood forest in the low-lying areas. Sterling Forest habitat is a key area for those species such as barred owl and red-shouldered hawk that rely on large unfragmented forest and wetland areas. The complex of ridges and valleys in and adjacent to Sterling Forest is one of the more important areas, with 10 known den sites, for timber rattlesnake in the Highlands and in the region. Several of the abandoned mines in this area are known to be hibernacula for bats, including small-footed bat. Numerous species of forest interior-nesting neotropical migrants nest here,

including the regionally rare golden-winged warbler. Rare wetland communities occur at Little Cedar Pond within Sterling Forest.

2. Sterling Forest Bird Conservation Area

To further emphasize the importance of Tuxedo and its environs as important ecological habitat for neotropical migrants, New York State designated Sterling Forest as a Bird Conservation Area (BCA) in October 2001. The BCA encompasses portions of the Towns of Tuxedo, Warwick and Monroe and consists of approximately 16,833 acres. A map is available for review at the following link: <http://www.dec.ny.gov/animals/31936.html>.

As described at the NYSDEC website, the Sterling Forest BCA is part of Sterling Forest State Park (SFSP). SFSP is within a natural area of state and national importance due to its watershed, wildlife habitat, cultural resources, open space and outdoor recreation significance. A comprehensive inventory conducted by the New York Natural Heritage Program indicates that most of the Park is covered by either ecological communities that have statewide significance or of such quality that they should be protected as significant examples within New York State. The Park has considerable biodiversity including a diversity of bird species.

The Vision Statement for the BCA is as follows: *“Recreational opportunities and access will continue in a manner consistent with conservation of the diverse assemblage of bird species using the area for breeding or during migration. This area will also serve as an important resource for research into the conservation of bird diversity and for environmental interpretation and education.”*

Criteria that were met for designation of SFSP as a BCA include: migratory concentration site; diverse species concentration site; individual species concentration site; species at risk site; and a bird research site (ECL §11-2001, 3.e-h). Birds identified within the park include Peregrine Falcon (endangered), Pied-billed Grebe (threatened), Least Bittern (threatened), American Bittern (special concern), Osprey (special concern), Sharp-shinned Hawk (special concern), Cooper's Hawk (special concern), Northern Goshawk (special concern), Red-shouldered Hawk (special concern), Common Nighthawk (special concern), Whip-poor-will (special concern), Red-headed Woodpecker (special concern), Horned Lark (special concern), Golden-winged Warbler (special concern), Cerulean Warbler (special concern), and Yellow-breasted Chat (special concern). Numerous other species contribute to the diversity of birds within the BCA including Broad-winged Hawk, Acadian Flycatcher, Least Flycatcher, Yellow-throated Vireo, Brown Creeper, Winter Wren, Hermit Thrush, Worm-eating Warbler, Blue-winged Warbler, Black-throated Blue Warbler, Pine Warbler, Ovenbird, Louisiana Waterthrush, Hooded Warbler, Canada Warbler, Scarlet Tanager, Rose-breasted Grosbeak, Orchard Oriole, and Purple Finch.

Critical habitat types in the BCA include forest, wetland complexes (such as the Cedar Pond area), lakes, and patches of early successional habitat. Significant ecological community types include Appalachian oak-hickory forest, hemlock-northern hardwood forest, inland Atlantic white cedar swamp, dwarf shrub bog and successional old field habitat. The Management Plan Summary for the

BCA identifies the following management priorities – refer to **Table 2** below. The Plan Update recommends that signs be installed throughout the Town that identifies Sterling Forest as a BCA.

Table 2

Management Guidance Summary—Sterling Forest State Park BCA

- Management of the BCA, which has also been designated as a Park Preservation Area, will safeguard and enhance populations of wild birds and the habitats that the birds depend upon for breeding, migration, shelter, and sustenance.
- Early successional habitat is important to the Golden-winged Warbler (species of special concern). Provisions will be made for maintaining early succession habitat in the Indian Hill and Laurel Pond areas. OPRHP will consult closely with scientists on the maintenance of early successional habitat within the BCA.
- OPRHP will consider specific management steps for species such as the Golden-winged and Blue-winged Warblers when warranted by findings from scientific research. Such actions however must be considered not only with respect to the specific species studied but also to impacts on other species of plants and wildlife in the park as well as on recreation opportunities. There is also a need to evaluate habitat availability on a region-wide basis.
- OPRHP remains flexible with respect to the need for specific steps to protect biodiversity such as the control of invasive species.
- Maintenance by utilities of the Rights-of-Way (ROW) within the park results in early successional habitat. OPRHP will consult and coordinate with utility managers so as to assure that routine operation and maintenance activities of ROW managers and OPRHP staff do not adversely impact bird nesting.
- OPRHP maintains a comprehensive trail system throughout the Park. Portions of this trail system pass through important habitat areas. Removal or significant disturbance of vegetation in such areas during the nesting season could disturb breeding birds. OPRHP will take steps to assure that the extent of mowing through such areas is the minimum necessary. Mowing to create more extensive trail widths through these important habitat areas will be deferred until after July 15. The final plan calls for a Comprehensive Trail Plan for the Park. Any new trails or trail segments will be located and designed so as to minimize impacts on birds and their habitats. Trailhead access, visibility and parking will be improved for safety and accessibility, where necessary.
- The visitor center will be a primary facility for interpretation of natural resources. Key locations will be identified throughout the park that provide a variety of viewing opportunities. The sites will be located where they can easily be controlled and managed. Blinds and viewing platforms will be developed as appropriate.
- Interpretative materials about the diverse bird species, including bird checklists, will be developed. OPRHP will partner with Audubon and local bird clubs on interpretive programs and inventories.
- Inventory of bird species is important to establishing a baseline. Periodic inventory will serve as a comparison with this baseline. Monitoring will have a focus on federally and/or state-listed species. The site is one of the few locations where Golden-winged Warblers and Blue-winged Warblers occur together in an apparently stable ratio. Research on how the two species are co-existing here could be critical to understanding, and perhaps preventing, the loss of Golden-winged Warblers in the State. Conduct additional inventories of Cerulean Warblers. Continuation of warbler research will be encouraged.
- Studies on nesting raptors, including Red-shouldered Hawks and Cooper's Hawks will be encouraged and continued. Other target areas for bird conservation research include estimates on biodiversity of bird species; habitat changes relative to bird species nesting preferences; and identification of goals for bird conservation.

Source: New York State Department of Environmental Conservation.

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- Studies on nesting raptors, including Red-shouldered Hawks and Cooper's Hawks will be encouraged and

3. National Audubon Society

The National Audubon Society has designated Sterling Forest and Harriman State Parks as an Important Birding Area (IBA). The IBA supports a community of forest breeders, including the Sharp-shinned Hawk, Cooper's Hawk, Northern Goshawk, Red-shouldered Hawk, Broad-winged Hawk, Northern Flicker, Eastern Wood-Pewee, Acadian Flycatcher, Least Flycatcher, Yellow-throated Vireo, Brown Creeper, Winter Wren, Blue-gray Gnatcatcher, Hermit Thrush, Wood Thrush, Blackthroated Blue Warbler, Cerulean Warbler, Black-and-white Warbler, Worm-eating Warbler, Ovenbird, Louisiana Waterthrush, Hooded Warbler, Scarlet Tanager, Rose-breasted Grosbeak, and Purple Finch. Additional at-risk species supported at this site include the Osprey (possible breeder), Bald Eagle (winters, eight individuals in 2003 and three in 2002), American Woodcock (probable breeder), Whip-poor-will (breeder), Olive-sided Flycatcher (possible breeder), Blue-winged Warbler (confirmed breeder), Golden-winged Warbler (confirmed breeder), and Prairie Warbler (confirmed breeder).

Conservation issues for the IBA are documented at the following link and described here: <http://iba.audubon.org/iba/profileReport.do?siteId=853&navSite=search&pagerOffset=0&page=1>

The Audubon Society recommends regular inventorying and monitoring, particularly of at-risk species. The IBA site is one of the few where Blue-winged warblers and Golden-winged warblers occur together in an apparently stable ratio. In other areas of their range, Golden-winged warblers are undergoing rapid declines with replacement by Blue-winged warblers. According to the Audubon Society, in most areas where these two species occur, the habitat becomes a sink for Golden-winged warblers. Research into how the two species are coexisting at Sterling Forest is ongoing and could be critical to preventing the loss of Goldenwinged warblers as a breeding species in the state and the region. Over-browsing by deer and invasion by non-native vegetation has significantly altered the forest in much of this area.

Other opportunities exist to revegetate areas in a manner that support neotropical migrants, including the Golden-winged warbler. For example, a recent proposal to re-use the Duck Cedar Inn site will result in the elimination of impervious pavement, and native meadow vegetation will be incorporated into the landscape. A seed mix has been selected that supports native species.

C. Watersheds

1. Ramapo River Aquifer Basin Designation and Water Supply Watersheds

The Ramapo River Aquifer Basin is a federally designated sole source aquifer located within EPA Region 2 established under the Safe Drinking Water Act (SDWA). In 1990, the Township of Mahwah and the Passaic River Coalition petitioned the U.S. Environmental Protection Agency (EPA) Administrator to declare the Ramapo River Basin Aquifer Systems, consisting of the complex of aquifers within the Ramapo River Basin, as defined in the petition, a Sole Source Aquifer (SSA) under the provisions of the SDWA.

In New York, the aquifers include the New York Department of Environmental Conservation (NYSDEC) designated Ramapo Mahwah Primary Aquifer as illustrated in the U.S. Geological Survey Water Resources Investigations Report 874274 Potential Yields in Unconsolidated Aquifers in Upstate New York Lower Hudson Sheet, Scale 1:250,000. The aquifer is delineated in detail on the U.S. Geological Survey Open File Report 82114, Geohydrology of the Valley Fill Aquifer in the Ramapo and Mahwah Rivers Area Rockland County, New York, Scale 1:24,000.

The SSA includes the aquifer recharge areas defined as the entire Ramapo River Basin, which encompasses all streamflow source areas including the Ramapo River headwaters near Monroe, New York.



Almost all ground and surface water within the basin originates as precipitation. The Ramapo River drains an area of 161 square miles of which 112.4 square miles are in New York State (Vermeil, 1894). The drainage basin includes the Town of Tuxedo and parts of Orange and Rockland Counties in New York and parts of Passaic and Bergen Counties in New Jersey. The total channel length of the Ramapo is thirty-four miles (Vermeil, 1894).

Recharge in this area by naturally occurring seepage from the Ramapo River during flood stages is considered to be a major source of recharge to the valley-fill aquifer. Also important is the recharge induced from the river by the withdrawal of water from wells tapping the aquifer. (Photo: Ramapo River north of Tuxedo hamlet).

For the sand and gravel valley-fill deposits to supply high sustained well yields, the deposits must be hydraulically connected with the river in order to receive seepage from the river. In a study published in 1974 by authors Vecchioli and Miller, the existence of the hydraulic connection between the Ramapo River and the valley-fill aquifer was documented.

Because the US EPA has determined that contaminants introduced in any of these areas have the potential to adversely affect the Ramapo River Basin Aquifer Systems, the designated Sole Source Aquifer includes the aquifer recharge areas and streamflow source areas encompassed by the Ramapo River Basin boundaries.

The Ramapo River Basin Aquifer Systems are vulnerable to contamination from many sources. The Ramapo River Basin Aquifer Systems are unconfined, or water-table aquifers, which makes them vulnerable to contamination. In addition, much of the soil overlying the valley-fill aquifer in the Ramapo and Mahwah river valleys is highly permeable. The aquifer is naturally recharged by the

river and recharge is also induced by pumpage. As such, the potential exists for incidents of surface water contamination to affect public supply wells tapping the Ramapo River Basin Aquifer Systems. Development activities and infrastructure improvements within the Town of Tuxedo need to consider the environmental impacts to the sole source aquifer.

Within the Ramapo River aquifer basin are the Indian Kill and Tuxedo Lake watersheds that provide potable drinking water to Town and Village of Tuxedo Park residents. Development activities and infrastructure improvements within the Town of Tuxedo need to consider the environmental impacts to these two drinking water supply systems.

2. Watershed Management Plan, Orange County Section of the Ramapo River

The Orange County section of the Ramapo River closely parallels two major highways, the New York State Thruway (I-87) and New York State Route 17, a railroad right-of-way and utility rights-of-way. These infrastructure corridors limit access to the Ramapo River and contribute pollutants to the river from stormwater runoff. Maintenance of the rights-of-way, requiring removal and control of vegetation, limits the possibility of establishing riparian buffer zones and stream cover to maintain temperatures. Recommendations applicable to the Town of Tuxedo that are provided in the management plan and are aimed at mitigating adverse impacts from non-point source pollution include the following (not listed by priority):

- a. Town of Tuxedo: Recreation area. Install curb line and drain water into adjacent vegetation. Stabilize the river bank for access.
- b. Consider complying with the Orange County Sewer District #1 Final EIS Biota Report. Recommendations include:
 - Excavating the pond upstream of outfall #1;
 - Creating deeper pools;
 - Installing riffle bars;
 - Providing stream bank vegetation;
 - Creating wetland detention at the plant;
 - Municipal erosion control and pollution prevention planning in vicinity of the Ramapo;
 - DOT and Thruway management of run-off, monitoring of Nepera (this may already be taking place);
 - Railroad management of its rights-of-way; and
 - Regional stream restoration activities should be developed to dredge areas where sediment has built up, improve stream geomorphology to stabilize banks, revegetate for cover to reduce temperature and restore riparian buffer capacity. See summary of Stream Visual Assessment Protocol Surveys, Appendix D1
- c. Regional considerations should be given to developing ordinances to assist in the enforcement of erosion/sediment control and stormwater management practices. Appendix A, Reducing The Impacts of Stormwater runoff from New Development, NY State DEC, Division of Water, Bureau of Water Quality Management, 2nd edition, April 1993.
- d. Maintenance of existing stormwater management practices should be enforced to cut down on the sedimentation build-up in of lakes, ponds, wetlands and waterways. Retrofits may be needed in areas where stormwater management practices are not adequate. Specific findings have been provided to municipalities.

- e. Create a regional planning forum to help manage non-point source impacts in the Ramapo River Basin in Orange County. This forum would be coordinated with the Orange County Water Quality Committee and be made up of municipal stakeholders, the Orange County Soil and Water Conservation District, the Orange County Water Authority and other stakeholders. Some of the benefits that a forum could provide are:
 - Develop capacity for review, technical and inspection assistance;
 - Coordinate capacity for providing education and training on erosion/sediment control and stormwater management practices;
 - Coordinate submission of funding requests;
 - Coordinate actual work in the area;
 - Support a general permit approach to maintaining and restoring streams in the Ramapo River Basin; and
 - Support a review of the 1985 Flood Mitigation Study performed by the US Army Corps of Engineers New York District for current support and applicability.
- f. The impacts of new development in available areas needs to be analyzed in light of the adverse impact it can have by increasing impervious area percentage.

The Plan Update supports these recommendations. In particular, given the reduced capacity and depths of the Ramapo River in places, stream restoration activities to dredge areas where sediment has built up should be pursued in order to improve flood capacity and quality of aquatic habitat.

D. Regional Environmental Planning Studies

Numerous environmental studies have been prepared which continue to document the importance of the Highlands region. These have included studies conducted at the federal, state, county and local levels.

1. New York State Open Space Conservation Plan

In ~~2006~~2016, New York State updated the state's Open Space Conservation Plan. New York State continues to prioritize acquisition of property within the Town of Tuxedo and its environs for open space purposes. As summarized in the Plan:

"The Highlands are a unique physiographic region running through the States of Pennsylvania, New Jersey, New York, and Connecticut. The USDA Forest Service has analyzed and documented this area as a high priority for conservation efforts; and the federal Highlands Conservation Act of 2004 (reauthorized in 2015) codifies its status as a "nationally significant landscape," with federal funding authorized for further conservation protection. The New York Highlands are characterized by forested ridges, rocky outcrops, pristine streams and wetlands, special geologic features, and exceptional scenic vistas. ~~They also contain numerous historic sites and State Parks including Sterling Forest, Harriman, Bear Mountain, Storm King Mountain, Hudson Highlands and Clarence Fahnestock. The Highlands~~They are located in the densely populated New York metropolitan area, ~~and three of the five counties in which they fall are among the fastest growing in the State.~~ They provide and protect water for millions of New York and New Jersey residents. ~~Priority will be given to connections of existing protected lands on both sides of the Hudson River and to the creation of a corridor comprised of State Parks, DEC Forests and other lands that span the length of the Highlands in New York...Some of the~~

most important and representative areas within the New York Highlands include but are not limited to:”

Highlands West of Hudson River

Recommendations specifically related to the Town of Tuxedo are as follows:

- “Ramapo Mountains and Watershed – The Ramapo Mountains are Rockland County’s Highlands, and parts of the Ramapos are permanently protected ~~as~~ within the 44,000-acre Harriman State Park. The Ramapo River Watershed is an irreplaceable regional water supply, recreational resource and key ecosystem in the Highlands. The Ramapo Valley Aquifer—listed as a federal Sole Source Aquifer in 1992—supplies a third of Rockland County’s public water supply and over 2-two million people derive all or part of their water supply from the Ramapo River Basin. The Forest Service has identified this as a Highlands Conservation Focal Area. Of special importance is a large property in the drainage basin of the Nakoma Brook, which is a tributary of the Ramapo River. This property is located in a “High Conservation Value” area identified in the federal Highlands Study of 2002.
- Greater Sterling Forest – In Orange County, nearly 20,000 acres of contiguous open space ~~has~~ have been preserved through public/private partnerships. Additional targets for protection include inholdings holdings and buffers ~~such as Arrow Park~~. Continuation of successful preservation efforts in Sterling Forest is critical to maintain the rich biodiversity and diverse habitats ~~that~~ this ecosystem and vital watershed provides”. Preservation of property on the northern border will add over 300 acres of important buffer lands.
- Harriman State Park Expansion - The privately owned lands located adjacent to the NYS Thruway and Harriman State Park in the Towns of Woodbury and Tuxedo, Orange County would expand the northwestern area of the park and preserve a scenic vista from the Thruway”

Open space acquisition within the Town continues to be a state priority even after the acquisition of the Sterling Forest property.

2. Tuxedo and the Greensward Concept

The Regional Plan Association, a not-for-profit planning organization, published its third regional plan for the New York metropolitan region entitled "A Region at Risk," in 1996. A major defining element of the plan was the proposed creation of a three-million acre Greensward network of protected natural resources.

The Greensward concept encompasses the area identified as the “Appalachian Highlands”, i.e., the Highlands region within which Tuxedo is situated. According to the RPA website, “this region-shaping landscape encompasses more than 235,000 acres of public open space hosting more than fourteen million recreation visits yearly, clean drinking water for twelve million people, and much of the region’s biological heritage, including the few remaining unfragmented forests critical to the survival of migratory songbirds. The

vast open spaces of the Highlands still function as an effective, if undesignated, green belt. But the Highland's ability to provide such shape and form to the region is in jeopardy due to unfettered growth." Within the Town of Tuxedo, Tuxedo and Arden are identified by the Regional Plan Association as a conservation focal area.

3. Orange County Open Space Plan

The Orange County Open Space Plan was prepared in 2004. The Plan acknowledges the "globally significant" open space habitat located in the Town of Tuxedo. The recommendations of the plan are general in nature; many of the open space preservation objectives described in the Recommended Actions would apply to the Town of Tuxedo.

The Orange County Open Space Plan is available for review at the following website: - <http://www.orangecountygov.com/content/124/1362/4586/4592/>

E. Sustainability

The Town supports sustainable use of resources, including energy resources. The Climate Smart Communities Program is a network of New York communities engaged in reducing greenhouse gas (GHG) emissions and improving climate resilience. Climate Smart Communities can take action in two main ways to minimize the risks of climate change and reduce its long-term costs:

- Reducing GHG Emissions: Starting now to reduce GHG emissions and create permanent carbon sinks that remove GHG emissions from the atmosphere - these actions will help stabilize atmospheric levels of carbon dioxide at manageable levels and avoid severe climatic changes.
- Adapting to a Changing Climate: Altering the built and natural environment in anticipation of predicted climatic changes, or in response to actual changes, will alleviate the risks associated with unavoidable changes in climate.

Municipalities can take action by reducing emissions and increasing climate resilience in municipal operations alone. However, action by the entire community is needed to make significant reductions in greenhouse gas emissions and to successfully adapt to climate change. Local governments can act directly to reduce fossil fuel consumption in municipal buildings and vehicles, to improve solid waste management practices and to adapt infrastructure and operations for resilience to anticipated changes as the climate warms. A key Town role can be leading, educating and setting an example of energy efficiency and adaptation.

The NYSDEC hosts the Climate Smart Communities Certification Manual on its website - it contains summaries of community actions across a wide range of practice areas. The Town will explore and pursue Climate Smart Community Certification to achieve the goals of reducing greenhouse gas emissions and adapting to climate change. To this end, it will pursue grants that will help it achieve these goals.

A related policy which the Town supports is promoting energy efficiency and energy alternatives that support clean energy systems, including locally supported solar and geothermal energy systems.

Wind energy system construction could be explored. However, care must be taken with regard to this use given the Town's abundance of state parkland which has been designated as important birding areas for numerous protected species. In addition, expansion of transportation alternatives, and reduction in vehicle miles traveled, would support reduction of greenhouse gas emissions and reduce energy demand.

F. Recommendations

It is evident that the Town of Tuxedo is part of a nationally important physiographic and ecological landscape. Land use decisionmaking in the Town must continue to remain informed of the Town's unique geographic position in the Highland region and the implications that development can have on this regionally-important natural resource base. The Town supports the following policies:

Natural resource planning as a Determinant in the Development of Ren-Faire and Arden area properties

- As part of any land planning and future development of the Ren-Faire property and Arden, an evaluation must be first made of the underlying ecological base; study any impacts to the watershed to which they contribute and mitigate any impacts associated with development. This includes ecological data gathered during preparation of the proposed Sterling Forest Resort and Casino.
- Establish impervious surface limitations, taking into consideration the watershed to which these properties contribute.
- Retrofit new development with appropriate stormwater management infrastructure.
- Ensure that any expansion or introduction of centralized wastewater treatment systems is designed to provide appropriate water quality measures since discharges would be introduced to a sole source aquifer.

