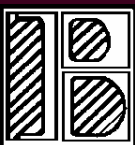


**Appendix A**  
**2003 Town Center Plan**

# Town of Tuxedo

## Town Center Study and Master Plan September 2003



Burqis Associates, Inc.

Community Planning and Development Consultants  
25 Westwood Avenue Westwood, NJ 07675

*Over the last two years, town officials, residents, merchants, property owners, and other interested parties participated in a extensive public planning and design process. This document, which is a result of the public process, details the master plan for the Town of Tuxedo Town Center, as seen through the stakeholders' eyes. Since May 29, 2001 the Tuxedo Town Center Revitalization Committee has held work sessions on a monthly basis. In addition to these work sessions there have been several public presentations held, including meetings on October 27, 2001 and on February 25, 2003. The resultant plan provides general guidelines for the development and revitalization of the Town Center. Detailed on the following pages are very flexible conceptual plans which were designed to be modified and evolve as the Town of Tuxedo evolves. The main goal of this plan is to create a sense of place for the community, the "New Town Center".*

*The following list identifies those who participated in this planning process. Without their help and dedication this plan would not have been created.*

#### **TOWN OF TUXEDO GOVERNMENT OFFICIALS**

Kenneth R. Magar, Town Supervisor  
Alyse Mc Cathern, Deputy Town Supervisor  
William Lemanski, Councilman  
Francine Rauch, Councilwoman  
Kevin Didriksen, Councilman

#### **TUXEDO TOWN CENTER REVITALIZATION COMMITTEE MEMBERS**

Francine Rauch, Chairman  
Kenneth Magar, Town Supervisor  
Alyse McCathern, Town Council  
Stuart Turner, Town Planner  
Mary Yrizarry  
Bob Miller, Saddle River Group  
Jeffery Wells, Wells Associates  
Brigette Bogart, Burgis Associates  
Judy Osburn, Grant Writer

#### **MERCHANTS, RESIDENTS, AND MEMBERS OF CHAMBER OF COMMERCE**

Scott Lesko, Jim Gell, Michelle Maletta, Alio Sorice, Donna Weigart, Bill McMullen, Elizabeth Cotnoir, Howard Shore, Phil Myrick, Dianna McGraw, Claudia Bacteri, Janet de Rahm, Andy Berish, Cindy Alois, Dale Scelia, and Tom Salierno

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## 1.0 INTRODUCTION

The Town of Tuxedo has retained Burgis Associates, Inc. to provide technical assistance in the preparation of an improvement plan for the community's Town Center. The Town proceeded with this endeavor recognizing the need for the development of a comprehensive and coordinated long-range plan to guide the growth, development and physical improvements which are necessary to ensure the continued vitality of the community's business and civic center. The objective of the study is to provide a blueprint for the upgrading of the town center area that creates a sense of place and would serve as the basis for guiding improvements in the district in the twenty-first century.

This study is the culmination of two and one half years of efforts completed by the Downtown Revitalization Committee and is the resultant comprehensive plan for the revitalization and upgrading of the Tuxedo Town Center. The report offers background data on existing land use and intensities-of-use, building descriptions, parking that serves the district and a preliminary assessment of the actual number of spaces necessary to adequately serve the area. It also identifies comments on the character of the district and its physical attributes and the elements that require improvement, as well as suggestions on selected recommended improvements. The final recommendations are based on the concept of separating the study area into three sections. Several design options have been created for each section of the area and as time progresses the appropriate design option can be decided upon.

The final plan outlines the opportunities for the immediate streetscape improvements as the first and least aggressive design option for each section of the corridor. The second option for each section is slightly more aggressive and includes the redesign is some additional streetscapes and parking areas. The third design options are the most aggressive and include the redevelopment of several commercial parcels in the study area.

The opportunities for improvements are numerous albeit not without their inherent difficulties, but if addressed strategically the final intent can be achieved. The goals outlined are core issues, which should be addressed to achieve a cohesive and effective revitalization of the corridor.