Upgrading/Maintenance of Infrastructure

- With regard to the NY State Thruway and Route 17, work with state agencies to introduce stormwater management facilities that will improve the Ramapo River's water quality.
- Implement and pursue the recommendations of the Orange County Watershed Management Plan.

Explore creation of a Town Environmental Management Council

Explore the creation of an Environmental Management Council that would:

- ~~Be a central repository for environmental information applicable to the Town.~~
- ~~Provide education and programmatic functions.~~
- ~~Consult with environmental organizations and specialists in the development of environmental improvements and demonstration projects.~~
- ~~Provide regular updates on environmental matters to the Town Board.~~
- ~~Recommend environmental strategies to the Planning Board during site and subdivision plan~~

~~review.~~

- ~~• Research and submit grant applications.~~

Wetland and Stream Corridors Local Law

- Protect wetland and stream corridors through Town Board revisions to the existing local wetland and watercourse law.

Ramapo River Trail/Planning

- Explore in detail the ability to create a river trail and/or segments along which access can be achieved. Collaborate with other organizations, especially the Palisades Interstate Park Commission, to achieve this objective.
- Create and design fishing access to the waterfall north of the new town park along the Ramapo. Eliminate unsafe entry points from Route 17 that require crossing the existing rail right-of-way.
- Explore extension of a trail south into the hamlet, and north of the falls along the east side of the Ramapo River.

Educational Outreach

- Educate landowners as to how to landscape properties with beneficial native species.
- Educate landowners regarding invasive/exotic species which should be avoided.
- Use the Town website as a vehicle for distributing environmental information.

Use of Best Management Practices

- As part of zoning and subdivision review processes, require best management practices for stormwater management and soil erosion/sediment control.

Demonstration Projects

- Work with local property owners to create demonstration projects such as landscaping the former Tuxedo landfill area as a habitat for Golden-winged warblers.
- Encourage communitywide participation in any demonstration project, by involving the school district, local scout groups and other community organizations.

Explore creation of a Town Environmental Management Council or Ad Hoc Committees¶

¶

Explore the creation of an Environmental Management Council or Ad Hoc Committees as needed, with members appointed by the Town Board, that could provide the following services:¶

~~2011~~2018 Town of Tuxedo Comprehensive Plan Update

- Be a central repository for environmental information applicable to the Town.¶
- Provide education and programmatic functions.¶
- Consult with environmental organizations and specialists in the development of environmental improvements and demonstration projects.¶
- Provide input on environmental matters, at the request of the Town Board or Planning Board.¶
- Research and submit environmental-related grant applications.¶

V. POPULATION AND HOUSING

A. Population Characteristics

The characteristics of Tuxedo's existing and anticipated population have been evaluated in order to plan for the future needs of the community, e.g., demand for community facilities and services.

As mentioned previously, the Town of Tuxedo is located in the southeastern portion of Orange County, New York. The Town is located proximate to the confluence of four counties - Orange and Rockland counties in New York and Bergen and Passaic counties in New Jersey. **Table 1** of the Plan Update presents population estimates for neighboring counties and communities. ~~Results of the 2010 U.S. Census have not been released.~~

Table 43 presents historic and current population estimates for the Town of Tuxedo and the incorporated Village of Tuxedo Park. The Town grew from 2,314 persons in 1940 to ~~an estimated~~ population of 3,683,624 persons in ~~2009~~2010. During this time period, the most significant population increases occurred between 1960-1970 and 2000-~~2009~~2010. In the 1960s, the Sterling Forest residential communities of Maplebrook, Clinton Woods, and Laurel Ridge were constructed. Growth since 1990 has occurred primarily in the Eagle Valley neighborhood. The 2000 U.S. Census reported a Townwide population of 3,334 persons. As indicated in Table 3, this represents an increase of 311 persons since the 1990 census. The U.S. Census ~~estimates~~2010 census indicates that the Town's population has grown to 3,683,624 persons, an increase of ~~21-8.7~~ percent. The Village of Tuxedo Park's population has ~~remained stable~~declined to a level not seen since ~~its incorporation~~1950. This likely reflects changes in ~~1952~~Tuxedo Park households that may have purchased homes in the village as second residences, with ~~slight population increases and decreases to date~~their primary residences in New York City or elsewhere.

Most growth since 1990 has occurred in Eagle Valley, with completion of the Woodlands (174 townhomes and 26 single family dwellings), and single family dwellings constructed in Table Rock Estates (35 single family detached dwellings), Hamilton Estates (48 single family detached dwellings), and Sterling Mine Estates (25 single family detached dwellings).

Table 3
Town of Tuxedo: Population Trends

	1940	1950	1960	1970	1980	1990	2000	2009 2010	Change (1990- 2009 2010)/% Change
Town of Tuxedo	2,314	2,281	2,227	2,967	3,069	3,023	3,334	3,683,624	+660/-21.290/8.7%
Village of Tuxedo Park	---	691	723	861	809	706	731	722,623	+16/-2.3 -108/-14.8%
Unincorporated Area		1,590	1,504	2,106	2,260	2,317	2,603	2,961 3,001	+644/-27.8398/15.3%

Source: U.S. Census Bureau, 2011.

Other minor subdivisions along South Gate Road, Warwick Brook Road, and in the Bramertown Road area have introduced new residents to the community. A continuing care retirement community offering independent and assistive living to adults ages 55 and over has been constructed in the Tuxedo hamlet.

Table 44A presents the general characteristics of the Orange County, Town of Tuxedo, and Village of Tuxedo Park ~~populations~~population in 2000.

Table 44A General Population Characteristics: 2000				
	Town of Tuxedo	Village of Tuxedo Park	Unincorporated Area	Orange County
Total Population	3,334	731	2,603	341,367
Male	1,665 (49.9%)	362 (49.5%)	1,303 (50.1%)	170,965 (50.1%)
Female	1,669 (50.1%)	369 (50.5%)	1,300 (49.9%)	170,402 (49.9%)
Under 5 years	188 (5.6%)	45 (6.2%)	143	25,970 (7.6%)
18 years+	2,612 (78.3%)	569 (77.8%)	2043	242,211 (71%)
65 years+	391 (11.7%)	89 (12.2%)	302	35,185 (10.3%)
Median Age (years)	40.7	44.6	---	34.7
Average Household Size	2.48	2.51	---	2.85
Average Family Size	2.91	2.88	---	3.35
Persons 25 years+	2,442	518	1,924	212,816
HS Graduate or higher (persons)	2,272 (93%)	499 (96.3%)	1,773 (92.2%)	174,187 (81.8%)
Bachelors or higher (persons)	1,147 (50.5%)	349 (67.4%)	798 (41.5%)	47,953 (22.5%)
Median HH income	\$70,417	\$91,820	---	\$52,058
Median Family Income	\$88,718	\$102,056	---	\$60,355
Per Capita Income	\$41,410	\$63,538	---	\$21,597

Source: U.S. Census Bureau, ~~2000~~2016.

Table 4B presents 2010 Census statistics for the same geographic areas.

Table 4B
General Population Characteristics: 2010

	<u>Town of Tuxedo</u>	<u>Village of Tuxedo</u>	<u>Unincorporated</u>	<u>Orange County</u>
		<u>Park</u>	<u>Area</u>	
Total Population	3,624	623	3,001	372,813
Male	1,810 (49.9%)	318 (51.0%)	1,492 (50.1%)	186,289 (50.0%)
Female	1,814 (50.1%)	305 (49.0%)	1,509 (49.9%)	186,524 (50.0%)
Under 5 years	95 (2.6%)	42 (6.7%)	53 (1.7%)	26,488 (7.1%)
18 years+	1,408 (38.9%)	486 (78.0%)	922 (30.7%)	271,284 (72.8)
65 years+	283 (7.8%)	105 (16.9%)	178 (5.9%)	40,985 (11.0%)
Median Age (years)	45.7	47.2	---	36.6
Average Household Size	2.46	2.51	---	2.86
Average Family Size	2.99	2.93	---	3.37
Persons 25 years+	2,635	452	2,183	232,097
HS Graduate or higher (persons)	2,564 (97.3%)	446 (98.7%)	2,118 (97.0%)	201,228 (86.7%)
Bachelors or higher (persons)	1,412 (52.5%)	341 (75.4%)	1071 (49.6%)	64,291 (27.7%)
Median HH income	\$78,571	\$128,333	---	\$69,523
Median Family Income	\$108,750	\$181,250	---	\$82,480
Per Capita Income	\$52,673	\$102,589	---	\$28,944

Source: U.S. Census Bureau, 2016; American Community Survey, 2016.

According to 2000 Census estimates, the Town's population, like the County population, was evenly distributed between males and females. The segment of the population 5 years of age and younger was slightly less than the same segment of the population in the Village and the County. As a percentage of population, the Town's senior segment - ages 65 and older - was slightly higher than the same age segment countywide.

The median age of the Village and Town population is significantly higher than the median age for the County. Townwide, the median age of the population was 40.7 years, while the County median age was 34.7 years; the Village had a median age of 44.6 years. Average family size in the Town of Tuxedo was 2.91 persons in 2000; Countywide, the average family size was 3.35 persons. The Town's average household size and family size is also less than that of the County. In 2000, the

average household size in the Town was 2.48 persons, and the County's average household size was 2.85 persons. Table 4B presents changes in household patterns as of 2010. Overall the median age, household size, and median income of the populations for the Town, Village and County have increased.

Tables 4A and 4B

~~Table 4~~ also ~~provides~~provide educational attainment data for the population that was 25 years and older in 2000~~—~~ and 2010. In 2000, the percentage of the population with a high school degree in the Town exceeded that of the County by approximately 11 percent. Significantly, the proportion of the Town's population with a ~~bachelors~~bachelor degree or higher was 50.5 percent; this compared with 22.5 percent of the County's population. The Village had a higher percentage, with 67.4 percent of the population graduating with a bachelor's degree or higher. In 2010, the percentages of high school and college graduates increased for the Town, Village and County.

The higher degree of educational attainment and older median age level may be reflected in median income levels. The median family income in the Town of Tuxedo was \$88,718 compared to the median family income in Orange County of \$60,355. Likewise, median household income in the Town of Tuxedo was \$70,417 compared to a countywide median income of \$52,058. The Village's median family income was \$102,056 and \$91,820, respectively. Per capita income in Orange County is approximately one-half the per capita income in the Town of Tuxedo – the County per capita income was \$21,597 while the Town had a per capita income of \$41,410. Median income levels in the Town of Tuxedo, including the Village, are comparable to income levels in northern Bergen County. The median family and household incomes have increased for the Town, Village and County as of the 2010 census.

Households

Most households in the Town consist of family households (see Table 5). The percentage of family households in the ~~community~~Town is ~~comparable to the lower than~~percentage countywide ~~in 2010~~. Of the total ~~292,466~~ non-family households in the ~~unincorporated~~ Town, ~~approximately 62.4 percent consisted~~most consist of persons living alone. ~~The Village and County had a higher percentage of persons living alone than the unincorporated Town.~~ Few persons lived in group quarters in the Town and Village compared with the County.

Table 5 Population by Household Characteristics: 2000 2010				
	Town of Tuxedo	Village of Tuxedo Park	Unincorporated Area	Orange County
Total	3,334 1,457	732 248	2,602 1,209	341,367 125,925
Persons Households				
In Family	2,849 (85.5)91	641 (87.6)181	2,208 (84.9)810	290,103 (85.9)1,457
Households	(68.0%)	(73.0%)	(67.0%)	(72.6%)
In Non-Family	468 (14.4)66	91 (12.4)67	377 (14.5)399	37,572 (11.3)4,468
Households	(32.0%)	(27.0%)	(33.0%)	(27.4%)
Living Alone	292	63	229	24,624

~~2011~~2018 Town of Tuxedo Comprehensive Plan Update

	(62.4 366 (25.1%))	(69.2 52 (21.0%))	(60.7 314 (26.0%))	(65.5 27,768 (22.1%))
In Group	17 (0.5%)	0 (0%)	17 (0.6%)	13,692
Quarters (persons)	36		36	12,230
Source: U.S. Census Bureau, 2007 2010.				

Residential Mobility

Table 6 provides statistics regarding residential mobility: ~~for 2010. In 2000,~~ a significant portion of the Town's population, approximately 40.1 percent, resided elsewhere in 1995. This ~~is was~~ comparable to the County trend. A notable difference is that persons who moved to the Town in the 5 years prior to the Census resided in a different County (68.8 percent). In comparison, many more residents who had moved in Orange County in 1995 already resided in the County (55.9 percent). Similar to Orange County, a fair amount of housing turnover was experienced in the five years preceding the 2000 Census. The U.S. Census revised the manner in which it reports geographic mobility as shown in Table 6 below. It no longer provides estimates of the population, but percentages of movers and for a one-year time period only (previous the estimate was for the prior five years). Orange County had a slightly higher percentage of persons who had moved within the same county or from a different County than townwide. The Town of Tuxedo had the highest percentage of persons who had moved from abroad.

Table 6 Residential Mobility: 2010			
	Town of Tuxedo	Village of Tuxedo Park	Orange County
Total Population 5 yrs 1 year of age and older	3,159545	678594	315,429365,050
Same house in 1995	1,892 (59.9%)	387 (57%)	185,663 (58.9%)
Different house in 1995	1,267 (40.1%)	291 (43%)	129,766 (41.1%)
In United States in 1995	1,183 (93.4%)	272 (93.5%)	123,632 (95.2%)
Moved within same county	369 (31.2%)4.9%	72 (26.4%)4.4%	69,084 (55.9%)6.4%
Moved from Different county; Same State	814 (68.8%)1.6%	200 (73.6%)4.0%	54,548 (44.1%)2.6%
Moved from Different state	483 (59.3%)1.8%	138 (69%)0.8%	34,437 (63.1%)9%
Moved From Abroad	0.7%	0%	0.4%

Source: U.S. Census Bureau, ~~2000~~2006-2010 American Community Survey, 2016.

Workforce

Table 7 provides data on the place of employment of workers age 16 years and older who reside in the Town. Due in part to the Town's proximity to county and state borders, a sizeable percentage of residents worked outside Orange County and New York State when compared to Orange County residents. Approximately ~~31.8~~23 percent of the Town's residents worked outside New York State, compared with only 8.96 percent of residents in Orange County working outside the state. Only ~~38.440.5~~ percent of employees who resided in Tuxedo worked within Orange County, while ~~71.964.5~~ percent of Orange County resident employees worked within the County.

Table 7 Place of Workers 16 years and Older: 2000 2010			
	Town of Tuxedo	Village of Tuxedo Park	Orange County
Total Persons:	1,847,821	362,287	152,489,170,425
	269	138,924	
Worked in state of residence:	1,240,402 (68.277.0%)	(742,36 (82.3%)	155,721 (91.44%)
	476	100	99,901
Worked in county of residence	(38.4 737 (40.5%)	(37.2 130 (45.3%)	(71.9 109,987 (64.5%)
	764	169	39,023
Worked outside county of residence	(61.6 665 (36.5%)	(62.8 106 (36.9%)	(28.1 45,734 (26.8%)
	577	93	13,565
Worked outside state of residence	(31.8 419 (23.0%)	25.7 51 (17.8%)	14,704 (8.96%)

Source: U.S. Census Bureau, ~~2000~~2006-2010 American Community Survey, 2016.

Employment

Table 8 presents statistics on the industry occupation of workers in the Town, Village and County.

In the Town of Tuxedo, the majority of workers were employed in the educational, health, and social services category (~~17.8~~23.2%). Workers employed in the finance, insurance, real estate, and

rental and leasing made up ~~43.6~~10.9 percent of the Town's population. Approximately ~~428.1~~ percent of workers were employed in manufacturing, while ~~41.3~~10.0 percent of all workers were employed in retail trade.

By comparison, the majority of workers in the Village were employed in the finance, insurance and real estate sector: (36.1%). Professional, scientific, management and administrative services accounted for ~~47.7~~12.2 percent of all Village workers. Approximately ~~45.2~~18.8 percent of Village residents who were employed worked in the educational, health and social services sector.

Countywide, the majority of workers were employed in the educational, health and social services sector: (26.7%). Approximately ~~43.4~~12.8 percent of Orange County residents who worked were employed in retail trade, while ~~40.2~~7.9 percent were employed in manufacturing.

Table 8
Industry of Workers Employed and 16 years and Older: ~~2000~~2010

	Town of Tuxedo	Village of Tuxedo Park	Orange County
Total Workers:	1,818,887	362,319	151,744/170,431
Agriculture, forestry, fishing and hunting, mining	8 (0.439/(2.1%))	8 (2.23/(0.9%))	1,546 (861/(1.1%))
Construction	151 (8.3101/(5.4%))	23 (6.4/(1.9%))	10,297 (6.812,231/(7.2%))
Manufacturing	219 (12.0153/(8.1%))	21 (8/(2.5.8%))	15,404 (10.213,489/(7.9%))
Wholesale Trade	58 (3.288/(4.7%))	8 (2.211/(3.4%))	6,146 (4.1284/(3.7%))
Retail Trade	205 (11.3189/(10.0%))	30 (8.314/(4.4%))	20,399 (13.421,743/(12.8%))
Transportation and Warehousing, and utilities	60 (3.383/(4.4%))	3/(0.9 (2.5%))	9,081 (531/(5.6%))
Information	80 (4.462/(3.3%))	17 (4.23/(7.2%))	5,255 (34,307/(2.5%))
Finance, insurance, real estate and rental and leasing	248 (13.6205/(10.9%))	86 (23.8115/(36.1%))	9,702 (10.638/(6.42%))
Professional, scientific, management, administrative services	183 (10.1236/(12.5%))	64 (17.739/(12.2%))	11,579 (714,619/(8.6%))
Educational, health and social services	323 (17.8437/(23.2%))	55 (15.260/(18.8%))	36,167 (23.845,493/(26.7%))
Arts, entertainment, recreation, accommodation, and food services	83 (92/(4.69%))	13 (3.22/(6.9%))	11,618/(6.8,379 (5.5%))
Other services	103 (588/(4.7%))	21 (512/(3.8%))	6,332 (4.2320/(3.7%))
Public administration	97 (5.3114/(6.0%))	7 (13/(0.9%))	11,457 (12,297/(7.62%))

Source: U.S. Census Bureau, 2000. Persons, and percent of total, provided for each category 2006-2010 American Community Survey, 2016.

Table 9 presents statistics regarding employment of County and Town residents by major occupational category. The majority of Tuxedo residents were employed in management, professional and related occupations (44.645.9%). This compared to 63.861.4 percent of Village residents being employed in these same occupations, and 33.235.8 percent being employed in these

~~2011~~2018 Town of Tuxedo Comprehensive Plan Update

occupations countywide. Approximately 29.5 percent of Town residents were employed in sales and office occupations, while fewer Village (24.3%) and County (27.6%) residents were employed in the similar occupations. Approximately 12.9 percent of Town workers were employed in service occupations – this was less than the County percentage (16.5%).

Table 9 Occupation of Workers Employed and 16 years and Older: 2000 2010			
	Town of Tuxedo	Village of Tuxedo Park	Orange County
Total Workers:	1,888	362	151,744
Management, Professional, business, science and related occupations	810 (44.6%)	231 (63.8%)	50,357 (33.2%)
Service Occupations	234 (12.9%)	35 (9.7%)	25,050 (16.5%)
Sales and Office Occupations	527 (29%)	77 (21.6%)	41,809 (27.6%)
Farming, fishing and forestry occupations	2 (0.4%)	2 (0.1%)	602 (0.6%)
Construction, extraction, and maintenance occupations	151 (8.3%)	10 (2.8%)	15,533 (10.2%)
Production, transportation and material moving workers	94 (5.2%)	7 (1.9%)	18,393 (12.1%)

Source: U.S. Census Bureau, 2000-2010 American Community Survey, 2016.

Tuxedo Reserve Farms

In November 2010, the Tuxedo Town Board approved special use permit modifications for Tuxedo Reserve Farms, a development originally approved in 2004. As per the Lead Agency Findings Statement, the project is anticipated to add 3,223 new residents to the Town of Tuxedo. This population, when added to the Town's estimated population of 3,683 persons in 2009, would result in a Townwide population of 6,906 persons. The special permit indicates that the buildout time period for Tuxedo Reserve Farms is 12 years. At this time, Prior to 2011, the applicant had obtained preliminary site plan and subdivision approval from the Planning Board for a sub-phase of the first phase of the project, i.e., North Ridge. However, the applicant has redesigned that portion of the project, and is now advancing other sections of Phase IA: the Commons, Upland Terrace, and West Terrace.

B. HOUSING

1. The Development of a Balanced Housing Supply

This Plan Update considers the existing housing stock in the Town, the anticipated housing stock upon completion of Tuxedo ~~Reserve~~Farms, and anticipated housing needs for the future.

The 1972 Plan acknowledged that the Town of Tuxedo is a community made up primarily of single-family detached owner-occupied homes. The Plan also indicated that as the Town grows, it was desirous to remain primarily a community of homeowners. However, the Plan also acknowledged the need to provide some variety of housing types to serve an expanding population base. These housing types could include “single-family houses on various size lots” as well as “townhomes and multifamily uses”.

The 1972 Plan recognized the basic residential character of the unincorporated Town – to date, this residential character has been preserved. The 1972 Plan designated the following locations as residential planning areas:

<u>Residential Area Name</u>	<u>Residential Areas/Subdivisions</u>
Arden	Arden
Little Lake Dam	Southfields
Central	Laurel Ridge, Clinton Woods
Western	Scott Mine
Southern	Eagle Valley, Maple Brook
Hamlet	Tuxedo Hamlet, East Village



In the past ~~3944~~ years, residential growth has been centered in Eagle Valley. The 1972 Plan did not specifically acknowledge the Bramertown Road area as a residential area. However, as of ~~2011~~2016, most of the developable land in this area is now committed to single-family detached residential uses. Although this Plan Update sets the land use goals and objectives for the unincorporated area of Tuxedo, it is important to acknowledge that the Village of Tuxedo Park is another large

residential community within the Town of Tuxedo whose community service and facility needs are met in part by the Town. (Photo: Table Rock as viewed from a horse farm on Eagle Valley Road.)