The document also includes specific goals, objectives and recommendations which were designed to serve as the basis for physical improvements and enhanced economic vitality. The goals and objectives are both short-term and long-term recommendations.

## 2.0 THE PROCESS

This document is the Study and Plan for the Tuxedo Town Center. This document includes all the information which was summarized in the background report that was completed in January of this year as well as the final recommendations that were established since the background information was finalized. This document is the last step in a two step process. This document details the overall master plan for the Town Center. The first step included the analysis of the existing conditions which was summarized in the background report. The background report included the information which is necessary to make planning and design decisions which were utilized in the creation of the master plan. In addition, the master plan was designed to further the goals and objectives which were established in the first step of this process and are presented in *Section 4.0*.

The Tuxedo Town Center Study commenced with the selection of the boundary of the study area and the preparation of a lot line base map of the selected area. At the same time, a color-spot aerial photograph was taken of the central business district, at a scale similar to the lot line base map. Land use data from the tax office was recorded on the town tax maps, the data was field-verified to ensure accuracy, and subsequently recorded on the base map. Building locations, street widths, parking areas, sidewalks, trees, and other pertinent physical elements were transposed from the aerial photograph and field maps onto the base map, resulting in a single composite map depicting the area's physical conditions and features.

An existing land use survey and existing conditions survey of the study area was undertaken as part of this assessment. This survey encompassed a review of the uses that comprise the study area, as well as the relationships of buildings, landscape, signage, lighting, and circulation elements. The existing land use survey is presented in mapped form on an accompanying Existing Land Use map. The existing conditions of the buildings along the corridor are detailed in the "building inventory" located in the appendix at the back of this document.

Once the background information was completed, it was utilized by the downtown revitalization committee in the design and decision making process. This background information was also utilized to present the study to various stakeholders, including the merchants, the Town of Tuxedo Governing Body, and the governing body of Tuxedo Park. In addition, one large presentation was given at the Tuxedo High school where all stakeholders and interested parties were invited to participate.

These presentations enabled the Downtown Revitalization Committee to gather information and feedback from the community which was utilized in the creation of the Town Center Master Plan.