Tuxedo ~~Reserve~~Farms will be the newest and largest neighborhood in Tuxedo – this development will introduce up to 1,195 dwelling units on the Southern Tract. The housing mix is described later

in this section.

Residential development ~~pressure will continue, and it is anticipated that in~~pressures are waning, given the ~~next 20 years,~~limited amount of developable lands available within the community. The Town will experience ~~some limited~~ revitalization and reuse of underdeveloped properties ~~for residential purposes,~~ especially within the hamlet areas along the Route 17 ~~and Route 17A corridors.~~corridor. In addition, the Town should plan ~~now~~for the potential ~~future~~ development of Arden ~~where there are existing, large landholdings which could be developed.~~

As described in the 1970 Census of Housing, the Town's housing characteristics were unique when compared to the overall Orange County housing market – this still holds true today:

- In 1970, the Census reported a total of 980 housing units in the Town and Village. In ~~2000~~2010, the Town's housing stock totaled 1,457,691 dwelling units, an increase of ~~477,711~~ dwelling units.
- In 1970, the average value of a one-family dwelling in the Town and Village, \$37,760, was almost 74 percent higher than the County average. In ~~2000~~2010, the median housing value of an owner-occupied dwelling in the Town of Tuxedo was \$275,520,800 ~~in 2000;~~ in the Village, the median value was \$719,400 ~~over \$1,000,000.~~ In the County, the median housing value was \$141,500. ~~The Town's housing value was almost double that of the County, and the Village's median housing value was five (5) times the County's value.~~312,100.
- In 1970, the average rental value within the Town and Village was 36 percent higher than the County average. In ~~2000~~2010, the average rental value ~~Townwide, \$1,056,~~ was ~~approximately 27 percent higher~~less than the County average ~~of \$1,031.~~
- In 1970, The Town maintained a higher percentage of single-family dwelling units, 73.2 percent, than the County at 61.6 percent. This is still true, although the percentage of single-family detached dwelling units in the Town has declined. Townwide, single-family detached dwelling units comprised ~~68.864.1~~ percent of the Town's total housing stock in ~~2000~~2010 – in the County, it was 62.38 percent.

~~2000~~2010 U.S. Census ~~and Select 2015 American Community Survey Estimates~~

Housing Unit by Units in Structure

In ~~2000~~2015, the Town's housing stock consisted primarily of single-family detached dwellings (Table 10). The Village of Tuxedo Park's housing stock was overwhelmingly single family detached in character. Another ~~8-213.3~~ percent of the Town's housing stock consisted of single-family attached dwellings – this percentage was higher than the County's percentage. ~~Compared with~~In 2015, unlike in 2000, the ~~County's~~Town's housing stock, the Town ~~had no~~ has structures with 20 or more dwelling units, ~~mobile homes, or boats, rvs, vans, etc.,~~ serving as housing units. (Photo: Woodlands is a development of single family detached and single family attached, or townhome, dwellings.)



Table 10
Housing Units by Housing Type: 2015

	Town of Tuxedo		Village of Tuxedo Park		Orange County	
		% of Total		% of Total		% of Total
Total housing units	1,457,713		360		122,754	
			343		139,103	
UNITS IN STRUCTURE						
1-unit, detached	1,003,553	68.890.5	320,307	88.989.5	76,454,85,946	62.361.8
1-unit, attached	119,228	8.213.3	82	2.20.6	8,012,9,449	6.58
2 units	105,222	7.21.3	1416	3.94.7	10,209,9,359	8.36.7
3 or 4 units	101,186	6.10.9	812	2.23.5	9,554,235	7.86.6
5 to 9 units	8340	5.72.3	106	2.81.7	7,244,9,046	6.5.9
10 to 19 units	4621	31.2	0	0	3,351,6,288	2.74.5
20 or more units	0119	06.9	0	0	4,273,6,133	3.54.4
Mobile home	0	0	0	0	3,608,647	2.96
Boat, RV, van, etc.	0	0	0	0	490	0

Source: U.S. Census, 2000; Source: 2011-2015 American Community Survey 5 Year Estimates, 2017. Note that the Town of Tuxedo estimate is for the incorporated and unincorporated area.

The above statistics are estimates and can have a large margin of error not shown above due in large part to the manner in which the U.S. Census Bureau now collects data, through the American Community Survey. Because the Survey is based on a sampling of households, sampling data are imputed to represent the entire Town – the Census Bureau also publishes an estimated margin of error (which is not presented above) to account for possible errors resulting from this new methodology.

Occupied Housing Units by Tenure

Approximately ~~73.9~~72.8 percent of all occupied housing units in the Town were owner-occupied (refer to Table 11). This is only slightly higher than the County average of ~~67~~71.3 percent of all housing units being owner-occupied. Approximately ~~33~~28.7 percent of all occupied housing units in Orange County were renter-occupied; this compared with ~~26.1~~27.2 percent of occupied housing units being renter-occupied in the Town.

Table 11
Occupied Housing Units by Tenure: ~~2000~~2010

	Town of Tuxedo	% of Total	Village of Tuxedo Park	% of Total	Orange County	% of Total
Total Occupied Housing Units:	1,337,502		294,228		114,788,124,379	
Owner occupied:	988,1094	73.972.8%	234,202	80.488.6%	76,95986,633	67.071.3%
Renter occupied:	349,408	26.127.2%	5726	19.611.4%	37,82935,746	33.028.7%

Source: U.S. Census Bureau, ~~2000~~2006-2010 American Community Survey, 2016.

Bedroom Mix by Tenure

Table 12 summarizes bedroom mix by housing tenure. Of all occupied housing units, ~~40.6~~32.1 percent of the units consisted of 3 bedrooms dwellings in Tuxedo, and ~~26.4~~19.8 percent of ~~all dwellings were~~ owner-occupied housing units ~~consisted of with~~ 4 bedroom dwellings. The percentage of 3-bedroom dwellings in Orange County was higher at ~~47.1~~38.8 percent. The percentage of 4-bedroom ~~owner-occupied~~ dwellings within the Town, Village and County were comparable. However, the percentage of ~~owner-occupied~~ units with five bedrooms or more was ~~significantly higher in the Village (32%) and higher in the Town and Village(11.3%)~~ than in the County: ~~(4.6%)~~.

Tuxedo ~~and Tuxedo Park~~ had a higher percentage of renter-occupied dwelling units consisting of ~~2-~~ ~~and~~ 3-bedroom dwellings than Orange County. Orange County had a higher percentage of 1-bedroom renter-occupied dwellings. The bedroom mix and the median number of rooms in a structure reflected the larger homes being constructed in the Town. The median number of rooms in a Tuxedo dwelling was 6.64 rooms; in the Village, the median number of rooms was 7.9 rooms. In ~~2000~~2010, the median number of rooms in a dwelling in Orange County was 5.89 rooms.

The Town had a higher percentage of single-family detached dwellings that were being rented than the County. Of all renter-occupied housing units, ~~32.4~~34.8 percent consisted of single-family detached dwellings. ~~In the Village, this percentage was 37.9 percent.~~ By comparison, ~~only 20.3~~26.4 percent consisted of single-family detached dwellings in Orange County.

Table 12
Bedroom Mix by Housing Tenure: ~~2000~~2010

	Town of Tuxedo	% of Total	Village of Tuxedo Park	% of Total	Orange County	% of Total
Total Occupied Housing Units:	1,33750		29222		114,788124,3	
	2		8		79	
	9881,09	73.972.8	23420	80.188.6	76,94888,633	67.071.3
Owner occupied:	4	%	2	%	76,94888,633	%
No bedroom	70	0.70%	0	0.0%	102140	0.1%
1 bedroom	3759	3.79%	57	23.1%	1,937888	21.5%
		46.713.4		8.54.4%		17.211.7
2 bedrooms	165201	%	2010	%	13,22014,521	%
		40.624.4		30.328.5		47.132.5
3 bedrooms	401367	%	7165	%	36,21440,396	%
		26.119.8		29.120.6		27.020.9
4 bedrooms	258298	%	6847	%	20,80725,938	%
		42.111.3		29.932.0		
5 or more bedrooms	120169	%	7073	%	4,6685,750	4.64%
		26.127.2		19.911.4		33.028.7
Renter occupied:	349408	%	5826	%	37,84035,746	%
No bedroom	1739	4.92.6%	0	0.0%	1,621473	4.31.2%
1 bedroom	66106	18.97.1%	513	8.65.7%	11,41010,877	30.28.7%
		46.79.5%		44.80.0%		36.510.3
2 bedrooms	163142	%	260	%	13,80112,873	%
		22.97.7%		27.65.7%		20.96.3%
3 bedrooms	80116	%	1613	%	7,898829	%
		5.40.3%		12.10.0%		6.81.7%
4 bedrooms	195	%	70	%	2,563109	%
		1.19.0		6.90.0%		1.40.5%
5 or more bedrooms	40	%	40	%	547585	%

Source: U.S. Census, ~~2000~~ Bureau, 2006-2010 American Community Survey, 2016

Household Size by Housing Tenure

Table 13 presents average household size by housing tenure.

Table 13
Average Household Size by Tenure: ~~2000~~2010

	Tuxedo town, Orange County, New York	Tuxedo Park village, New York	Orange County, New York

All Occupied Housing Units	2.48	2.51	2.85
Owner occupied	2.5652	2.5775	2.9691
Renter occupied	2.2705	2.281.88	2.6471
Source: U.S. Census, 2000 Bureau, 2006-2010 American Community Survey, 2016.			

Median Year Structure Built



In Tuxedo, the median year that a dwelling was constructed was ~~1963~~1966; in the Village, the median year a structure was built was pre-1940. In Orange County, the median year a structure was built was ~~1967~~1969. According to Census statistics, 65.8 percent of the Village's total housing stock was constructed before 1940, a reflection of the community's historic status. (Photo: Older modest homes in Southfields hamlet).

Median Housing Value and Rent

The median housing value of an owner-occupied dwelling in the Town of Tuxedo was \$275,800 in 2000, and increased to \$520,800 by 2010; in the Village, the median value was \$719,400; in 2000 which increased to over \$1,000,000 in 2010. A review of the American Community Survey 2011-2015 estimates indicates that the median housing value in the Town was \$418,100, which reflects a post-recession decline. In the Village, the median value was \$1,031,300, which is an increase since 2010. Also, note that since the Town's estimates are for housing within the incorporated and unincorporated area, the median housing value in the unincorporated area is skewed upwards as it includes the Village. In the County, the median housing value was \$141,500. The Town's housing value was almost double in 2000, and \$312,100 in 2010. Like the overall Town estimate which has declined, the American Community Survey estimates indicate the median value in the County is now \$262,500. In 2015, the Town's median housing value was higher than that of the County, while the Village's median housing value was fivealmost four times the County's value. In general, housing values declined precipitously after the recession. As a result, housing needs assessments that were conducted prior to the recession and which are based on housing prices at the height of the real estate bubble, are not today reliable indicators of housing need.

The median monthly gross rent of an occupied housing unit in Tuxedo was \$~~903~~1,056 per month in ~~2000~~2010; in the Village, the gross rent was \$~~933~~1,111 per month. In Orange County, the gross rent was \$7141,031 per month. Rents are higher in Tuxedo than in the County, which was comparable to the Town. The median monthly gross rents as per the 2011-2015 American

2011-2018 Town of Tuxedo Comprehensive Plan Update

Community Survey estimates for the Town, Village and County are \$1,425, \$1,354, and \$1,155.

Countywide, in ~~2011~~2016, the median housing value for a single family dwelling ~~increased to \$244,500~~² ~~was \$229,000~~², compared ~~with~~to \$215,440 in 2010 and a median housing value of \$141,500 in 2000. Median housing values ~~declined~~did decline in the wake of the recent economic recession ~~although there was a slight uptick in the housing value from 2015 to 2016~~. Although there is no current median housing value data for the Town, the Multiple Listing Service (MLS) was reviewed to obtain a snapshot of asking prices for dwellings in the Town of Tuxedo. Based on a review of ~~2011~~2015 MLS information:

- ◆ ~~single-family detached dwellings ranged from an asking price of \$925,165,000 (Hamilton Estates) for 42 bedrooms, built in 2005~~in 1955 on a ~~40.14~~ acre lot, to ~~\$199,000~~2.2 million for a ~~34~~-bedroom dwelling built in ~~1935~~1988 on a ~~0.127.6~~ acre lot;
 - ◆ ~~Asking prices for single-family detached dwellings in Laurel Ridge were in the \$350,000-400,000 range.~~
 - ◆ ~~Sales prices for single-family attached dwellings in the Woodlands were about \$500,000.~~
- ~~In within Tuxedo Park, asking prices ranged from \$5.5 million to \$549,000 for single-family dwellings.~~

Based on a review of MLS data, homes in the Town of Tuxedo, including the Village of Tuxedo Park, have asking prices significantly above the median sales price in Orange County, New York. Thus, the conclusion of the 1972 Comprehensive Plan, that housing characteristics in the Town of Tuxedo are “unique” compared to the County, is still true today. There were fewer dwellings for sale at the time a review was conducted in 2016, compared with a previous review in 2011.

Tuxedo Reserve Farms

The construction of Tuxedo ~~Reserve Farms~~ would introduce up to 1,195 dwelling units to the Town’s housing stock of 1,457 dwelling units, an 82 percent increase. The development was approved with a mix of 998 non-age restricted dwellings, and 197 dwellings restricted in occupancy to active adults 55 years of age and older. ~~All dwellings~~Based on more recent special use permit amendments, 180 dwelling units to be located in North Ridge would be ~~owner-renter-~~occupied. The development program includes 764 single family detached and semi-detached dwellings and 431 multifamily dwellings townhouses, flats and duplexes. Construction phasing will proceed in accordance with the 2010 special use permit, ~~as amended, and is now underway.~~ The Town approved a project which includes a diverse mix of housing units in order to meet the needs of small to large households, renters and owners, and young families to empty nesters and senior citizens.

² ~~Orange County~~Hudson Gateway Association of Realtors, 2011-2017. <http://www.realestateindepth.com/wp-content/uploads/2017/01/HGMLS4thQtr2016Market-Report.pdf>

C. POPULATION AND HOUSING SUMMARY

In summary:

- The Town's population had increased moderately in the past 10 years, with growth centered in the Eagle Valley neighborhood of Tuxedo.
- Since the 1970s, much of the population growth experienced in the neighboring communities, especially in Orange County, bypassed the Town as the Town processed two large PID development applications, one of which was approved in 2004, and the other, Sterling Forest, which was withdrawn due to a series of open space acquisitions. Tuxedo ~~Reserve Farms~~, which would introduce 1,195 dwelling units, is still proceeding through the subdivision/site plan review process for the component subphases, and construction of Phase IA is underway.
- The Town's population exhibits a mix of incomes; the incorporated Village of Tuxedo Park is affluent and highly educated.
- The Town's housing stock is predominately single-family detached in character. With the exception of the Woodlands single-family detached and attached dwellings and the introduction of a senior housing community in the Tuxedo hamlet, the trend has been to construct high value, single family detached dwellings in Tuxedo. The lack of available central water and sewer service, or the unwillingness of developers to invest in same as part of any proposed large subdivision, has resulted in the development of large lot, single family detached dwellings with individual wells and septic systems. This trend will be reversed with the construction of Tuxedo Farms.
- Median housing values in the Town exceeded the median housing value in Orange County in 2000. Housing values in Tuxedo appear to be in line with values in northern New Jersey communities and affluent villages in the adjoining Town of Ramapo.
- The Town's rental housing stock includes larger two and three-bedroom dwellings ~~when compared with the County,~~ with a large percentage of rentals consisting of single-family detached dwellings. Rental dwellings ~~have not been~~ will be introduced to the Town's housing stock as part of the development of North Ridge in recent years Tuxedo Farms. In addition, the Planning Board has approved a site plan to expand the Tuxedo Manor rental apartment complex which will expand the rental housing stock.

New non-age restricted multifamily dwellings have not been constructed in the past decade. Phase I of the Tuxedo ~~Reserve Farms~~ project will introduce multifamily dwellings to the Town's housing mix—, diversifying the mix of dwelling units within the Town. A percentage of the dwelling units will be reserved for persons 55 years of age and older.

The Plan Update acknowledges the importance and role of the Town's senior population - many seniors are retirees who volunteer their time to community service. The introduction of jitney service and establishment of a community center and programs dedicated to use by seniors are recommendations of this Plan Update.

The Town seeks to continue the current housing pattern that is predominately low-density single-family in character. However, opportunities exist to construct attractive, quality multifamily and higher density single-family dwellings within the ~~existing hamlets and other areas~~Tuxedo hamlet where central sewer and water is available and could be expanded. The Land Use and Zoning section of the Plan Update recommends areas where these housing types may be accommodated.

VI. LAND USE AND ZONING

The future development of land in Tuxedo is a critical element of this Plan Update. The manner in which land is utilized, the relationship of uses to one another and to the circulation system, the intensity of development and the necessary community services required to support the elements of the plan, will determine the character and quality of Tuxedo in the future.

The land use plan for Tuxedo serves as the basis for the Town's long term future growth and development. The plan should be considered a comprehensive statement of the community's total development which must remain flexible to meet changing conditions in the future. This Plan Update is in accord with the Town's expressed desire to remain a rural woodland residential community.

A. EXISTING LAND USE INVENTORY

An inventory and analysis of existing land use in the Town was conducted in 2007; with the exception of the former International Paper complex now occupied by the Watchtower Bible and Tract Society of New York, little has changed. The following describes land use patterns in the community. Existing land use was determined based upon review of the land use classification codes that are used to identify the use of each parcel included in the Town's tax roll. The data were then checked by field surveys. The analysis is intended to provide an "order of magnitude" comparison of the various major land use categories within the unincorporated area. According to Orange County Planning Department statistics, the Town of Tuxedo is approximately 47.48 square miles. Of this total, 2.68 ~~acres~~square miles of the Town is the incorporated Village of Tuxedo Park. Land uses, as per the New York Real Property Services, can be broken down into several major categories as provided in ~~Table 13.14~~ below. **Figure 5** illustrates existing land use in the unincorporated area.

Table 14
2007 Existing Land Use

TOWN OF TUXTEDO, UNINCORPORATED AREA		
Land Use Category	Land Area (Acreage)	Percent of Total Area
Agricultural Uses (100s Category)	0	0%
Residential Uses (200s Category)	1,050	3.7%
— Single Family Residential (including single-family attached)	760	2.7%
Vacant Land (300s Category)	3,700	12.9%
— Includes vacant property and property with vacant buildings		
Commercial Land (400s Category)	90	0.3%
— Includes commercial, retail, service, two uses		
Recreation and Entertainment (500s Category)	190	0.7%
Community Services (600s Category)	180	0.6%
Industrial Uses (700s Category)	60	0.2%
Public Services (800s Category)	540	1.9%
— Includes utilities for water supply, wastewater treatment, communication, electric and gas; transportation rights-of-way also included in the category		
Conservation Lands and Public Parks (900s Category)	22,100	77.0%
TOTAL LAND AREA	28,670	100%

Source: Town of Tuxedo Tax Roll, 2007 Field Survey by Tim Miller Associates, Inc., updated to 2011.

Most of the land area constituting the unincorporated portion of the Town is in open space, conservation and parkland use. This acreage includes land within Sterling Forest State Park (west side of the Thruway), and Harriman State Park (east side of the Thruway). In addition, a substantial amount of land that was identified as “vacant” land in the 2008 Plan Update is also slated to be now preserved as open space -- much of this acreage is encompassed within the Tuxedo Reserve Farms Northern and Fox Hill tracts. The Town acquired a vacant parcel in the vicinity of Warwick Brook Road and NYS Route 17, the use of which is yet to be determined. Currently, it is partially used for recreation. An updated plan for Quarry Field will be developed in the near future.

Table 14 Town of Tuxedo Land Use		
Land Use	Acres	Percent of Total Town Area
Commercial	326	1.1
Community Services	292	1.0
Industrial	9	0 (nominal)
Office	6	0 (nominal)
Parks and Open Space	22,905	78.8
Public Services	490	1.7
Residential	1,991	6.9
Road Parcels	11	0 (nominal)
Vacant	2,068	7.2
Total in Tax Parcels	28,098	96.7
Land not in Parcels	951	3.3
Total Town Area (ROWs, etc)	29,049	100.00
<i>Source: Orange County Real Property, updated by NP&V, 2016.</i>		

Of the developed lands, residential uses represent the largest land use category. Much of the Town's residential acreage is devoted to single-family detached or attached residential use, although a sizeable amount of acreage is also devoted to other residential land use types, including two-family, three-family, multifamily and estate residential uses. Most of the two- and three-family dwellings are located in the East Village and Tuxedo hamlet areas. Two properties are classified as "estate" residential (250 land use code); both parcels are in the Arden area and encompass approximately 682 acres of the total 1,050 acres devoted to single-family use.

Almost all commercial properties identified in the land use analysis are located along the Route 17 corridor, centered mostly in the Tuxedo and ~~Southfield~~Southfields hamlets.

In terms of ~~recreational~~commercial uses, ~~approximately 25.7 acres of the Renaissance Faire property is classified~~represents the majority of this land use, as it is used or has been used for commercial recreation; ~~the remainder is identified as vacant. In addition, purposes. The~~ 170.4 acres of land in Eagle Valley, in the ownership of the Tuxedo Club, is used as a golf course ~~and as a membership club, was included in the recreation category.~~

Community facilities and services include lands owned and used by the Town, the Tuxedo Union Free School District, the Tuxedo Fire District, the library, and places of worship. Tuxedo Place, the assisted living facility, is also included in this land use category. The Watchtower facility was reviewed and approved as a place of worship, and is also in the “community facility” category.

Approximately ~~609~~ acres are ~~shown now~~ in the ~~light~~ industrial category - the amount of acreage was reduced by 100 acres once the transfer of former Union Carbide property was completed and made part of Palisades Interstate Park Commission’s (PIPC) landholdings. The remaining parcel in industrial use ~~is was~~ the International Paper property (50.5 acres); this property is now ~~vacant~~used by the Watchtower Bible and Tract Society as a worker residence and construction staging area for the construction of its headquarters to the south in the Town of Warwick – this property is exempt from real property taxes. Thus, the nonresidential zoned properties in the Town continue to dwindle.

A substantial amount of acreage in the Town is used for utility purposes. The Town is criss-crossed by numerous utility corridors, including rights-of-way in the ownership of Con Edison and Orange and Rockland Utilities.

Approximately 3.3 percent of the Town’s total land area is contained within road rights-of-way, including the New York State Thruway and Route 17, and the Ramapo River.

Development of Vacant Land

Developable land in the Town of Tuxedo over the past 35 years has dwindled dramatically. Since the 1972 Master Plan was prepared, the Town of Tuxedo was involved in the review of two major “Planned Integrated Development” special use permit applications: R.H. Tuxedo PID (Tuxedo Farms) and Sterling Forest PID.

Sterling Forest

In 1953, the Harriman Family sold property that was the Sterling Iron and Railway Company’s landholdings to City Investing, a subsidiary of the Home Insurance Company of Hartford, Connecticut. Between 1958 and 1990, parcels of this large landholding were sold off for various development projects, including IBM, International Paper, Union Carbide (later Cintichem), +International Nickel, Xicom, Wehran Enviro Tech, and New York University. Also, the residential communities of Maplebrook, Clinton Woods, and Laurel Ridge were carved from the property. In the 1980s, City Investing’s former subsidiary, Home Insurance, created a subsidiary, the Sterling Forest Corporation (SFC), to sell or develop its large landholding. SFC retained Sedway Cooke Associates to develop an overall plan for the development of the entire tract. The impetus for this development push was due in part to the proposed construction of a new NYS Thruway interchange that could serve the development. In 1990, SFC released a concept plan proposing the construction of 14,500 dwellings and 7.4 million square feet of commercial and light industrial space to be located in the Towns of Tuxedo, Warwick, and Monroe. In Tuxedo, a special use permit application to allow a “planned integrated development” was submitted to the Town Board. During the

environmental review process, Sterling Forest Corporation landholdings became the subject of state- and federal-level negotiations to purchase the property for open space. In 1998, an agreement was signed and the Palisades Interstate Park Commission took over ownership of the lands that became Sterling Forest State Park. Other property acquired and added to Sterling Forest State Park and the Town's permanent open space base have included the former NYU property (695 acres by Open Space Institute, OSI, and Trust for Public Land) and the 490-acre Indian Hill tract by Scenic Hudson. At the end of 2006, the State of New York came to an agreement with Sterling Forest Corporation to purchase the 571-acre tract of land proposed to be developed for Sterling Forge Estates. The property is now in PIPC ownership.

Tuxedo Reserve Farms

During this same time period, the Town of Tuxedo commenced review of another proposed "planned integrated development", R.H. Tuxedo, which initially proposed the construction of 2,450 dwelling units and 1.1 million square feet of commercial and industrial space on three tracts of land surrounding the Village of Tuxedo Park: the Northern Tract, the Southern Tract, and the Fox Hill Tract (a very small area of Tuxedo Reserve Farms is located in the Village of Sloatsburg). As a result of the environmental review process, the project evolved and was reduced in scale. In 2004, the Tuxedo Town Board approved a special use permit for 1,195 dwelling units and approximately 200,000 square feet of nonresidential space. The residential development is to be situated on the Southern Tract property which is ~~situated~~located between the Eagle Valley hamlet, the Tuxedo hamlet, the Village of Tuxedo Park, and the Village of Sloatsburg. The nonresidential uses are to be located on the Northern Tract near the intersection of Long Meadow Road and Warwick Brook Road. The special use permit was subsequently amended and re-approved in 2010.

Development on the Southern Tract is being laid out in a manner that will allow the creation of pedestrian and transportation linkages between the Eagle Valley hamlet and the Tuxedo hamlet, which remains the Town's commercial and civic center. The Tuxedo Reserve Farms development incorporates a mixed use commons area intended to serve local commercial needs for Tuxedo Reserve residents. ~~Farms residents. Lands that are slated for conservation have been transferred into Village of Tuxedo Park and Town of Tuxedo ownership.~~

Tuxedo Reserve Farms will be the single most important determinant of community form and land use over the next 10-20 years.

Renaissance Faire Properties



A sizeable area of land with frontage on the Route 17A corridor between Benjamin Meadow Road and Long Meadow Road is in private ownership. Faire Partners, LLC, owns the former Sterling Gardens and Ski Center area (~~now~~and formerly “Tuxedo Ridge”). This area totals approximately 232 acres and could be developed in the future. The challenge will be to establish a range of acceptable uses which allow for the redevelopment of the property, but which would still be environmentally compatible with the site’s setting in the midst of Sterling Forest State Park. The property also drains to the Indian Kill that feeds the Indian Kill Reservoir, a source of potable water in the community. In 2014, the properties were the subject of an unsuccessful state bid to construct a casino and hotel complex. The Town had created a Gaming Overlay zoning district to allow the developer to make application to the Tuxedo Town Board for a casino – this overlay zone is still in effect. As the state is no longer entertaining applications, the overlay district will be removed. (Photo: Entrance to the grounds of the Renaissance Faire, held annually during the summer).

Arden

Arden is a historic area within the Town of Tuxedo located on the east side of the NYS Thruway adjoining the Town’s northern border with the Village of Woodbury. Edward H. Harriman, in 1886, purchased Peter Parrott’s holdings in 1886, ending the era of mining, and establishing the beginning of agricultural uses in this portion of the Ramapo River valley. For an excellent description of the Arden Farm area, see E.H. Harriman at Arden Farms authored by Michelle P. Figliomeni. The Arden Farm has numerous extant historic buildings associated with the farm operation, as well as the Parrott



furnace, which are worthy of protection and which should be made integral elements of any future development of land within this vicinity. The total acreage of property in large lot residential, private or institutional land ownership is approximately 1,416 acres. (Photo: Arden buildings).

Redevelopment

With the acquisition of a substantial amount of Town land for open space purposes, ~~it may be anticipated that a review of~~ existing underutilized properties within the Town ~~may be subjected to development pressure~~ is important as they are the last remaining parcels which could be redeveloped and affect land use patterns in the Town.

~~Nonresidential Buildings~~



While not significant in acreage, there are several existing office and light industrial buildings that are vacant; it is anticipated that property owners may pursue alternative uses. These facilities include the former Emcon building, International Paper, and Xicom. ~~Subsequent to the adoption of the 2011 Comprehensive Plan Update, but prior to the Town Board being able to enact laws that effectuate the Update, Watchtower Bible Tract and Society purchased the International Paper property and is utilizing the facility for a staging area for construction of its headquarters to the~~

~~south in the Town of Warwick; the property is tax exempt. Use of the property for its present uses is inconsistent with the Comprehensive Plan Update, which intended for it to remain as nonresidential taxable property that generates employment opportunities. This continues to be a goal of the Plan Update.~~

Redevelopment of these parcels may require the establishment of specific performance criteria to limit impacts to neighboring residential uses - this is particularly true of the Xicom property. (Photo: Green roof of the Xicom building.) Before “green building” and “LEED certification” were buzz words, there was Xicom. Xicom is a nonresidential facility that was constructed with many of the features now popular in green building programs, including a green roof. To the maximum extent, and as discussed below under Land Use Recommendations, the “green features” of the Xicom building should be preserved.

~~Southfields~~

A number of vacant and underutilized commercial properties are located in Southfields that could be redeveloped for alternative uses. In particular, the former Red Apple Rest is a large property within the hamlet that is presently for sale. A major issue associated with the redevelopment of Southfields properties is the lack of central water or sewer to serve the hamlet.



Figure 5a illustrates existing land uses in the hamlet.

Tuxedo Hamlet

The Tuxedo hamlet and its revitalization was the subject of a report prepared in 2003 entitled “Town of Tuxedo Town Center Study and Master Plan”. Section 6.2 of the report presents a design concept for the Route 17 corridor within the hamlet. The recommendations are included in **Appendix A**. **Figure 5b** illustrates existing land uses in the hamlet.

C. LAND USE RECOMMENDATIONS

Figure 6 presents the conceptual land use plan for the Town of Tuxedo. This land use plan establishes the recommended uses for the various areas of the unincorporated Town.

1. Open Space and Recreational Land Use

Much of the land in the Town has been acquired by the state and is now in public ownership. The Special Recreation (SR) zoning district was created to encompass lands set aside for public parkland. Presently, the SR district encompasses state parkland within Harriman State Park only; land acquired to create Sterling Forest State Park on the west side of the Thruway is contained in a variety of residential and nonresidential zoning districts. This Comprehensive Plan Update recommends that public parkland be rezoned to the SR zone. The SR zone should also include federal lands that buffer the Appalachian Trail from surrounding development.

In certain areas, such as in the Bramertown Road area, pockets of existing residential properties are surrounded by parkland. There are two proposed approaches to ensure that residential properties remain conforming uses:

- amend the SR district to allow pre-existing single-family residential dwellings; or

- connect the isolated residential pockets of development along the Bramertown and Benjamin Meadow Road corridors by zoning these areas R-1 or R-2. This alternative would result in some portions of state parkland being residentially zoned. However, it would be of no effect, since local zoning does not apply to state lands.

2. Conservation~~Residential~~: Arden

The area comprising the Arden neighborhood is geographically large - it encompasses approximately 1,429 acres of property situated between Route 17 and the New York State Thruway to the west, and Harriman State Park to the east. Although the Orange County Historical Society also owns property in this area, much of the land is controlled by a handful of private property owners.

Arden is isolated from the remainder of the developed portions of Tuxedo. It is located in the northernmost corner of the Town and surrounded by state parkland. Based on review of the Orange County Soil Survey, soils and topography are not conducive to intense residential development. The topography ranges generally between 8-25 percent slopes and soils are bedrock-controlled throughout much of Arden. Limited areas within the 1,429 acres are conducive to building development including a narrow valley running northeast-southwest through Arden and sloping lands adjacent to the Ramapo River. These areas are characterized by Chenango and Hoosic gravelly soils and were cultivated with crops or used for pasture in the past. Arden is situated in the Monroe-Woodbury School District and would be served by the Tuxedo Fire District. The nearest firehouse to the site is the Sterling Forest Volunteer Fire Company.

The majority of the property is presently zoned R-1 which allows single-family detached dwellings on 80,000 square foot lots as principal permitted uses. A limited area of the Arden area is also zoned RO, Research Office. However, due to on-site geologic and topographic constraints, most of the property is not conducive to large building pads or uses which are allowed within the RO zoning district.

The Plan Update recommends that this environmentally-challenged and isolated area be ~~developed~~ for preserved primarily as open space, and that opportunities for other development be limited to conservation-oriented residential development that would consist primarily of very low-density residential uses but may also accommodate limited alternative uses accessory to a residential development. There are a number of examples of mixed use, conservation-oriented developments that include features such as: equestrian facilities, organic farming areas, ~~spas~~, small-scale lodges, restaurants and boutique retail as part of a small-scale lodge ~~or spa~~. The overall residential density should be limited to one dwelling unit per 8-10 acres. The steps in designing a conservation-oriented subdivision would include:

1. Identify all potential conservation areas, including sensitive ecological habitat.
2. Locate the house sites.
3. Design the street alignments and trails. Utilize existing roads and drives to the maximum

extent.

4. Draw the lot lines.
5. Specify the septic fields and wells.
6. Plan recreational areas, foot trails and exercise paths to link the development.
7. Identify areas that could support crops or support wildlife habitat. Community or individual garden plots and/or pastures would be preserved or created.
8. Adaptively reuse existing on-site historic structures to preserve the unique sense of place at Arden. Within environmentally unconstrained areas, allow complementary low-intensity nonresidential uses.

Land suitable for farming, grazing, and pasture would remain open. These common areas would become community land owned by residents through a homeowners association. Open space could also be used for community gardens. House sites would be situated on more developable portions of the site but it is also the intent to provide adequate spacing for privacy among the dwellings.

This Plan Update recommends that an incentive bonus be explored, e.g., 20 percent increase in the density, if a percentage of the incentive units are preserved for moderate income households, ~~i.e., moderate for the~~ based on Town of Tuxedo income levels.



Homes on small lots or single-family attached dwellings would be allowed and initial sales price restrictions would be implemented to ensure that Town residents and volunteers with moderate incomes have an opportunity to purchase a moderately priced dwelling. Clustering these units in the vicinity of the existing former “worker” housing on the site could be explored. (Photo: “Workforce” housing in Arden.)

A key component of a conservation-oriented development is accessibility and use of outdoor space. Design elements would include:

- Connections to existing trails in the surrounding state parkland;
- On-site nature trails;
- Equestrian trails;
- Other recreational amenities that do not require extensive grading and contouring of the existing landscape.

Randall Arendt, a leading proponent of conservation subdivisions, has referred to these subdivisions as "golf course communities without the golf courses." Many homeowners in golf course communities prefer the park-like atmosphere that a golf course provides. The following link provides one example of a conservation-oriented subdivision: <http://www.droversroad.com>. The Planned Integrated Development special use permit would be eliminated and conservation-oriented subdivisions would be allowed, providing similar design flexibility, but at a density that is consistent with the character of the land.

3. Residential Neighborhoods

The Town's ~~single-family~~ residential neighborhoods are included in one of four zoning districts: R-1, R-2, R-3, and R-4. The principal permitted use allowed in the zoning districts is the single-family detached dwelling. The residential density of each district varies and increases from R-1 to R-4, i.e., the R-1 allows the lowest residential density and the R-4 district allows the highest density. The Tuxedo hamlet, where residential uses are most dense, is zoned R-3 and R-4. The Bramertown Road area, the least dense of the Town's neighborhoods, is zoned R-1 and R-2.

The housing types allowed in each district also vary with the R-1 and R-2 districts permitting a limited number of housing types due to the prevalence of environmental constraints within the zone compared to the higher density R-3 and R-4 districts that allow the greatest variety of housing types. The R-1 district allows single-family detached dwellings only. The R-4 district, in addition to single-family detached dwellings, allows two-family, single-family attached, and multiple-family residences.

It is noted that the existing residential zoning districts allow various other types of uses that are deemed no longer desirable. The Plan Update recommends that uses ~~that would be disruptive to these established neighborhoods~~, such as commercial forestry and quarrying ~~extractive~~ operations be eliminated from the Town's residential zoning districts. During subsequent zoning revisions, uses that are incompatible with the maintenance of a high quality residential environment will be reviewed, identified and eliminated from the zoning ~~law~~regulations.

Low Density Residential: Bramertown Road

The Bramertown Road area includes properties that front on Bramertown Road and Benjamin Meadow Road or along residential cul-de-sacs that connect to same. Presently, this neighborhood is zoned a combination of R-1 and R-2 zoning. Uses allowed in these zoning districts are similar, except that the R-2 zone also allows two-family dwellings. Although the R-2 zone allows planned integrated developments ("PID"), parcels in the Bramertown Road area do not meet the minimum lot area requirement for the PID special use. The R-1 district requires a minimum lot size of 80,000 square feet per dwelling; the R-2 district allows 40,000-50,000 square feet lots for a single-family dwelling, depending on the availability of central water and sewer.

The Bramertown residential neighborhood consists almost entirely of single-family detached residential uses. Most lots are two acres in size and larger. The Plan Update recommends that the

Bramertown Road neighborhood be encompassed within one zoning district, the R-1 zoning district. Provisions would be added to the zoning law to grandfather pre-existing lots that do not meet the 2-acre minimum lot size in order to limit the need for area variances in the future.

Conservation to Low-Medium Density Residential: Eagle Valley



Eagle Valley is the largest of the Town's residential neighborhoods and is served by various community services and facilities. Residential developments in this neighborhood include: Maplebrook (zoned R-2), Table Rock, Sterling Mine Estates, Woodlands (zoned R-2), and Hamilton Estates (zoned R-3). The Woodlands is a PID that consists of single-family detached and attached dwellings. Its gross residential density is one (1) dwelling unit per one (1) acre. However, homes are clustered on smaller lots, with open space areas owned by

a homeowners association. Dwellings located outside of these subdivisions line Eagle Valley Road, Shepherd Pond Road, and other small roads ending in cul-de-sacs and are located on a mix of small to large lots. Eagle Valley is almost surrounded completely by Sterling Forest State Park, and adjoining land uses and the potential future density of future parcels should be consistent with the environmental sensitivity of the adjoining park system.

The Tuxedo Club golf course, constrained by the presence of the 100-year floodplain, is presently zoned R-2, and separates Maplebrook from other subdivisions located in Eagle Valley. (Photo: Tuxedo golf course.) A property with frontage on Sterling Mine Road is zoned NB, Neighborhood Business, and is currently was being developed for retail and commercial use - it has sat vacant and is only partially complete. Other uses in Eagle Valley include the Eagle Valley firehouse, a playground, and Sister Servants of Mary Immaculate, a place of worship.

The Plan Update recommends that during rezoning, the Town analyze whether it would be feasible to rezone the entire Eagle Valley neighborhood to R-2 lower density zoning districts, with the exception of an existing commercial parcel along Sterling Mine Road that would remain in the NB district. The R-2 use and bulk requirements applicable to lower density zoning districts better reflects reflect the residential land use pattern that has evolved in Eagle Valley and most lots conform to the bulk requirements. Some consideration should be given to rezoning properties adjacent to Sterling Forest State Park for the district conservation uses similar to Arden. Since the golf course is in recreational use, it may could be rezoned to SR, Special Recreation, or to conservation uses.

Medium Density Residential: Clinton Woods and Laurel Ridge

Clinton Woods and Laurel Ridge are well-established residential neighborhoods comprised of single-family detached residential dwellings on individual lots. Although lot sizes in both neighborhoods are comparable, Clinton Woods is zoned R-2 and Laurel Ridge is zoned R-3. Uses allowed in the R-2 and R-3 district are essentially the same, except that the R-3 district also allows single-family attached dwellings. However, these neighborhoods have been developed exclusively as single-family detached residential enclaves and no further major subdivision is possible.

The Plan Update recommends that Laurel Ridge and Clinton Woods be placed in the same zoning district, and that the district be regulated by bulk requirements that could be applied to both neighborhoods without creating nonconformities.

Medium Density Residential: Scattered Residential Enclaves

A number of scattered residential enclaves exist in the Town, particularly along Route 17, that are zoned R-3 or R-4. The Plan Update recommends that these properties be rezoned to allow single-family detached and two-family dwellings at a density comparable to the existing density of the enclave wherever possible. The properties are too small and access in some areas is inadequate to accommodate the higher density residential developments permitted in the R-3 and R-4 districts. In addition, the properties are served by individual well and on-site septic systems, and they are not capable of being developed for more intense land uses given infrastructure limitations.

Medium-High Density Residential: Route 17

This land use category encompasses the Tuxedo Manor Apartment as well as miscellaneous properties along Route 17 just south of the Tuxedo hamlet. The Plan Update recommends that the same mix of higher density housing be continued in this location.

4. Mixed Use Hamlets

The Concept Land Use Plan identifies two mixed use hamlets in the Town: Southfields and Tuxedo.

Southfields

The Southfields hamlet is a historic mixed use community that was closely affiliated with activities that occurred in Arden and on Arden Farms. Southfields is characterized by modest, older single-family dwellings, auto-oriented uses, a light industrial use, warehouse, and limited retail uses. The Town of Tuxedo police headquarters is located in this hamlet. Tuxedo Heights, a residential community of multifamily condominium units, is also situated there. A hotel located on 6.2 acres fronts on the west side of Route 17 on sloping terrain. The former Red Apple Rest property is vacant and encompasses approximately nine (9) acres. The hamlet is located in the Monroe-Woodbury

School District.

The hamlet is presently zoned Highway Business, HB. Tuxedo Heights and a small residential enclave north of Tuxedo Heights are zoned R-4. Indian Hill, a large property zoned R-2, was acquired for open space.

The Plan Update recommends that the Southfields hamlet be revitalized to accommodate additional ~~residential uses consistent with the density of existing residential uses in the hamlet.~~ commercial uses in order to support the Town's goal of expanding the nonresidential tax ratable base. In addition, the existing older, small lot single family detached residential character in several hamlet enclaves should be preserved, and the bulk requirements should reflect the reality that these lots cannot accommodate higher densities given the lack of centralized sewer and water systems and the Town does not support additional residential growth given this limitation. The boundary of the HB zoning district should be revised to exclude existing residential concentrations in the hamlet located on the east side of Route 17 – these properties should be ~~zoned residential.~~ The Plan recommends that the acknowledged as pre-existing hotel be redeveloped for residential uses including single family attached or multifamily residences which would be allowed to continue in any new zoning district, but not intensified. The Plan also recommends that the Red Apple Rest property ~~be redeveloped with allow a combination greater variety of retail commercial uses, given water and multifamily residential uses sewer infrastructure limitations which are not anticipated to be implemented in the next ten years.~~ Development in the Southfields hamlet would be subject to design review, and coordinated landscape and streetscape treatments would be installed to enhance the visual quality of the hamlet. ~~Incentive zoning could be used to allow a slight increase in residential density if an applicant constructs streetscape improvements as a benefit.~~ While existing auto-oriented uses would be allowed to continue, no new automotive uses would be introduced to the hamlet.