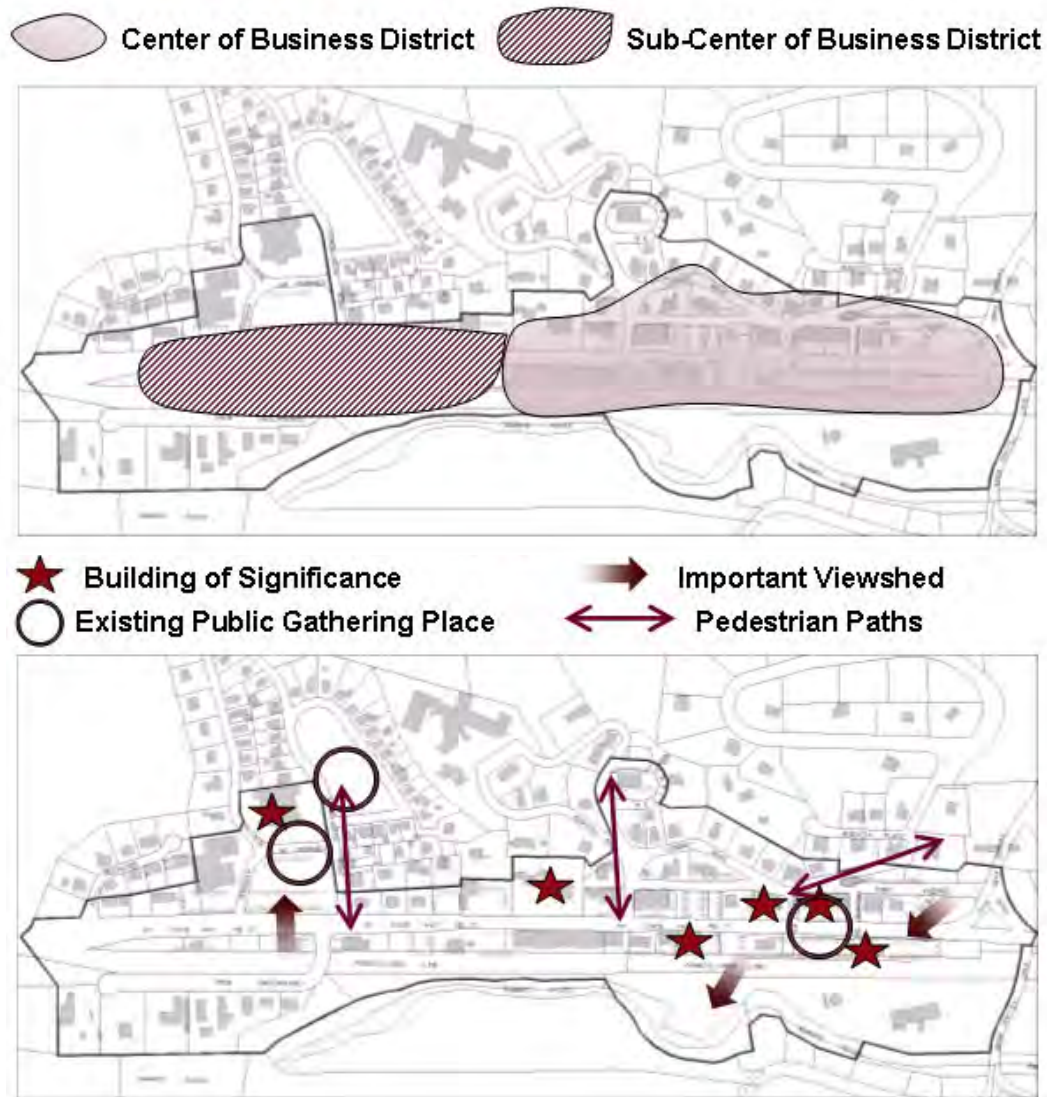
As part of this information gathering process, the Committee and the merchants completed several design exercises, including one which was created to simplify the corridor into basic design elements. Each person was provided with a lot line base map of the Town Center and was asked to put their opinions and visions for the corridor on the map with the use of fundamental symbols. The results of this exercise were utilized as the base for all the design decision which were made.

Once all the information was gathered, there were several work sessions with the Downtown Revitalization

Committee where the existing issues and opportunities were reviewed in conjunction with the goals and objectives that were established.

As a result of the community feedback, and the many differing opinions regarding the future of the Tuxedo Town Center, the Downtown Revitalization Committee determined that the most appropriate method to establish a final plan for the town center would be to create several design options that could be decided upon as time progresses. Therefore a final master plan for the Town Center could be molded and grow as the Town of Tuxedo grows. The committee took the idea of design options one step further and divided the study area into three sections. This way, each section could be developed separately in a manner most appropriate for that area of the town.

### Stakeholders Views of the Existing Town Center



### 3.0 OPPORTUNITIES AND CONSTRAINTS OVERVIEW

#### 3.1 OPPORTUNITIES

- Several architecturally significant buildings and features;
- National Historic Register status of train station;



- Metro-North train station and new commuter parking area;
- New park facility at old Orange and Rockland Power station proposed along Ramapo River;
- Includes core civic uses including Tuxedo library, historical society, the post office, and all school facilities;
- Located at perimeter of the Palisade Interstate Park System;
- Potential trails and recreational links;
- Established rustic character of the town;
- Village scale of business environment.
- Potential themes and market niches.

#### 3.2 CONSTRAINTS

- The commercial district is bisected by NY State Route 17;
- "Highway scale" of Route 17;



- Narrow sidewalks;
- Wide four lane road - difficult to provide on-street parking;
- Hostile pedestrian environment;
- Route 17 limits pedestrian connections between east and west side;
- Geographic limitations- the railroad, Interstate 287 to the east and the topography to the west- limits expansion to in-fill or conversion of existing residences;
- Isolation from residential neighborhoods.