~~Redevelopment of the Southfields hamlet will require the provision of central water and sewer services. Extension of the Indian Kill water system should be explored and innovative wastewater treatment systems studied to determine applicability to the hamlet. Grants and low-interest loans to pay for the cost of infrastructure expansion would need to be pursued to achieve full redevelopment of the hamlet.~~

Tuxedo Hamlet

Much analysis of the Tuxedo hamlet, especially the corridor adjoining Route 17, has been conducted. The Plan Update includes the Town Center Study in its entirety as Appendix B-7, which is now almost 15 years old. This Comprehensive Plan Update recommends that the 2003 Town Center Study be updated to include defined objectives for Complete Streets, enhanced Streetscapes, the Road Diet possibility, and plans consistent with the NYS DOT Transportation Alternative Program. Consistent with the Town Center Study, the Plan Update seeks to:

- Preserve the integrity of existing residential neighborhoods on either side of the Route 17 corridor.

- Expand pedestrian access within the hamlet, especially providing linkages between the East Village and the Town Center proper.
- Develop a pedestrian and business-friendly environment.
- Market and promote the establishment of an “anchor”, specifically an expanded grocery store, as a draw for residents throughout the community.
- Complete improvements to the ~~new Town~~Town’s Powerhouse Park, which would directly benefit hamlet residents.
- As the hamlet sewage treatment plant undergoes expansion, analyze the need for additional capacity to accommodate future needs of potential multifamily development within the Town Center.
- Acquire/improve land along the Ramapo River within the hamlet for purposes of creating a linear river trail. The Town already owns numerous parcels along the river corridor. These would be linked via a walking trail. The trail would extend from Augusta Falls to the north, to an area south of the hamlet.
- Rezone the Tuxedo hamlet to achieve the objectives of the Plan Update and Town Center study.
- The Plan Update does not support the acquisition of residential properties by eminent domain to effectuate the objectives of the Town Center Study.

5. **Faire Tourism-Oriented Mixed Use/Tourism Related Community**

Much of the land area west and north of the Indian Kill Reservoir is now set aside as public parkland. However, approximately 232 acres of vacant and developable land remains in private ownership. Faire Partners, LLC, has acquired the former Sterling Gardens site, the ski center, and lands on either side of Route 17A. The property is used presently to support the Renaissance Faire, a fair recreating the Elizabethan (1590) period of history, which is held during the months of August and September. The property was the subject of a recent land use application to allow construction of an integrated casino and hotel use. However, the applicant lost its bid to secure a gaming permit from New York State, and the application was abandoned. A Gaming Overlay zoning district, which enabled the applicant to submit the application to the Town Board and Planning Board, is still in effect but will be eliminated by any zoning amendments.

The soils and topography of the site are mixed, with flat areas of the site adjoining Route 17A and higher elevations extending to the south. Some portions of the site, especially the higher elevations, are bedrock controlled: and steep topography prevails on portions of the ski site. Since the site was developed as a ski center and gardens, there are portions of the property that have already been disturbed. The 100-year floodplain is present and is associated with the Indian Kill. Portions of the floodplain have already been disturbed to accommodate a former air strip on the property, now used as parking for the Renaissance Faire and ski center.

The Faire Partners property is located in the Monroe-Woodbury School District. The site maintains excellent highway access. However, during special seasonal events, such as fall apple picking in Warwick, or when the Renaissance Faire is in operation, traffic can back up from the fair site to

Route 17, an inconvenience to residents of Clinton Woods and Laurel Ridge. United Water New York water service extends to the property, and the Faire site has its own package wastewater treatment plant. A limited number of single-family residential land uses are beginning to behave been introduced to the Route 17A corridor – Ski Side Villas is located just east of the RenFaire site, and a newly platted residential subdivision (Torsoe) exists at the corner of Route 17A and Benjamin Meadow Road. Thus, residential development pressure is being exerted along the Route 17A corridor.

Due to its proximity to a major highway corridor and availability of utilities, the Faire property is well situated to accommodate a variety of land uses, including nonresidential uses. The property is presently zoned R-1, R-2 and R-2RO. R-1 and R-2 zoning allows single-family detached residences at low to low-medium densities; the density depends on the availability of central water and sewer – it ranges from one dwelling unit per 40,000-80,000 square foot of lot area.

The Plan Update recommends that the RenFaire property be rezoned to accommodate tourist-oriented activities, including reactivation of the ski center, overnight accommodations such as a resort lodge with accessory recreational uses. Small-scale boutique shops and restaurants could also be accommodated but only in association with a lodge. A conference center and office space ~~could be introduced to the site~~. An active adult residential development could also be allowed, subject to density controls, cultural performing arts center, health fitness center, commercial recreation, landscape nursery and greenhouses, tourism related retail uses, winery, brewery or distillery, and sustainable business park could be introduced to the site. The feasibility of a golf course should be explored. However, it is noted that this type of use should only be considered where any potential water quality effects associated with a golf course could be mitigated since runoff from the RenFaire site would discharge to the Indian Kill, which drains to the Indian Kill reservoir. In summary, it is the intent of the Plan Update to encourage nonresidential uses along this corridor that would enhance the Town's ~~tax base~~ ratable base. Given the existing limited amount of land available in the Town to develop nonresidential uses that would expand the Town's ratable base and offer employment opportunities, this area should be developed for nonresidential uses only which are compatible with the site's environs.

~~Conservation-oriented residential uses, similar to that proposed at Arden, could be allowed by special use permit. An active adult community and workforce housing could also be permitted at densities of approximately one dwelling unit/one acre. If low-density conservation-oriented residential uses are allowed, these uses could be developed in conjunction with tourist-related uses. Potential zoning of the site could require that a percentage of the site first be developed for nonresidential uses to assure a balanced mix of uses on this property.~~

6. Research Office Uses

The International Paper property and Emcon property, ~~used presently as a Buddhist retreat~~, are zoned LIO, Light Industrial Office. The small office building just south of the Sterling Forest firehouse and the Xicom building are zoned RO, Research Office. In addition, a vacant parcel

adjoining Indian Kill Reservoir is also zoned LIO – it is now owned by the same owners of the former Emcon building.

The LIO zoning district also includes vacant land on the Tuxedo Reserve's Farms Northern Tract that has been approved for the construction of nonresidential, office-type uses. The Plan Update recommends that one nonresidential zone be created that incorporates all of the properties listed above. It is the Town's objective for these properties to remain in office and research development use in order to provide a balanced ratable base. To that end, the zoning would be amended to permit office and research uses as principal permitted uses. Light industrial uses would be allowed by special permit subject to a minimum lot size requirement that ensures a significant buffer between the light industrial use and adjoining residential properties. Consistent with the 2011 Plan Update, the Town desires that the International Paper property be developed for nonresidential uses. While it is presently being used as a staging area, including temporary dormitory style bedrooms for workers, the Watchtower group in prior discussions indicated that the staging area was temporary until such time that the headquarters being constructed to the south are completed.

Special performance standards would be introduced to the zoning to ensure that residential neighborhoods are not impacted by re-use of nonresidential facilities. Where applicable, standards may be created to limit vehicular trips, number of employees, etc., to ensure that a use is low-impact. Residential uses would not be permitted by right in the new nonresidential zoning district nor would uses that are ancillary to or customarily serve residential uses except as noted below. To encourage adaptive reuse of the Xicom building, which is accessed exclusively through a residential neighborhood, a number of low intensity alternative uses will be considered during the rezoning process. Uses to be explored include but are not limited to many of the uses allowed presently in the RO zoning district, residential use and artist lofts by special permit, and day spas, art studios, and similar uses. Allowing a range of uses on this property will be with the intent of encouraging adaptive reuse of Xicom, which presents a local model of sustainable building design.

As part of zoning implementation, the Town Board will explore other uses which could occur in the RO zoning district, such as a sustainable business park which has been recommended for the Tourism Business area. The Board, as an alternative to RO zoning, could consider Tourism Business for properties zoned RO at present, to encourage the same type of economic development uses envisioned for the Tourism Business area. At such time that the Town Board considers the uses which would be appropriate for the RO zoning district, it should consider the location of the RO zones and available access, the ability of a road to accommodate additional traffic, and surrounding uses.

7. Neighborhood Commercial Uses

A retail commercial center is under construction in the Eagle Valley neighborhood south of Sterling Mine Road at its intersection with Long Meadow Road. The Plan Update recommends that this area remain zoned NB, Neighborhood Business. Retail, service commercial and local office uses are recommended for this area.

8. General Business Uses

There are several existing non-residential properties that are scattered along Route 17. These include properties being used for landscaping contractors, and the former Duck Cedar Inn property which ~~is being~~has been redeveloped for a variety of commercial uses. These properties would continue to be used for a broader range of uses than the Neighborhood Commercial area, including limited light manufacturing, landscape businesses, and other general commercial uses.

VII. COMMUNITY SERVICES AND FACILITIES

The Town is divided into distinct neighborhoods separated by intervening parkland which tends to separate, rather than unify, the community. Thus, it is an objective of this Plan Update to continue and expand various recreational, social and cultural programs that reinforce a sense of community and provide opportunities for community gatherings that serve to unite, rather than isolate, residents of Tuxedo.

It is also a goal of the Town to ensure that all residents are served adequately by programs and facilities which are considered to be basic necessities, including police and fire protection, emergency services, safe roads and adequate infrastructure.

As set forth in the 1972 Plan, it will become increasingly important to expand community services and facilities as the Town's population grows. As was the case in the 1972 Plan, the number and type of active recreational facilities serving the Town are inadequate and the need for such facilities will increase in the future. The Town Hall, as an administrative center, is also inadequate as described below. The objectives of the Plan Update, as they relate to Community Services and Facilities, include:

- Seek funding to commence an analysis of long-term space needs for the Town's government and search for alternative locations that could accommodate an expanded Town government function.
- Explore opportunity to acquire or lease the Union Carbide site from the PIPC for a Town recreation complex.
- Continue to support the concept of an enlarged Tuxedo Union Free School District that would encompass the entire Town.
- Active recreational facilities and programs must be expanded to serve the long-term needs of an expanding Town population.
- Explore creation of a Ramapo River Trail and/or opportunities to add additional points of access to the Ramapo River.
- Work jointly with other community organizations to plan and share facilities in order to maximize efficiencies in cost and space.
- With the purchase of land for open space purposes, less land remains to accommodate sites to meet the needs of the expanding Town population. The Tuxedo ~~Reserve~~Farms site needs to be re-evaluated to determine whether any of the Town's future community service needs can be accommodated on Tuxedo ~~Reserve~~Farms property. This should be a consideration of any special use permit amendments that may be considered from time to time.

The Town's community facilities are shown on **Figure 7**.

A. TUXEDO TOWN SERVICES

The 1972 Plan recommended that the Town consider the feasibility of a municipal complex that would be situated on a site large enough to house a new Town Hall and a larger library facility. Additionally, the Plan recommended that a “Town center” could include a cultural facility, an expanded hospital, post office and related civic and religious uses and facilities. Police protective services were proposed to be housed in a municipal complex as well as one or two fire companies and ambulance services.

Tuxedo Town Hall

Presently, the Town of Tuxedo government and administrative offices are headquartered at Town Hall located on Temple Drive in the Tuxedo hamlet. The Town Hall maintains offices for: the Town Clerk, the Justice Court, the Supervisor and Supervisor Secretary/Bookkeeper, the Tax Assessor, and the Building Department. Two meeting spaces are available for use: one space is on the ground floor and is used for court appearances; another meeting room is on the second floor and is used by the Town Board, Planning Board, Zoning Board of Appeals and other groups for meetings. Parking facilities surround the building are inadequate and cannot handle the parking demand during court appearances and meetings that draw larger crowds. Parking overflows onto surrounding town roads. The Town Hall is hemmed in by existing residential properties. Limited opportunities exist to acquire adjoining property in order to expand the Town Hall in its present location.

This Plan Update, like the 1972 Plan, acknowledges that a shortage of programmatic space exists at Town Hall. The Plan recommends that the Town seek grants to commence an assessment of the long-term needs associated with Town administrative and governmental functions that will result from the demands placed on these functions from anticipated, impending population growth. In response to the demands that Tuxedo ~~ReserveFarms~~ will place on the Town’s governmental functions, the Related Companies has agreed to donate to the Town the sales, marketing and administration center to be built on Quail Road near Route 17, also referred to as the Greeting Center for administrative office use, twelve years after the first residential certificate of occupancy is issued or at an earlier time at the discretion of the Related Companies, ~~and~~ subject to the Applicant’s right to reserve a leasehold of up to 1,000 square feet of the Greeting Center for continued operations of the Project sales office up until final sellout of the Project. Further, the Related Companies has agreed that it will require that the Tuxedo ~~ReserveFarms~~ Homeowners Association (“~~TRHOATRFOA~~”) allow the Town Board to conduct special public meetings in the community space to be built in the Commons which will be capable of seating 200 people.

The Palisades Interstate Park Commission recently acquired the former Union Carbide site, which was used recently as a staging area for the construction of the Millenium Pipeline. The Plan Update recommends that the Town discuss with the PIPC the feasibility of acquiring/leasing this property for its own purposes, including using it for recreational purposes. The Plan acknowledges that any development on this site will need to be set back sufficiently to buffer activities which might occur on this property from the Indian Kill Reservoir. ~~Other vacant buildings used for office, research and~~

~~laboratory use exist and could be converted to a Town government center. While the Town seeks to preserve and enhance its taxable base and reuse former office and light industrial properties for tax-generating nonresidential uses, the Plan Update recognizes that conversion of one of these spaces for a government center would also be appropriate in the event the additional space provided by Related Companies is not sufficient to meet the Town's governmental space needs in its entirety.~~

Preliminary discussions with the PIPC Executive Director indicate that the PIPC is willing to enter into a dialogue with the Town Board to see how each agency can mutual support each agency's objectives.

Tuxedo Police Department

The Tuxedo police department was headquartered in a former rail station in the Tuxedo hamlet for many years. In 2003, the police department moved to a renovated former elementary school building in the Southfields hamlet. The police department is well-served by the new location and the Plan Update does not anticipate that the police department will outgrow its space for the foreseeable future. However, the Plan acknowledges that as the Town's population grows, there will continue to be demand placed on equipment and personnel, and that it can be anticipated that the Town's police function will continue to expand.

Tuxedo Highway Department

The Town of Tuxedo maintains approximately 27 miles of roads within the community. The Highway department is presently headquartered at Long Meadow Road on an approximately 21-acre parcel. Central fuel and storage of school buses occurs on a parcel of land adjacent to the garden nursery at the corner of Warwick Brook Road and Route 17. In addition to road repairs and snow-plowing, the highway staff collects leaves for composting, maintain public recreation facilities; operate the hamlet wastewater treatment facility; and perform routine maintenance on town-owned property. The Highway Superintendent indicated that there will be a need to re-align existing sewer lines in the upcoming years.

For the foreseeable future, the Highway Department will be maintained at its present location. Like police services, this Plan Update acknowledges that there will be increased demands placed on the Highway Department's equipment and personnel as a result of the impending construction of Tuxedo ~~Reserve Farms~~. The demands to be placed on the Town Highway Department from construction of the Tuxedo ~~Reserve Farms~~ development were substantially reduced by the 2010 special use permit amendments which now require that most roads in the development be maintained as private roads. However, the main "spine" roads in the development, namely Quail Road, Bridle Trail, and Two Hills Road, will be dedicated to the Town. To facilitate maintenance of these roads by the Town's Highway Department, the Related Companies and the ~~TRHOATFHOA~~ shall lease to the Town for one dollar per year for 30 years 3,000 square feet of garage/storage space with two dual bays (for a total of four) in the planned maintenance facility. The facility shall be built by the Applicant in Phase 1 and shall be used by the Town for storage for

equipment and materials needed to fulfill its maintenance responsibilities in Tuxedo ~~Reserve~~Farms.

An improvement that the Highway Department will request the Town Board to pursue will be the creation of a recycling facility at the highway department facility. Presently, various junk and materials are deposited at the gates of the facility. The Highway Department would benefit from the introduction of bins to collect bulk materials, paints, and “white” goods.

Tuxedo Joint Fire District

The Tuxedo Joint Fire District operates three companies: Tuxedo Park (Fire Company 1), Sterling Forest (Company 2) and Eagle Valley (Fire Company 3). The Tuxedo Park fire company is located on Contractor’s Road and Route 17 in the Tuxedo hamlet. The Eagle Valley fire company is situated at the intersection of Eagle Valley Road and Scott Mine Road, and the Sterling Forest station is located on Long Meadow Road just south of Route 17A.

The Tuxedo Park fire company, established in 1901, is comprised of 40 active members. In 2006, the company responded to 320 calls including structural fires, brush fires, vehicle accidents, especially on Route 17 and the NYS Thruway, downed trees, gas leaks, and other incidents. Apparatus is housed in a 3-bay firehouse, and includes a 1987 pumper truck, a 1991 heavy vehicle rescue truck, and a 1997 75-foot aerial ladder truck.

The Sterling Forest fire company was established in 1960 and consists of approximately 27 active members. Apparatus is housed in a 3-bay firehouse, and includes a heavy duty rescue truck, a pick-up truck, and two pumpers. The fire company has responded to 187 calls since the beginning of the year to August 2007.

The Eagle Valley fire company is housed in a 2-bay firehouse located at the end of Scott Mine Road in the vicinity of Murphy Field in Eagle Valley. The company maintains three pumper tankers.

A recommendation from fire personnel is that stormwater basins be designed as retention basins that hold water. The fire department’s hoses can connect to a dry hydrant to draw water from a basin in the event of an emergency.

Tuxedo Ambulance Corps

The Tuxedo Volunteer Ambulance Corps operates two-fully equipped ambulances that are located on Route 17 and Contractor’s Road in the Tuxedo hamlet. The ambulance corps staff consists of 15 volunteer members, including emergency medical technicians and one full-time paid paramedic member provided by Rockland Paramedics.

Tuxedo Train Station

The former Tuxedo Train Station was occupied by the Tuxedo police department until it was

vacated by same by the relocation of the police station to Southfields. The building has been restored for use as a multipurpose facility with space for train ticketing, an information center, and meetings.

A Farmers Market operates on weekends in the commuter parking lot adjoining the rail station building and has been quite successful.

Tuxedo Postal Service

Three post offices serve the Town of Tuxedo: the post office that provides primary service to the Town is located in the Tuxedo hamlet. A second post office is situated in the Southfields hamlet; a small, third post office operates from Arden. The three post offices maintain separate zip codes: Tuxedo Park (10987), Southfields (10975) and Arden (10910).

The Related Companies anticipates that a small post office will be constructed within the proposed Commons area of Tuxedo ~~Reserve~~Farms to handle the increase in postal service generated by this new development.

B. PUBLIC SCHOOLS

Portions of four school districts are situated in the Town of Tuxedo: Tuxedo Union Free, Monroe-Woodbury Central, Ramapo Central, and Haverstraw-Stony Point Central school districts. The Ramapo Central and Haverstraw-Stony Point districts encompass parkland property only located in the easternmost portion of the Town. **Figure 7** illustrates school district boundaries.

Monroe-Woodbury Central School District

The Monroe-Woodbury Central School District encompasses a large area located generally north of Warwick Brook Road. The Monroe-Woodbury School District serves the Arden Farms area, Laurel Ridge, Clinton Woods, Southfields, and the Bramertown Road neighborhoods. Approximately 400 dwelling units within the Town of Tuxedo are located in the Monroe-Woodbury School District. The School District maintains ~~four~~five elementary schools, a middle school and a high school as follows:

- North Main Street School, Monroe (2-5)
- Sapphire Elementary, Harriman (K-1)
- Pine Tree Elementary, Monroe (2-5)
- Central Valley Elementary, Central Valley (2-5)
- Smith Clove Elementary, Central Valley (K-1)
- Monroe Woodbury Middle School, Central Valley (Grades 6-8)
- Monroe Woodbury High School, Central Valley (Grades 9-12)

Although the district encompasses a sizeable portion of the Town, there are no school facilities in Tuxedo.

Tuxedo Union Free School District



The Tuxedo Union Free School District serves the remaining area of the Town, including Eagle Valley, the Tuxedo hamlet, Tuxedo ~~Reserve~~Farms, and the Village of Tuxedo Park. ~~It also will serve the residential subdivision located at the intersection of Route 17 and Warwick Brook Road that has received preliminary plat approval (Sterling Place).~~ Within the unincorporated Town area,

there are approximately 680 dwelling units within the Tuxedo Union Free School District. An additional 346± dwelling units within the Village of Tuxedo Park are also in the school district. The School District consists of two schools: the George Grant Mason School, and the George F. Baker High School. ~~Of the total enrollment, a significant number of high school attendees are from the Greenwood Lake Union Free School District. The Greenwood Lake USFD has an elementary and middle school but sends its high school students on a tuition basis to the Tuxedo UFSD.~~

~~Greenwood Lake has been sending its high school students to the TUFSD since 1981. According to TUFSD publications, the total 2007 high school enrollment was 396 students. Of this, 90 students resided in the Town of Tuxedo, and the remainder resided in Greenwood Lake.~~

The Greenwood Lake UFSD ~~has had~~ been exploring tuition options with the Warwick Valley ~~Central~~ School District. The ~~potential outcome, if was that~~ Greenwood Lake ~~were to tuition or merge with a different high~~ school district, is that there would be insufficient enrollment to continue operation of the Tuxedo High School. In 2007, a referendum to send Greenwood Lake students, as of September 2015, are now being sent to the Warwick Valley Central School ~~District was defeated by Warwick Valley voters.~~ District's facilities.

Table 15 provides a summary of enrollment trends in the Monroe-Woodbury and the Tuxedo Union Free School Districts.

Table 15 Enrollment Trends						
Tuxedo Union Free School			Monroe-Woodbury School			
2003-04	2004-05	2005-06	2003-04	2004-05	2005-06	
2013-14	2014-15	2015-16	2013-14	2014-15	2015-16	

Table 15
Enrollment Trends

K	3323	3212	3417	495468	527433	525388
1	17	25	11	447	461	455
12	3021	3419	3426	486	509446	563471
2	23	28	37	498	515	514
3	2217	2925	3019	555485	524494	530464
4	2920	2418	2824	564540	571502	518
5	2117	2620	2316	568548	572536	581521
6	2418	2418	2418	565507	576547	593550
Ungraded Elementary	=	=	=	2324	1230	031
7	18	17	17	585	511	568
78	2227	2719	2516	301575	571592	592532
8	22	23	25	624	599	567
9	10667	11272	10817	628639	633586	617602
10	8679	10166	10824	579561	612604	619563
11	9187	8377	10017	560539	575538	608585
12	10593	9186	7725	509526	556555	555554
Ungraded Secondary	4	=	=	25	25	27
TOTAL	388508	387474	393247	7,2556,955	7,3526,860	7,3826,829

Source: New York State School Report Card, ~~2005-2006~~, New York State Education Dept., ~~2017~~.

As a result of continuing uncertainty with future enrollment in the TUFSD, it has been and continues to be a primary Plan Update objective to explore the establishment of a school district in Tuxedo that is coterminous with present Town boundary lines, and one which would draw students presently attending the Monroe Woodbury School District.

This objective was supported in the Community Survey. In 2008, the Town Board agreed to conduct a more detailed survey as to resident preferences with regard to the potential consolidation of the Town into one school district.

New School Site

Approval of a special use permit for Tuxedo Reserve Farms was conditioned upon the developer providing a public school site for a new middle school that would be located at the terminus of Mountain Road, as the Town anticipated the projected enrollment could not be accommodated within the existing school complex. Specifically, prior to the issuance of the first building permit for Tuxedo Reserve Farms, and prior to any construction or disturbance of the project site, the developer must was required to convey a 40-acre parcel, as depicted on the 2004 preliminary plan for Tuxedo Reserve Farms, as a future school site for the Tuxedo Union Free School District. The applicant is was required to rough grade the property, complete any necessary

environmental remediation and construct needed utility connections up to the school site.

A conceptual site plan anticipated a two-story school building with several new playfields. In recognition of the topographic conditions of the site, the developer must pay for the costs associated with rock removal on the parcel to provide level, tiered building areas. The applicant will pay the cost to extend water, sewer, gas electric and cable into the school site to the edge of the school building. It is acknowledged that the need for this site is uncertain, given the changes in enrollment at the school district. More recent special permit amendments acknowledged the site would be gifted to the school district, along with a \$2.5 million dollar cash contribution – the Town Board and Planning Board were not party to that agreement. Ultimately, as this parcel is part of the Tuxedo Farms development, the Town desires that the property be used by the school for a school-owned capital improvement. Should the school district not require the property for the purposes set forth in the special permit, the Town would explore with all parties what is the most appropriate use of the land.

C. TUXEDO LIBRARY

The Tuxedo Park Library is housed within a historic building constructed in 1901 and designed by architect Bruce Price. The library is listed on the National Register of Historic Places. The Library's mission is to provide a wide range of materials and services to meet patrons' independent education and recreational needs by utilizing in-house and system-wide resources and by keeping pace with current technology. Programs and outreach are intended to stimulate interest and appreciation for reading and affirm the historical significance of the Tuxedo community. The library serves as a primary meeting center for communication, information and entertainment resources among Town residents.

According to the Library's website, the library's collection consists of 76,000 items including books, DVDs, magazines, videos, audio books, music CDs, and other materials. The library is a member of the Ramapo Catskill Library system which allows members to access materials in other member holdings. The buildings most recent renovation was completed in 1996.

With the doubling of the Town's existing population as a result of Tuxedo ~~Reserve~~Farms, annual circulation at the library is anticipated to double. During review of Tuxedo ~~Reserve~~Farms, the Town Board, after discussion with the Library staff, determined that the library facility is inadequate to accommodate the anticipated increased in circulation and that approximately 18,000 square feet of space will be required to adequately serve the Town's total population at the development's buildout. The existing facility could be expanded to meet this demand if adjoining land is purchased. The Town has also determined that a library "annex" within the proposed Commons area of Tuxedo ~~Reserve~~Farms would also meet long-term needs.

As a condition of the special use permit, Tuxedo ~~Reserve~~Farms is designed with a library site in the Commons that is approximately 0.5 acres and sized to allow construction of a library annex with required off-street parking and drainage facilities. The special permit allows the library to be situated

at a different location on the Tuxedo ReserveFarms site by mutual agreement of the developer and the library, and subject to Planning Board approval. In accordance with the special use permit, the library must notify the applicant in writing and within 12 years of the date of issuance of the specialfirst building permit (~~November 14, 2004~~)for the Tuxedo Farms project that it has obtained a financing commitment to construct a library facility. At that time, the developer will convey title of the site to the Library. In the event the Library does not timely give such notification to the Tuxedo ReserveFarms developer that it has obtaining a financing commitment, then the Town shall be given three years commencing on the expiration date of the 12-year period to secure financing to construct a community space with a similar intensity of use on the half acre lot. If, within that three-year period, the Town gives notice to the Applicant of its intent to build such a community space, then the Applicant shall convey title to the Town.

With the construction of a library annex or expansion of the existing library, the Plan Update anticipates that the library's facility needs will be met for the foreseeable future.

D. RECREATION AND OPEN SPACE

The Town of Tuxedo has an extensive open space resource base. However, limited developable land is available to construct active recreation facilities that are and will be in shortage. The following inventory presents the various facilities located in the Town (Figure 8).

Federal

The Appalachian National Scenic Trail traverses federally-owned lands in the northern portion of the Town. The trail's route travels from the Bramertown Road area to the north of Indian Hill at the north end of Southfields. It crosses over Route 17 and the NYS Thruway just south of Arden where it enters Harriman State Park and where it continues north and east to cross over the Bear Mountain Bridge. The Appalachian Trail was conceived by Benton MacKaye, a regional planner, and the Tuxedo portion is part of the first section of the footpath, stretching from Bear Mountain Bridge to Arden, that was completed in 1923. The trail extends from Mt. Katahdin in Maine to Springer Mountain in Georgia. Within the Town, the trail is maintained by the New York-New Jersey Trail Conference. Since preparation of the 1972 Plan, the trail is now situated entirely on federal and state parkland within Tuxedo.

State Facilities

Portions of Harriman State Park and Sterling Forest State Park are located within the Town of Tuxedo. The New York-New Jersey Trail conference publishes maps of the trail systems in the parks. The trail maps also illustrate planned trails.

Harriman State Park is located in Rockland and Orange counties. According to the park's website, it is the second-largest park in the state's park system, with 31 lakes and reservoirs, 200 miles of hiking trails, three beaches, two public camping areas, a network of group camps, miles of streams and scenic roads, and scores of wildlife species, vistas and vantage points. Harriman State Park's

major facilities include Lakes Welch, Sebago, Tiorati and Silvermine, the Anthony Wayne Recreation Area, Sebago Cabins and Beaver Pond Campgrounds. The land for Harriman State Park was donated by Mary Averell Harriman from the 30,000 acre estate centered in Arden. It is maintained by the Palisades Interstate Park Commission.

Recreational activities and facilities within Harriman State Park include: swimming and sunning, biking, boating, bridle paths, cross-country skiing, cabins and campsites, fishing and ice fishing, and hiking.

Sterling Forest® State Park comprises 17,953 acres of woodland and is a watershed for several major water supply systems in New York and New Jersey. The habitat is important for the survival of many resident and migratory species, including black bear, a variety of hawks and songbirds and many rare invertebrates and plants. Hunting, fishing and hiking opportunities are available.

The Frank R. Lautenberg Visitor Center overlooking Sterling Lake features exhibits about the park environment as well as an auditorium for related presentations. Activities permitted in the park include: archery, biking, fishing and ice fishing, hiking, boating, hunting, and snow-shoeing. Trails can be accessed throughout the Town from all neighborhoods. Sterling Forest State Park is maintained by the Palisades Interstate Park Commission.

County Facilities

There are no County recreational facilities located in Tuxedo. The Orange County Historical Society owns Greenwood Furnace in the Arden neighborhood.

Town Facilities

In 2007, the Recreation Committee provided the following list documenting existing recreation facilities serving Town of Tuxedo residents. Note that since that time, Quarry Field has been acquired by the Town.

Table 16 Town Recreation Facilities			
Facility Name	Location	Recreational Facilities	Acreage
Tichy Field	Laurel Ridge, off of Route 17A	- 1 Little League Baseball Field - 2 sets of tennis courts - 1 semi-1/2 court for basketball - 1 newly installed playground for kids 2-12 years of age	7
Eagle Valley Mini Park	Eagle Valley at intersection of Eagle Valley and South	- Toddler playground - 1 semi-1/2 court for basketball	1

Eagle Valley Field (Murphy Field)	Gate Roads Eagle Valley at end of Scott Mine Road	- 1 Soccer Field - 1 Softball Field - 1 Small Toddler Slide & Swing Set - 1 Little League Baseball Field (to be constructed by 2008) - 1 30' by 60' pavilion - former playground	10
Lucky Recreation Site	Tuxedo Hamlet along Ramapo River	- Install Little League Field - Create Bandshell - Establish Walking Trail - Ballfield owned by School District	3.5
New Town Park	Tuxedo Hamlet along Ramapo River		
Euvrard Field	Tuxedo Hamlet at end of Mountain Road		6
Quarry Field	Warwick Brook Road	-Eliminated due to pending development	-10

Source: Tuxedo Recreation Committee, 2007, updated to 2010.

The Recreation Committee has established the following long-term recreation improvement program:

- Baseball field for the majors
- Second softball field
- Town Swimming Pool
- Two (2) full-size basketball courts
- One (1) set of tennis courts
- Roller Hockey Rink/Skate Park
- Walking/Jogging Track
- Water Spray Park at new Town Park
- Recreation Center. This would include office space, Summer Camp program, After School Programs, Kids Crises Center, Teen Dances.

Geographically, the Bramertown neighborhood and Southfields hamlet lack Town active recreational amenities – there is sufficient population to support a small park in each community. The Arden neighborhood likewise lacks any active recreational amenities. Long-term, if development is proposed in this area, the Town must evaluate the need for active recreation facilities in this neighborhood. Route 17A represents a physical barrier for children and adults to safely access Tichy Field other than by automobile. The Town should explore a long-term solution to create safe access to Tichy Field. Grant funding from the NYS Department of Transportation should be explored.



In addition, the Plan Update desires to encourage pedestrian linkages within the Eagle Valley hamlet to allow children an opportunity to safely access recreational facilities at Murphy Field as well as the Mini Park.

The Plan Update seeks the restoration of Lucky Park in the hamlet; the Lucky Bridge has been restored and once again provides fishing access within the hamlet. Lastly, the Plan Update recommends that the walking trail planned for the new town park extend northward to the ~~falls~~waterfall to allow fishing access in the location of the former dam.

Town Recreation Plan

In April 2004, the Town drafted a Recreation Plan. The report (by Burgis Associates) concluded that the Town was deficient approximately five acres of land devoted to recreation based on the Town's population. Based on the Town's projected population, the Town will be deficient 66.8 acres of land devoted to recreation facilities according to the plan. The Recreation Plan included estimates for various improvements to be made to the Town's existing park system. Based on expenditures to date, it is apparent that the costs to improve Tuxedo's facility exceed the original estimates. The Plan Update recommends that an addendum to the recreation plan be prepared that updates the cost estimates for improvements and identifies any changes in the recreation improvement program. As noted previously, the Town has acquired the 41-acre Quarry Field property for recreation or other Town uses. In order to plan for these uses, the Town will seek grant opportunities.

Palisades Interstate Park Commission

In 2007, Town Council members met with the newly designated Executive Director of the Palisades Interstate Park Commission and the Park Manager for Sterling Forest State Park to discuss potential opportunities to collaborate in the creation of active recreation facilities and trail routes. As a result of the various open space acquisitions that have occurred in Tuxedo, little land ~~remains~~remained to address the Town's need for active recreation facilities. PIPC owns property adjacent to existing Town facilities or lands that are strategically situated to serve Town neighborhoods. The following locations were specifically discussed:

- A parcel of land to the east of Murphy Field and south of the Eagle Valley firehouse.
- The former Cintichem site. All structures associated with the Cintichem site have been demolished, and the property is presently being used as a staging area for Millenium Pipeline. Portions of the property have been graded and are relatively flat. The site has already been disturbed, thus, no clearing would be required to establish active recreational facilities on this property. Environmental factors associated with the former use of the site would need

to be reviewed prior to the property's use as a recreational activity center.

- An area at the southwest quadrant of the intersection of Route 17A and Route 17 and north of the Indian Kill stream.
- The old golf course area on the east side of the NYS Thruway. It is uncertain what access, if any, could be obtained to this area.

The potential use of any of these areas depends on the environmental sensitivity of the site and adjoining lands. It is a general recommendation of the Plan Update that the Town develop a more formal and ongoing dialogue with the PIPC to address mutual short- and long-term planning objectives of both agencies. However, at this time, the Town purchased the Quarry Field site, and this site can meet part of the Town's need for recreational purposes, if necessary.

Ramapo River Trail

During preparation of the Plan Update, portions of the Ramapo River corridor were field surveyed to assess the potential creation of a Ramapo River Trail. Aerial photos of the Ramapo River alignment were also assessed to determine potential routing for a river trail. (Photo: Lucky Bridge in Tuxedo hamlet.)



The following is noted:

- A trail cannot physically be introduced immediately adjoining the Ramapo River along its full length within the Town. This is due to constraints imposed by geology and topography, and the criss-crossing of a rail right-of-way and utilities along the river's length. In places, the river is too close to existing highways and roads to allow a trail to be situated along the river. A trail extending north to south within the Town could follow the river along sections, but the trail would be required to use property not adjoining the river in order to create a continuous system.
- The Town needs to collaborate with the PIPC to bring the trail to fruition. Much of the land adjoining the river, especially north of Route 17A/Route 106, is in state ownership and maintained by the PIPC. The PIPC has indicated an interest in creating a trail.
- The first segment of a river trail could be created within the Tuxedo hamlet. The trail would extend from the Augusta Falls through the new town park, south to Lucky Park, and then continue south of the hamlet.
- Another segment could be created from the PIPC fishing access location on Route 106 to an area on the east side of the former Quarry Fields, provided the old golf course access "tunnel" is opened.

- Lastly, a trail segment can be created along old Route 17 from the Town boundary to Arden Farm Road on PIPC property.

As part of the 2010 special permit amendments, the Tuxedo ~~ReserveFarms~~ developer has offered and agreed to gift to the Town, prior to the issuance of the first certificate of occupancy, Lot 9-1-19, comprised of approximately 41.8 acres, and Lot 9-1-22.11, comprised of approximately 3.1 acres, which are lands located outside the Project along the Ramapo River and owned by it. The lands have been gifted to facilitate the creation of a Ramapo River Trail.

~~Sterling Place~~

~~The Sterling Place subdivision plan will eliminate use of Quarry field as a track and ballfield. Should the subdivision plan not be pursued or modified at any time, the Town should discuss with the applicant the potential of preserving all or a portion of Quarry Field. Given the limited amount of developable land in the Town, the preservation of an existing ballfield remains a Plan Update objective.~~

~~Tuxedo ReserveFarms~~

As a condition of the special permit for Tuxedo ~~ReserveFarms~~, open space lands are to be gifted or otherwise restricted by conservation easements: ~~– the transfer has occurred.~~ Approximately 702 acres of the Northern Tract, located north of the Village of Tuxedo Park, ~~are to behave been~~ gifted to ~~a conservation organization acceptable to~~ the Town, and approximately 50 acres ~~are to behave been~~ set aside as a conservation buffer for the Village of Tuxedo Park. The entire Fox Hill Tract excluding a portion of land to be annexed into the Village, ~~is to behas been~~ gifted to the Village of Tuxedo Park. Open space lands in the Southern Tract are to be restricted to either open space or recreational use consistent with the preliminary plan approved by the Town Board.

As a condition of the special ~~use~~ permit approving Tuxedo ~~ReserveFarms~~, the trail system on the Southern Tract must be made permanently available to Town of Tuxedo residents utilizing an annual free-of-charge permit system administered by the Tuxedo ~~ReserveFarms~~ Homeowners Association (~~TRHOATFHOA~~). The ~~TRHOATFHOA~~ will be responsible for all trail maintenance and security. As per the 2010 special permit amendments, the Tuxedo ~~ReserveFarms~~ developer has agreed to donate one acre of land located in the Phase 2 portion of the development for open space and/or future recreational purposes.

An important conclusion reached during environmental review of the proposed development is that Tuxedo ~~ReserveFarms~~ does not integrate sufficient playfields and other recreational amenities to meet the demand it will place on active recreational facilities. The developer of Tuxedo ~~ReserveFarms~~ must pay fees in lieu of providing recreation. The trail use by Town residents described above is not considered a fee in lieu of recreation by which the applicant can claim a credit or offset against recreation fees otherwise required by the town's local law. As per the 2010 special permit amendments, the Tuxedo ~~ReserveFarms~~ developer may pursue the acquisition of other land

that may be suitable for use by the Town for active recreation use or construct active recreation facilities to be donated to the Town for Town-wide use. If the Tuxedo ReserveFarms developer acquires such property or constructs such active recreation facilities for Town-wide use and the Town Board agrees to accept the donation of such land or facilities, then it shall be credited against the recreation fees in a manner set forth in the special permit amendments.

The Plan Update recommends that the Town Board review the existing recreation fee amount and determine whether it is adequate to meet the facility needs identified by the Town Recreation Committee.

Hamlet Revitalization Fund

As a condition of approval of the Tuxedo ReserveFarms special permit and 2010 special permit amendments, the developer is required to establish a Revitalization Fund of \$6 million. The Fund is actually made up of two distinct funds:

- Grant Fund - \$2 million in direct grant funds to be used entirely for infrastructure and physical beautification improvements within the hamlet; and
- Loan Fund - \$ 4 million in revolving loan funds to be used for commercially viable new construction rehabilitation and leasehold improvement projects within the Hamlet.

The primary goals and objectives of the Grant and Loan Funds are the revitalization of the Hamlet, as set forth in a Town Center Study and Master Plan prepared by Burgis Associates, Inc., dated September 2004. They are as follows:

- Strengthening and expanding retail services and other activities that would provide for the needs of town residents and attract new shoppers, including transient traffic and tourists.
- Providing new housing, in varying formats;
- Renewing and enhancing the streetscape and the building facades of the hamlet;
- Improving pedestrian accessibility both to and within the hamlet area, particularly across Route 17;
- Improving vehicular access and increasing parking in the hamlet area for both shoppers and commuters and
- Preserving the historic ambiance of the Hamlet area and encouraging the reuse of historic buildings.

The Tuxedo ReserveFarms developer paid \$1 million dollars of the Grant Fund following the approval of the 2004 Special Permit. The Applicant shall pay the remaining \$1 million in Grant funds following approval of the 2010 amendments. The Plan Update's funds can be used for a variety of purposes, including the pedestrian trail system within the hamlet.

Other Private Resources

Several residential developments in the Town maintain limited recreation facilities that benefit residents of the development. Specifically:

- The Woodlands maintains a recreation center, an outdoor swimming pool and tennis courts;
- Tuxedo Manor apartments has an outdoor pool; and
- Tuxedo Heights has an outdoor swimming pool for use by its residents.

While these amenities provide some recreation benefits, they do not meet the full complement of recreational activities demanded by residents.

E. RECOMMENDATIONS

With regard to community facilities and services, the Plan Update incorporates the following recommendations:

- Conduct a long-term space and utilization analysis for Town governmental functions;
- Work with the Palisades Interstate Park Commission to utilize/acquire lands for active recreation, ~~if necessary~~;
- Create the Ramapo Trail;
- Continue to support creation of a single, unified school district encompassing the entire Town of Tuxedo;
- Monitor space needs at the Tuxedo Police Headquarters as growth occurs in the community;
- Create a recycling center at the Town highway department garage;
- Consider use of stormwater management basins as water source for emergency services;
- Work cooperatively with the library to monitor library space needs as population growth occurs in the Town;
- Update the Town Recreation Plan and review the recreation fee in lieu of land; ~~and~~
- ~~Monitor the progress of Sterling Place and explore preservation of Quarry Field; and~~
- Establish a permitting system for future use of Tuxedo ~~Reserve~~Farms trails.

VIII. HISTORIC RESOURCES AND COMMUNITY APPEARANCE

History can be defined as a “narrative” or “story” of events. Tuxedo’s history has numerous chapters, beginning with pre-historic (i.e., pre-European contact) native American occupation, to the exploration of the Town by Europeans who settled in the Ramapo River valley, built homesteads, mined for iron, farmed, established businesses and enjoyed leisure pursuits. Historic buildings and structures are remnants of past events that continue to provide the community with its own unique sense of character. It is a goal of this Plan Update to preserve and protect the cultural and historic resources which reinforce the Town’s unique identity, support its scenic character and are a source of pride for all Town citizens.



A short narrative of the Town’s history that is gathered from various sources is provided here to inform new residents of the contributions that the Town’s citizens have made to history.

The Plan Update recommends that a Town Committee work with the Town Historical Society to develop a comprehensive list and map of historic features so that these resources can be identified and preserved wherever possible. Historic resources are found throughout the community, from Eagle Valley to Bramertown and in the hamlets up and down the Ramapo River. Although the Town has a rich history, no formal local mechanism exists to protect historic structures. National Register listing does not protect a structure from alteration or demolition. Once the Town’s historic resources have been identified and mapped, the Town should examine mechanisms to protect same.

A. PRE-HISTORY

Native American populations arrived in the Northeast after glaciers retreated north approximately 13,000 years ago. Rockshelter sites are common in the Highlands mountainous region. Within the Town of Tuxedo, the Man of War Rockshelter site was adjacent to Tuxedo Park cemetery, located directly east of the Ramapo River adjacent to what was a north-south Indian trail, now Route 17. Horsestable Rockshelter was reported two miles east of Tuxedo Park. It is anticipated that there are numerous unexcavated rockshelters, quarries, and other prehistoric sites throughout the Town. A pre-historic quarry site was recently examined at

Tuxedo ~~Reserve~~Farms.

Evidence exists that the Lenni-Lenape of the Delaware tribe enjoyed hunting in the woods and fishing in the streams and river in Tuxedo. Artifacts have been found in the rock shelters where they camped, including flint, spear points, pottery and animal bones.

It is through the preparation of formal Cultural Resource Surveys that the pre-history of the region has been discovered and disclosed. All cultural resource surveys prepared in support of development applications should be transmitted to the Historical Society as the official repository of Town artifacts.

B. HISTORY

Tuxedo's Name

What is now the Town of Tuxedo was part of the Chesekook, or Cheesecock Patent. The patent, granted by Queen Anne in 1707, was surveyed by Charles Clinton, grandfather of New York Governor DeWitt Clinton, in 1735.

In 1714, what became the Town of Tuxedo was a part of the Precinct of Goshen. This then became a part of the New Cornwall Precinct in 1764 when the town was set off from Goshen and named Monroe, reportedly after James Monroe, the fifth President of the United States. In 1863, Monroe was divided into Monroe, Highland and Southfield, with ~~Southfield~~Southfields eventually becoming Tuxedo. In 1865, the three towns rejoined to reform Monroe, and in 1889 it once again divided into three, with Tuxedo including about 50,000 acres.

"Tuxedo" Lake, for which the Town is named, was historically known as Truxedo, or Duck Cedar Pond.

There are several interpretations as to the origin of the name "Tuxedo". One interpretation is that the town took its name from the Algonquin "Tucseto" meaning clear flowing water. The name Tuxedo is also said to have originated from an Indian name meaning "Place of the Bear." The Indian phrase "Taugh Seder" was corrupted by locals to Duck Sider, and finally Duck Cedar.

Iron Mining and Colonial Period

Early inhabitants of the Town discovered iron and mineral deposits in the granite and limestone bedrock. The discovery of iron in the Ramapo Mountains, containing magnetite with the highest known iron content, led speculators to establish mining and smelting facilities in Tuxedo. Growth of iron and related industries in the area induced the establishment of small communities and transportation routes linking these industries to small communities.

The main settlements grew in Eagle Valley and near Sterling Lake.

The first furnace in the area was constructed in Ringwood, New Jersey. Furnaces are truncated pyramids of stone and brick, usually located at the foot of a hillside. From a point part way up the hillside, a bridge or loading platform was built across to the top of the furnace stack. Charcoal for fuel was initially the principal means of firing furnaces. For a description of area furnaces and the iron production process, refer to Ransom's The Vanishing Ironworks of the Ramapos.

Another historic feature on the landscape are the charcoal kilns established on terraces adjacent to stone outcrops where wood could be brought and burned. The remnants of temporary charcoal burners' huts and encampments are scattered throughout the Ramapo Mountains.

Peter Hasenclaver, in 1765, established the first iron works in Tuxedo. Hasenclaver owned a ten acre tract on the northern outlet of Tuxedo Lake and was responsible for building the dam which diverted water south into a raceway which emptied to the Ringwood River and guaranteed an adequate water supply for Ringwood Furnace.

By 1775, John Belcher acquired land just north of Tuxedo Lake where he had a forge on Warwick Brook. Sterling Furnace was established at the outlet of Sterling Pond by the 1950s by a London Company of which Lord Sterling of New Jersey was a member. Steel was first made there in 1776 by Peter Townsend. Together with John Noble, Peter Townsend helped erect the chain that was extended across the Hudson River in 1778, designed to block the English from making their way north during the American Revolution. Sterling Mines supplied iron used during the American Revolution, the Civil War, and World Wars I and II.

The 1972 Plan references various historic landscape features associated with iron mining found in the Town of Tuxedo. These include:

- the Greenwood Iron Furnace at Arden;
- the Southfields Furnace on Old Orange Turnpike;
- the Old Scott Mine and Crusher and Long Mine area (Sterling Forest);
- the Bering Mine Shaft and Entrance (Sterling Forest).

Ruttenber and Clark, in History of Orange County, reference the early names of Tuxedo's inhabitants that gave rise to some of the hamlets and neighborhoods in the community. A Victor and Thomas Helms resided in an area west of ~~Southfield~~Southfields which became known as Helmsburgh. Richard Wilkes and Moses Cunningham are identified with the area known as Greenwood, which would be renamed to Arden. Elijah Green lived on the east side of Mombasha Lake and David Miller nearby. John Belcher came to just north of Tuxedo Lake and had his forge on Warwick Brook. David Rogers had a farm on the mountain west of Tuxedo Lake.

James Galloway, a pathmaster in 1775, lived in ~~Southfield~~Southfields and kept an inn where

George Washington spent a night in 1777.

George Washington had one additional connection to the Town. During the American Revolution, the Route from New Jersey to New Windsor, New York, was well established with the road along the Ramapo River used as a common pass. In order to shorten the distance associated with this trip, a Continental Road was laid by Washington's Army through a valley south of Tuxedo Lake. The road, of which a part was to be a "corduroy" road made of horizontally-laid contiguous logs, was to begin in Eagle Valley, follow the east shore of Tuxedo Lake, and come out near the Southfields hamlet. Legend has it that George Washington named Eagle Valley for the great birds that circled overhead as he rode past.

In 1780, the Marquis de Chastelleux, a friend of Lafayette, followed the Continental Road and wrote of Tuxedo Lake (Travels of America 1780-1782): *"I got on horse back and penetrated afresh into the woods, mounting and descending very high mountains until I found myself on the borders of a lake so solitary and concealed that it is only visible through the trees with which it is surrounded."*

Industrial Era



In 1783, Captain Solomon Townsend purchased land in the Town and named it the Augusta Tract. Solomon and his father-in-law Peter built the Augusta Iron Works, anchory and forge by the falls on the Ramapo River, just north of the new town park. In 1805, Townsend also established the ~~Southfield~~Southfields furnace where he made pig iron. (Photos: Piers supporting pipes at Augusta Falls.)

Southfields was an early center of activity as three roads converged in the hamlet: the road from Warwick, the Turnpike, and the road from Cornwall and Newburgh. Around 1808, Henry McFarlane and Joseph Blackwell built a factory to produce nails and iron hoops – they called it Monroe Works and Southfields was originally given that name for a time. It is reported that more than a hundred people were employed there. The Adam Belcher house was centered on a hill above the Ramapo, now converted into apartments.

Business accelerated in Southfields as a 4th road was built to connect to the hamlet – the Monroe and Haverstraw Turnpike crossing through Parker Cabin Hollow by Tom Jones Mountain to a landing on the Hudson.

Roger Parmalee had built a slitting mill³ around 1808 where he made nails. He was an executor of Solomon Townsend's estate.

In 1812, a saw factory was established on Warwick Brook near its outlet with the Ramapo River, erected by the McCouns and Jacksons. The business expanded to manufacture plough shares, horse shoes, forge bellows, anvils and other articles. The Saw Works became part of the Townsend's Sterling Corporation, formed in 1814.

At the north end of Town, in 1810, James Cunningham bought 3,000 acres of land at tax sale comprising half of Great Mountain Lot 3. The land contained significant deposits of iron ore. He built a furnace there in 1811 and called it Greenwood which name was applied to the surrounding area. (Photo: Greenwood Furnace in Arden.) During the War of 1812, cannonballs were made there for the army. In the 1820s the mines were taken over by Gouverneur Kemble, owner of the West Point Foundry at Cold Spring. It was not until 1837 when the Parrott brothers bought the property that the Greenwood Furnace was revived. This is the same furnace that can be seen from the New York State Thruway at Arden.



Greenwood Iron Works would also make a major contribution during the Civil War, as Robert Parrott had developed a cannon that was chosen by the U.S. government for use in the war. The iron for the cannon was made at the Greenwood charcoal furnace and noted for its strength. Although now mostly parkland, approximately 1,500 persons resided at the Works with a concentration of homes at the furnace pond. Other houses were scattered through the mountains and along the Ravine through which "Slaughter Brook" ran.

The Townsend brothers sold the Sterling property and ~~Southfield~~Southfields in 1856. Both works were sold in 1864 to the newly formed Sterling Iron and Railroad Company. A railway was constructed from Erie at Sloatsburg through Eagle Valley (generally following present day County Road 72) to Sterling Furnace and Lakeville for the removal of iron ore.

Farming

³ A slitting mill was a watermill for slitting bars of iron into rods. The rods then were passed to nailers who made the rods into nails, by giving them a point and head. Source: Wikipedia, 2007.

In the early 1800s, farming was conducted in various sections in the town where the land was not constrained by bedrock. Greenwood (now Arden) was well suited to farming alongside the Ramapo River. The Bush family had a dairy farm there.

To the west of Southfield, the Helms family farmed an extensive property. The land in the vicinity of Mombasha Lake was open and fertile and that area became known as Bramertown. A William and John Bramer lived there on farms with their families. By the mid-1800s, Helmsburg and Bramertown had summer hotels and hunting lodges.

In Eagle Valley, farms were also being introduced. The Belcher family established a dairy farm there that existed until around 1900 when the land was sold to William Hamilton. Hamilton called the estate “Table Rock Farms” and built a mansion overlooking the valley. The farms employed approximately one hundred to care for cows, sheep, pigs and chickens.

Others living in Eagle Valley at the time were the Babcock, Burris, and Smith families.

Early Places of Worship and Cemeteries

The Parrotts built the Episcopal Church, St John’s, in 1863, at Greenwood. The church exists today. Charles Babcock was the first rector and architect of the building.



St. Mary’s Church was also built at Greenwood in 1867. There is a large cemetery along Route 17 where the church was, but the church was demolished as it was no longer in use. (Photo: St. Mary’s cemetery.) A Methodist Church was built at ~~Southfield~~Southfields in 1848 by John Hermance and Robert Ashman with the backing of the Townsends. The church and parish house still exist. St. Marys-in-Tuxedo was constructed in 1888 just inside the main gate of Tuxedo Park. It is built of native stone in a Gothic Style, designed by William A. Potter. The church

exists today.

In 1895, a piece of property was acquired from the Tuxedo Park Association and Our Lady of Mount Carmel was constructed. The present church was built in 1890 subsequent to a fire that destroyed the original building; the existing structure was designed by Heins and LaFarge. The church exists today. A methodist church was constructed at the end of Library Road in the hamlet in 1902. The church is now the home of the Tuxedo Historical Society.

According to the 1972 Plan, there are a number of cemeteries in the Town, some associated with the churches in the community, which are the final resting places for a number of the early settlers of the community, including:

- the Arden cemetery;
- a cemetery on the easterly side of Route 17 in Southfields;
- a cemetery adjacent to St. Mary's Episcopal church.
- a cemetery located within the lands of Sterling Forest, north of Benjamin Meadow Road.
- a cemetery located south of Scott Mine Road near the Village "west gate" on lands owned by the Tuxedo Park Association. This cemetery was located during preparation of the environmental impact statement for the Tuxedo ~~Reserve~~Farms project.

Tuxedo Park and Hamlet

Before the Park was conceived, the Tuxedo hamlet was a railroad stop known as Woodpile. The Tuxedo Park tract and Augusta forge came into the possession of the Lorillard family in 1814 and the tract remained vacant until the introduction of the Erie Railroad in 1841. Following Lorillard's acquisition, water rights for Tuxedo Lake were sold to the Sterling Mines, and the Augusta forge was abandoned. Up until around 1885, the Augusta Tract, which was the land on which Tuxedo Park was established, housed a handful of homes, farms and structures – much of the land was forest land used to support the iron industry.

Pierre Lorillard conceived plans for a hunting and fishing club to be centered around Tuxedo Lake. The concept expanded into a residential park. Bruce Price worked with Lorillard to create a planned community of wealthy residents. Laborers and builders from Italy and Hungary were employed to clear forest, build roads, and create a community where none had existed. The Italian immigrants established housing along the Ramapo River in what is now the East Village, while the Hungarians constructed frame dwellings against the mountain forming a separate community. Within a few years of its inception, a town center was constructed to provide services for the newly established population and included stores, churches, schoolhouses, a library and a hospital. Tuxedo Park continued to expand with the construction of many more cottages and villages throughout the 20th century.

Tuxedo Park is listed on the National Register of Historic Places. The determination of significance states:

"Tuxedo Park is a well preserved village in Orange County, New York, with excellent architect-designed buildings dating from 1886. Often described as the first fully integrated suburb, it contains a great number of significant buildings and sites which retain the scale and quality of the turn of the century residential park. The vitality of its landscape is derived from judicious planning and appropriateness of siting. As a milieu for social and architectural experimentation, it inspired much of the cultural expression of the early 1900s".

Within the hamlet, the Tuxedo Park Library, opened to the public in May 1902, was designed by Bruce Price. A hospital was built on a hill above Augusta Place and opened in 1908. The Tuxedo Electric Company constructed a powerhouse on the Ramapo near Augusta Falls in

1900. The Tuxedo Park National Bank, now Chase, was constructed in 1921.

Arden House

E.H. Harriman acquired property at Greenwood in 1885 through auction. The property included a cottage overlooking Echo Lake, which was made into the family's homestead. Harriman named the estate "Arden" after Robert Parrott's wife Mary Arden Parrott. The post office name was officially changed from Greenwood to Arden.

Harriman added to his property by acquiring an additional forty farms and woodlots. He established a model farm at Arden, irrigating the fields with canals from the Ramapo River to improve the grazing. By forming the Arden Farm Dairy Company in 1896, he organized the local farmers into a league for their protection against price fluctuations.

As stated in the 1972 Plan, the dedication of much of the Palisades Interstate Park, including Bear Mountain and Harriman State Park, bear witness to the significant role played by this family in the Town and region.

C. NATIONAL REGISTER OF HISTORIC PLACES

An online search of properties listed on the National Register of Historic Places finds the following:

- The Tuxedo Park National Register Historic District (National Register Number 90NR02356)
- Southfields Furnace ruins (National Register Number 90NR02303)
- The Tuxedo Park Railroad Station (National Register Number 00NR01692)
- E.H. Harriman Estate – small portion extends into Tuxedo –National Register of Historic Places

Properties that are eligible include:

- Tuxedo Park Library
- Tuxedo Park Post Office
- 12 Augusta Place Residence, circa 1900
- Harriman State Park, including many existing structures
- Table Rock Estate Gatehouse
- St. Elizabeth's Chapel
- Table Rock Estate 8-Room Playhouse
- Table Rock Estate

As is evident from this short list, few of the historic properties in the Town outside the Village of Tuxedo Park have received official recognition as historic places. As mentioned previously, it is recommended that the Town develop a comprehensive inventory of historic structures in the

community and map these resources.

D. ARCHITECTURAL REVIEW BOARD (ARB)

The zoning regulations creating a Town Architectural Review Board were adopted in 2002. The ARB was formed in response to the review of the Tuxedo Reserve Farms planned integrated development special use permit application. As per the PID special use permit regulations, PIDs are to be subjected to community appearance and architectural review upon application for site plan approval. In response to the requirements of the PID, the Tuxedo Reserve Farms developer established a set of design standards which are to guide the construction of buildings within the PID – the design standards require that buildings conform to a high standard of quality, and the applicant's fiscal analysis and projected market value are predicated on buildings and dwellings meeting these high design standards. The ARB has been given review authority over other elements of the Town's built environment.

As established by the local law, it was the intent of the Town Board to preserve the aesthetic value of natural and manmade features and structures and to prevent the harmful effects of potentially unattractive or inappropriate building materials insofar as they may affect the visual environment.

The ARB's jurisdiction is defined in Section 98-59 of the Town zoning law. The ARB has the authority to approve all plans affecting commercial properties, all properties in planned integrated developments, all properties developed with new two-family or multifamily residences and all properties in residential subdivisions of five lots or more, in the following categories:

- Plans for all municipal structures and facilities not owned by the Town of Tuxedo.
- Plans for construction, exterior alterations or exterior additions to commercial buildings, structures or facilities, except to home occupations or offices having no exterior evidence of such use.
- Plans for construction of two-family or multifamily residential buildings and structures.
- Plans for construction of all buildings and structures in planned integrated developments.
- Plans for construction, erection or alteration of signs visible from Route 17.

The ARB also serves in an advisory capacity to the Town's boards. The Plan Update supports continuation of the ARB, but recommends that the 5 year old regulations be reviewed and updated by the Town Board based on the experiences of the ARB and applicants with actual design reviews. The ARB's review of an application can be straightforward where historic precedent exists or specific design standards have been established, e.g., the design standards set forth in the Town Center Study. However, the ARB's ability to render design decisions is made difficult where no historic precedent or design standards exist, e.g., new construction in major residential subdivisions.



Many of the Town's older residential neighborhoods have been developed in a consistent architectural style. For example, there is an obvious style to residences in certain neighborhoods of the hamlet. The photo to the left illustrates a series of homes with front facing gambrel roofs in the Dutch colonial style. Here, the building form unifies the streetscape, while the variations in roof and siding colors ensure that there is not excessive similarity.

Likewise, homes constructed in the East Village share a common building vernacular. Although porches or fireplaces may have been added, or roofing and siding materials varied, the neighborhood still reflects an attractive and cohesive building pattern.

Several of the Town's established neighborhoods are guided by historic precedent and comparable architectural styles. Tuxedo ~~Reserve, a new development,~~ Farms is guided by design standards imposed by the special permit approval.



Several existing subdivisions may be guided by private restrictions imposed by a developer, e.g., Table Rock Estates, which mandate certain requirements such as minimum building size, size of the garage, etc.

The Plan Update recommends that the Town consider requiring that applicants submit design standards prior to final subdivision plan approval to guide residential development within a subdivision – precedent exists with a development such as Tuxedo ~~Reserve~~ Farms. In this way, future homeowners of the subdivision will be apprised early on that they will be subjected to certain design guidelines, and the ARB can be guided by guidelines in which the subdivider had input into the selection of architectural styles appropriate to the proposed subdivision.

E. RECOMMENDATIONS

The following recommendations are incorporated into this Plan Update:

- Create an inventory and map of the Town's historic resources;
- Upon completion of the inventory, explore and identify regulatory and other mechanisms for protecting the Town's historic resources;
- Review and revise, if necessary, the regulations governing the Architectural Review Board and its responsibilities; and
- During subdivision/site plan approval process, add the option for an applicant/developer to submit design guidelines and standards that would govern future construction.

IX. TRANSPORTATION

The availability of transportation routes and facilities is a major determinant of land use and Town form. Information for this section came from a variety of sources, but a specific resource used for planning purposes was the Orange County Long Range Transportation which is available for review at the following link:

http://www.orangecountygov.com/filestorage/124/9893/9973/4109/Adopted_OCTC_2040_L_RTP_with_Final_Formatting.pdf

:

A. COMMUTATION PATTERNS

~~The 2000 U.S. Census~~ The 2015 American Community Survey of the population provides statistics regarding commutation patterns in the Town. Town statistics presented here also include information on commutation patterns for Village of Tuxedo Park residents.

In ~~2000~~2015, there were 1,817,640 persons in the labor force. In terms of origin-destination patterns, ~~74.1,240 persons~~ percent of the labor force worked in New York State. Of the total persons employed in New York, ~~476 persons~~ (38.27 percent) worked in Orange County. Workers employed outside New York State totaled ~~577,425~~ persons (32.25.9 percent of workforce).

~~According to the Orange County Long Range Transportation Update (LRTU), more than 10 percent of the work trips made by residents of the Towns of Blooming Grove, Chester, Monroe, Tuxedo, Warwick, and Woodbury are to New York City. These six municipalities account for 57 percent of all Orange County resident trips to New York City.~~

In terms of the mode of transportation used by residents, 1,516,340 persons, or ~~83.4~~81.7 percent, used a vehicle to commute to work. Another ~~150,172~~ persons (8.210.5 percent) used public transportation. ~~Six~~Only 0.5 percent of persons ~~traveled by motorcycle, 51~~(82 persons) walked to work, and ~~92,112~~ persons worked from home: ~~(6.8 percent)~~.

Of the total number of persons who traveled via motor vehicle to work, ~~170,108~~ persons, or ~~11.26.6~~ percent, carpooled. The majority of persons who carpooled rode in a 2-person carpool (~~160,095~~ persons).

Of those residents who used mass transit, ~~(173 persons)~~, the majority commuted by rail (~~97,112~~ persons, or 65 percent of those using mass transit). The remainder either used bus transportation

(4857 persons) and ~~two (2) persons~~the remainder hired taxicabs or used trolley cars⁴ to get to and from their place of employment.

The following table provides a breakdown of commute times to work⁵:

	Persons	Percent
Total Tuxedo Workforce	1,817,640	---
Did Not Work from Home	1,725,528	100.0 percent
0-15 minutes travel time	315	18.3 percent
15-29	458	26.6 percent
30-44	345	20.0 percent
45-59	199	11.5 percent
60+ minutes	408	23.6 percent

Workers who use mass transit had the longest commute times. ~~Of the 150 persons using public transit, 145 workers, or 97, i.e., 88.4 percent, had commute times of 60 minutes or more.~~ Persons who traveled by mass transit with commute times of 60 minutes or more represent ~~only 36.35~~ percent of all workers with travel times greater than 60 minutes – the remainder commuted by motor vehicle.

The majority of workers left their residence between the hours of ~~7:00 to 7:29~~11:59 AM (~~307,278~~ workers). The next highest commute period is ~~7:30-7:59~~8:00-8:29 AM (~~275,235~~ workers). The third highest commute period was ~~8:00-8:29~~8:30-9:00 AM (~~211,230~~ workers). A small majority of workers, ~~49 persons~~two percent, left from home for work between the hours of ~~midnight-4:11~~4:11-5:00 PM. ~~The remainder of employees (54 percent of all workers) left home before or after the 7:00-8:30:59 AM time period.~~

To the extent that everyday needs are not met in the Town, it can be expected that vehicle trips will increase as the population increases. For example, there are no major retailers or supermarkets with the Town of Tuxedo – residents must travel elsewhere to meet these needs. The closest shopping centers are located either in the Suffern area, Harriman, or Ramsey, New Jersey. These trips are made primarily using Route 17 as the major arterial for access.

B. MASS TRANSIT

Train

⁴ This is an error, as there are no trolley cars in Tuxedo.

⁵ Differences in the total persons and percent are within the American Community Survey 2011-2015 table.

The Town of Tuxedo is well served by mass transit facilities. The MTA Metro-North Railroad serves the Town of Tuxedo through a service contract with New Jersey Transit. The Town is situated on the Port Jervis Line – the line extends from Port Jervis, New York to Secaucus Junction in New Jersey. From the Junction, trains connect to Penn Station in Manhattan or Hoboken Terminal where commuters take the PATH into Manhattan. A train stop is located in the Tuxedo hamlet. Train service is also available in Harriman and Sloatsburg. Metro-North recently constructed a new large commuter parking facility within the hamlet (see below).

Norfolk Southern (NFS) operates from Port Jervis to Tuxedo on the same track owned by Metro North used for Port Jervis Line passenger service. According to the Orange County Long Range Transportation Update, NFS operates 2-4 freight trains each day.

Bus

Coach USA/Shortline bus service is available in the Town. According to the Orange County Long Range Transportation Update, Coach USA is the largest provider of bus service in and through Orange County. Coach USA provides major commuter service to New York City running over 32 trips per day to and from Orange County during AM and PM peak hours. Coach USA also provides service to the “East Side” of Manhattan via the George Washington Bridge and operates the Orange Westchester Link (OWL) which provides service to the White Plains area. Commuter routes in the Town serve New York City via Route 17. Commuter service to Westchester and White Plains is also available from Orange and Rockland counties.

According to the Tuxedo ReserveFarms Findings Statement, during Phase 1, a bus stop is to be provided in close proximity to Route 17 for residents who will use bus transit. Although it cannot be determined with certainty at this time, it is possible that Coach USA could extend bus service into Tuxedo ReserveFarms to pick up commuters within the Commons given the amount and density of residential development anticipated.

Park and Ride Lots

There are two park and ride areas in Tuxedo: commuter parking facilities in the Tuxedo hamlet, and a park and ride lot located at the intersection of Route 17A and Route 17. The Sterling Forest lot is owned by the NYSDOT and the PIPC. The lot has a capacity of 75 parking spaces and is maintained and operated by Coach USA. Informal commuter parking also occurs near the on-ramp from Route 17A onto Route 17 southbound. It is recommended that the Town work with PIPC and NYSDOT to improve the informal parking area, so that it efficiently can handle the parking demand at that site.

The Metro North Commuter rail station parking lot has 245 parking spaces and is owned by Metro North. It is maintained by the Town of Tuxedo.

Other

Four airports are located in Orange County: Stewart International Airport, Orange County Airport, Randall Airport and Warwick Airport. In 2007, the operating lease for Stewart International Airport was acquired by the Port Authority of New York and New Jersey. In 2008, Metro North and the Port Authority agreed to conduct a feasibility study to extend rail service to Stewart International Airport. A three mile link would be constructed from the Salisbury Mills station to the airport. ~~The study~~No such service has ~~not yet commenced.~~ been introduced.

Tuxedo ~~Reserve~~Farms

Tuxedo ~~Reserve~~Farms was designed with a northerly access point along Route 17 in part to provide the new development with a closer connection to the Tuxedo hamlet. It is anticipated that a proportion of new residents will commute via rail or bus service to employment centers in New Jersey and Manhattan. These residents are expected to use existing commuter parking facilities within the Tuxedo hamlet.

As set forth in the Findings Statement to the Special Permit, a mitigation measure to the proposed project is the establishment of jitney service. A jitney service is to be operated during the weekday AM and PM peak hours to serve residents destined to and from the Tuxedo and Sloatsburg train stations and nearby express bus stops. The services will be initiated at the beginning of Phase 1, i.e., within the first 50- units of development, through a contractual “taxi-type” car service that will be available to residents during morning and afternoon peak hours, and funded by the applicant and/or the Homeowners Association.

As the density of the development increases, the ridership will increase to a level where a van or an airport-type bus will be utilized to transport residents to the same destinations identified above. Bus stops and bus shelters will be provided in select locations to be determined during subdivision/site plan review.

It is recommended that the jitney service be expanded in the future to allow alternative uses on the weekend, such as train station pick-ups taking hikers to various park trailheads and amenities in the state park system. Tuxedo ~~Reserve~~Farms could benefit by routing passengers through the Commons.

Multimodal Study

In 1998, the Town of Tuxedo was awarded a federal grant to prepare a multimodal transportation study. The project was initiated by Stone & Webster, an engineering firm that failed in 2000. The study was never completed.

The last draft report on the multimodal project prepared by Stone & Webster is dated October 1999. In 2000, the draft report was used to submit a request for funding to improve Tuxedo’s train

station, referred to as the multi-modal Transportation and Tourist Information Center. This is the only improvement pursued from the proposals identified in the draft report. The Town Center Study improvements, as well as others that would improve pedestrian and transportation circulation in the Tuxedo hamlet, should be identified and set forth in a completed multimodal study report. This report could then be submitted to the regional transportation organizations for purposes of securing funding for any transportation improvements identified therein. There appears to be a substantial increase in the number of hikers who use bus and train transportation to Tuxedo in order to access the trailheads in the East Village based on anecdotal information. A kiosk with trail and local business and historical information was built at the train station with private funds and a \$5,000 grant from Orange County. Promotion of Tuxedo as an eco-tourism destination is a goal of local organizations. The Town will consider support of grant applications to further this goal, as it also would support and bolster local business opportunities.

Parking Improvement Project

The success of Tuxedo hamlet's businesses relies on the provision of easy and ample parking for employees and visitors. The Plan Update recommends that the Town pursue a short-term parking improvement project that would introduce parking along Park Avenue north of its intersection with Nursery Road. The improvement is identified in the Town Center Study. Properties here are in the ownership of Tuxedo Park Associates, the Town and Village of Tuxedo Park. The objective will be to work cooperatively to introduce an improvement that would benefit all parties from the introduction of parking and beautification of Park Avenue.

C. STREETS AND HIGHWAYS

The Orange County approved Transportation Council (OCTC) is required by federal transportation regulations to update its long range Transportation Update in plan at least every four years. The OCTC plan was recently updated and adopted on November 2007-17, 2015. The current Plan does not include centerline highway mileage statistics. According to that study the 2007 Plan, NYSDOT reported the following centerline highway mileage by jurisdiction in the Town of Tuxedo in 2005:

Jurisdiction	Highway Miles
Municipal	23.0
County	13.2
NYSDOT	11.3
Other	11.4

These statistics are still relevant, as no significant new developments have been constructed which would significantly alter these estimates. Within the Town of Tuxedo, the following roads are under various jurisdictions:

~~2011~~2018 *Town of Tuxedo Comprehensive Plan Update*

<u>Road/Highway</u>	<u>Jurisdiction</u>
Interstate Route 87	New York State Thruway Authority
New York State Route 17	New York State Dept. of Transportation
New York State Route 17A	New York State Dept. of Transportation
Long Meadow Road (CR 84)	Orange County Dept. of Public Works
Sterling Mine Road (CR 72)	Orange County Dept. of Public Works
Orange Turnpike (CR 19)	Orange County Dept. of Public Works
Lake Kanawauke Road (CR 106)	Orange County Dept. of Public Works
All other roads, except minor private roads	Town of Tuxedo Highway Dept.

According to the ~~LRTU~~2007 Long Range Transportation Update, the following improvement ~~is specifically~~was programmed for the Town of Tuxedo:

, which has been completed: CR 106 – Guiderail Improvements from Route 17A to Kanawauke Circle in Harriman State Park.

~~With the exception of this improvement, there were no other improvements in the Town scheduled for the Orange County Transportation Council (OCTC) 2006-2010 planning horizon. The guiderail improvements have been completed.~~

At present, the Grove Drive bridge replacement is on the OCTC Transportation Improvement Plan (TIP). Construction of a new Interchange 15B was included on the TIP, but is not funded beyond 2015. The Town is pursuing grants to fund a study which would examine the transportation effects of implementing “road calming” measures within the Tuxedo hamlet.

It is recommended that the Town’s road specifications and subdivision regulations be updated so that the regulations present consistent transportation policies and design standards.

Interchange 15B

The Plan Update supports the construction of a 1/2-interchange in the vicinity of Route 17A and Route 17. This improvement would allow access onto the New York State Thruway via southbound entrance and northbound exit ramps. This would reduce morning and evening vehicular trips on Route 17. Reduction in traffic levels would benefit the Tuxedo hamlet’s environs and increase the feasibility of establishing a walkable downtown.

~~Tuxedo Reserve~~

Route 17 Traffic Calming

Regardless of whether Interchange 15B is ever constructed, the Town desires to calm traffic traveling through the Tuxedo and Southfields hamlets. The Town supports the preparation of a traffic feasibility study which explores whether the number of lanes traveling through the Tuxedo and/or Southfields hamlets could be reduced from four lanes to three lanes (one lane in each direction, and a center turning lane).

Tuxedo Farms

The original concept for Tuxedo Reserve, now Tuxedo Farms, prior to 1999 envisioned that the emergency access road to South Gate Road would have operated as a full access intersection. The plan prior to 1999 also did not include a road connection to Eagle Valley Road near its intersection with Sterling Mine Road. Orth-Rodgers, the Town's traffic consultant, evaluated this full access intersection and noted: "Eagle Valley Road and South Gate Road – This intersection would operate acceptably into the future. The reason is that the R.H. Tuxedo traffic would use the access to these roadways as a "back door" to the development. These two roadways, however, should be analyzed from a safety perspective. Issues to be checked include sight distance, accident history, and applicability of current traffic controls." (Source: 1999 Tuxedo Reserve DEIS). ~~The Plan Update recommends that Town examine~~ More recent amendments allow for the provision of a full access road from Eagle Valley to Tuxedo ~~Reserve~~ Farms via South Gate Road. ~~First, it is anticipated that if a land swap occurs with the Palisades Interstate Park Commission.~~ Minimal to no regional traffic would use this access, since Tuxedo ~~Reserve~~ Farms will construct a full access road to Sterling Mine Road, a county collector road. Full access on South Gate Road would facilitate interaction and easier connectivity between Eagle Valley and Tuxedo ~~Reserve~~ Farms residents. As per the 2010 special use permit amendments, if a PIPC land exchange occurs, the Town would own any road that would extend to South Gate Road. At such time, the Town could analyze and consider whether to allow a full access connection: , e.g., require an updated traffic study. PIPC is under no obligation to accept the land swap, and has not done so.

D. PEDESTRIAN AND BICYCLE FACILITIES

Sidewalks

Few formal pedestrian walkways exist within the existing neighborhoods in the Town. Limited sidewalk access is available in the hamlet within the Route 17 right-of-way.

Pedestrian access is proposed throughout Tuxedo ~~Reserve~~ Farms and its location will be reviewed as part of the subdivision/site plan review process.

The Plan Update recommends that paths be provided in Eagle Valley to connect the various subdivisions to the recreation amenities in the valley. In addition, there is an opportunity to extend

pedestrian trails from Maplebrook into Tuxedo ~~Reserve~~Farms and its neighborhoods.

The feasibility of creating alternatives to access Tichy Field from Clinton Woods should be explored. Route 17A is a wide, four-lane highway in this location, and safe access to the ballfields and any future recreational facilities should be pursued.

In addition, as the Tuxedo hamlet expands and is redeveloped consistent with the Town Center Plan, creative solutions to create pedestrian bridges over Route 17, as part of overall transit and parking expansion options, should be explored. Safe pedestrian access for all age groups must be considered as part of the plan.

Cyclists

There are presently no formal bicycle routes within the Town of Tuxedo. However, cyclists are regularly observed using the major transportation corridors in the Town, including Route 17, County Road 84 (Long Meadow Road) County Road 72 (Sterling Mine Road), and the various roads within Harriman State Park. Cyclists travel within the designated shoulder or within the travel lane (especially in Harriman). To the extent that the roads are low traffic volume roads, e.g., CR 84, cyclists can be accommodated without posing a significant safety issue. However, stretches of Route 17, with its high volume of vehicles, are not designed to accommodate cyclists safely.

The Tuxedo ~~Reserve~~Farms special permit requires that a pedestrian/bike path be included in the design of the project, linking the various neighborhoods within the development to the school site and the commons.

It is noted that the Port Jervis Line allows bicycles to be brought on trains during off-peak weekdays and on weekends.

E. RECOMMENDATIONS

The Plan Update incorporates the following transportation-related recommendations:

- Create safe pedestrian access connections, between Clinton Woods, Laurel Ridge, and Tichy Field;
- Encourage and create pedestrian linkages between the Eagle Valley residential neighborhoods, Murphy Field and the Mini Park;
- Explore ways to promote safe pedestrian connections within the Tuxedo hamlet;
- Develop a bicycle plan for the Town, and strip and sign bicycle routes;
- Explore expansion of planned jitney service in the Town to benefit seniors, hikers, and other potential users;
- Monitor ~~full~~the need for access to South Gate Road;
- Complete the Town multimodal report and develop a Transportation Alternative program;
- Revise the road specifications so that they are consistent throughout the Town's various regulatory documents; and
- Support construction of Interchange 15B.

X. IMPLEMENTATION

This section of the Comprehensive Plan Update summarizes and lists the action items to be pursued upon adoption of the Update. The time horizon for this Plan Update is 10 years. Short-term (S) actions should be pursued within 3 years of adoption of the Plan Update; mid-term (M) actions should be pursued within 6 years; and long-term (L) actions are to be pursued over the next 10+ years. All actions involve input and or action by the Tuxedo Town Board. Where actions may be coordinated with other agencies, the agencies have been identified below. Many of the recommendations propose revisions to the Town's zoning law – it is anticipated that a Zoning Committee would be formed to oversee the zoning update process.

Action Item	Implementation	Time Horizon
The Landscape		
Install Signs throughout Town announcing the Sterling Forest BCA	Town Board, NYSDEC	M
Revegetate areas with native vegetation to support neotropical bird species	Town Board, Zoning Committee - add as -landscape standard standards in zoning law; dark sky lighting requirements	S
Demonstration Project - Revegetate landscape for golden-winged warblers	Town Board; NYSDEC; Potential EMC function; other community service agencies	M, L
Ramapo River Sole Source Aquifer	Town Board, Zoning Committee - Acknowledge the objective to protect the SSA in the zoning law	S
Promulgate Use of Best Management Practices for Stormwater Management	Town Board, Zoning Committee - update zoning and subdivision regulations to require use of BMPs	S
Dredge Locations in Ramapo River to Improve Water Quality; Flood Control	NYSDEC; ACOE; Town Board	L
Ren-Faire Development – conduct ecological analysis and protect downstream reservoir	Town Board, Zoning Committee - Update Zoning	S
Introduce Stormwater Facilities to Improve Ramapo River water quality	Require consultation with NYSDOT for development/redevelopment projects along Route 17	S
Explore Creation of an Environmental Management Council	Town Board – consider potential local law establishing EMC	S
Wetland and Stream Corridors Local Law	Town Board - adopt as part of Zoning or separate local law	S
Prepare River Trail Study to explore alignment - construct Ramapo River Trail	Town Board; PIPC; NYSDOT	M, L

Action Item	Implementation	Time Horizon
Design and Construct Fishing Access to waterfall north of Town Park	Town Board; Recreation Committee	S
Prepare Pamphlet for Homeowners re: native versus invasive species	Town Board; Potential EMC function	S, M
Create website link for environmental information	Town Board; Potential EMC function	S, M
Prepare Materials regarding Audubon Society Important Birding Area	Town Board; Potential EMC function	S, M
Population and Housing		
Introduce Jitney service for seniors, <u>and consider expanding to accommodate other users for a variety of purposes</u>	Town Board	M
Create senior citizen community center	Town Board; senior groups	M, L
Land Use and Zoning		
Revise zoning to expand SR zone to encompass New State Parkland	Town Board; Zoning Committee - zoning law	S
Explore rezoning Bramertown Road residential area to R-1	Town Board; Zoning Committee - zoning law	S
Create new Conservation Residential -type zone for Arden <u>and potentially other properties</u>	Town Board; Zoning Committee - zoning law	S
Explore potential introduction of incentive zoning to establish moderate income housing in Arden	Town Board; Zoning Committee - zoning law	S
Revise uses allowed in residential zones to eliminate incompatible nonresidential uses	Town Board; Zoning Committee - zoning law	S
Remove PID special use permit from zoning law	Town Board; Zoning Committee - zoning law	S
Consider zoning Tuxedo golf course to SR <u>or new Conservation oriented zone</u>	Town Board; Zoning Committee - zoning law	S
Explore rezoning Eagle Valley residential neighborhoods to R-2 <u>or zones that allow lower density</u>	Town Board; Zoning Committee - zoning law	S
Rezone Clinton Woods and Laurel Ridge to comparable residential zone which acknowledges the existing single-family detached residential character	Town Board; Zoning Committee - zoning law	S
Rezone various small residential enclaves on Route 17 to similar residential zone for one- and two-family dwellings	Town Board; Zoning Committee - zoning law	S

2011/2018 Town of Tuxedo Comprehensive Plan Update

Action Item	Implementation	Time Horizon
Southfields: eliminate HB zoning from residential enclaves	Town Board; Zoning Committee - zoning law	S
Southfields: rezone to allow higher density protect existing residential development (single family attached and multiple residences) and mixed use development neighborhoods at <u>current density given infrastructure limitations.</u>	Town Board; Zoning Committee - zoning law	S
Explore incentive zoning to encourage streetscape improvements	Town Board; Zoning Committee - zoning law	S
Southfields: Prepare utility report with cost analysis for introduction of hamlet sewer and water	Town Board; Zoning Committee; Town Engineer	M
Tuxedo hamlet: Revise zoning to effectuate Town Center Study	Town Board; Zoning Committee - zoning law	S
RenFaire: Rezone to encourage tourist-oriented activities, limited residential uses by special permit , and recreation activities	Town Board; Zoning Committee - zoning law	S
Explore consolidating LIO and RO zones into one nonresidential zone	Town Board; Zoning Committee - zoning law	S
Apply stringent performance standards to properties with access through residential neighborhoods and create flexibility to allow residential uses on select properties	Town Board; Zoning Committee - zoning law	S
Retain existing NB zones	Town Board; Zoning Committee - zoning law	S
Create General Business zone for nonresidential properties along Route 17 outside the hamlets	Town Board; Zoning Committee - zoning law	S
<u>Study means of strengthening the commercial/residential ratio to increase rateables to help resolve the fiscal stress on the Town and School Districts</u>	<u>Town Board; Zoning Committee - zoning law</u>	<u>S, M, L</u>
Community Services and Facilities		
Conduct a long-term space analysis for Town's governmental functions	Town Board	M
<u>Explore and implement action items to achieve Clean Energy and Climate Smart certifications</u>	<u>Town Board</u>	
Recreation: Work with PIPC to utilize/acquire lands for active recreation	Town Board; Recreation Committee; <u>NY/NJ Trail Conference</u>	M, L
Recreation: Create Ramapo River Trail	Town Board; Recreation Committee	M, L

2011-2018 Town of Tuxedo Comprehensive Plan Update

Action Item	Implementation	Time Horizon
Schools: Support actions that promote creation of one unified school district for the entire Town	Town Board; TUFSD	L
Police Department: Monitor space needs as Tuxedo Reserve Farms is constructed	Town Board; Tuxedo police department	L
Highway Department: Create recycling center at the Highway department garage	Town Board; Tuxedo highway department	M, L
Fire: Consider feasibility of using stormwater basins for water supply for pumper trucks - add to subdivision and site plan considerations	Town Board; Zoning Committee - zoning law and subdivision regulations	S
Tuxedo Library - assist in monitoring space needs as Tuxedo Reserve Farms is developed through planning review process	Town Board; Planning Board; Library Board of Directors	M, L
Update Recreation Plan	Town Board; Recreation Committee	S, M
Review Recreation Fee in Lieu of Land upon completion of Recreation Plan Update; update as necessary	Town Board; Recreation Committee	M
Monitor progress of Sterling Place; explore preservation of Quarry Field Establish Town permit system for use of Tuxedo Farms trails	Town Board; Planning Board Tuxedo Farms developer; Recreation Committee	M
Establish Town permit system for use of Tuxedo Reserve trails Promote fairs, festivals, and other events to bring visitors to the Town	Town Board; Tuxedo Reserve developer; Recreation Committee Chamber of Commerce, other organizations	M
Historic Resources and Community Appearance		
Create an inventory of the Town's historic resources	Town Board; Town Historian	S, M
Consider mechanisms for protecting historic resources	Town Board; Town Historian	M, L
Review and revise ARB regulations	Town Board; ARB	S
Explore option to require developers to submit design standards as part of subdivision/site plan process	Town Board; ARB	S
Transportation		
Create safe pedestrian access connections between Clinton Woods, Laurel Ridge, and Tichy Field	Town Board; NYSDOT	M, L
Encourage pedestrian linkages between Eagle Valley residential neighborhoods and Murphy Field, Mini Park	Town Board; Highway Department	M, L

Action Item	Implementation	Time Horizon
Explore methods to promote safe pedestrian connections within Tuxedo hamlet	Town Board; NYSDOT	M, L
Develop bicycle plan; stripe and sign bicycle routes	Town Board; NYSDOT; Orange County DPW; Orange County Planning; Town Highway Department	M, L
Monitor potential full -access connection to South Gate from Tuxedo Reserve Farms	Town Board; Planning Board	M, L
Explore potential expansion of jitney service to benefit other segments of population, e.g. seniors, hikers	Town Board; Tuxedo Reserve Farms developer	M, L
Complete Multimodal report	Town Board	M
Revise road specifications and subdivision regulations to present consistent road standards for the Town's roads	Town Board; Planning Board; Highway department	S
Support construction of Interchange 15B	Town Board; NYSDOT; NYS Thruway Authority	L

Appendix A
2003 Town Center Plan

Appendix B
2004 Community Survey

Appendix C
2004 Recreation Plan