## 4.0 GOALS & OBJECTIVES

### 4.1 GENERAL

1. Encourage the cooperation of merchants, property owners, residents and government;
2. Establish an identifiable cohesive district image;
3. Create a regional marketplace identity of retail and service commercial uses and restaurants;
4. Encourage a diversity of uses and activities that will bring vitality and increased pedestrian presence;
5. Update and maintain modern codes and ordinances to ensure adequate development controls in the future;
6. Prepare a comprehensive and coordinated long-range plan;
7. Expand the commercial base of the town.
8. Encourage the Merchant's Association to take an active role in the promotion and marketing of the central business district;
9. Encourage conversion of some residential structures adjacent to the CBD;

### 4.2 PARKING AND VEHICLE CIRCULATION

1. Improve access and accommodations to mass transit;
2. Possible expansion of parking areas and/or greater utilization of the existing parking areas;
3. Establish separate area for the increase demands for all-day commuter parking;
4. Improve the design of the shopper-oriented short term parking areas.

### 4.3 PEDESTRIAN SAFETY AND CIRCULATION

1. Create greater pedestrian safety throughout CBD with enhanced walkways (width, lighting, buffering, etc.);
2. Extend existing sidewalks in areas where necessary to create functional linkages between activity centers;
3. Establish landscaping to buffer the sidewalks from the vehicles traveling on Route 17;
4. To provide and expand pedestrian links from the CBD to recreational facilities and residential neighborhoods;
5. Create a physical setting for pedestrian activity that is comfortable, convenient, visually interesting and secure;

6. Promote pedestrian activity and vitality with a compact, walkable physical structure and efficient spatial arrangement.

### 4.4 STREETScape DESIGN

1. Establish streetscape elements that will further enhance the rustic woodland setting and preserve the natural beauty of the town;
2. Identify and preserve features which are important in defining the historic character of the setting. Such features can include roads and streets, furnishings such as lights or benches, vegetation, gardens and yards, adjacent open space such as fields, parks, commons or woodlands, and important views or visual relationships;
3. Create spaces for informal encounters and increased convenience for planned events;
4. Create a sense of pedestrian scale through the use of street furniture and landscaping.

### 4.5 ARCHITECTURE

1. Protect and maintain historically significant structures, paying particular attention to the train station which is on the National Registrar of Historic Places;
2. Create a streetscape design and site designs which not only preserve but enhance the aesthetics of the historic architecture.
3. Evaluate the existing condition of storefronts to determine whether more than rehabilitation/redevelopment is required;
4. Identify, retain, and preserve storefronts and their functional and decorative features including display windows, signs, doors, transoms, kick plates, corner posts, and entablatures;
5. Ensure that window patterns on the upper floors, cornice elements, and other decorative features are carefully retained;
6. Provide a stimulus for existing commercial facilities to improve their physical appearance, safety and capacity;
7. Encourage infill development where possible.

## 5.0 STUDY AREA

### 5.1 INTRODUCTION

The analysis of the area's existing conditions reveals a number of particularly noteworthy features that merit attention. One's initial impression is simply that the Tuxedo business district is not the conventional linear business corridor that is typical of many municipalities in the tri-state area. For example, there are several sections of the corridor where the commercial district's character and retail uses extend further to the west to include additional lots to the rear of the main corridor. Given the fact that this area includes more land area than the typical linear commercial corridor, more opportunities for re-design and expansion exist.

In addition to the commercial corridor's expansion opportunities, the existing corridor includes a number of architecturally significant buildings. This is exemplified by the train station building which is identified on the National Historic Register. In addition, many of the materials utilized in the construction of these buildings are mirrored throughout the corridor in smaller streetscape elements, such as retaining walls and monument signs. These elements should be further enhanced with additional details and complimentary materials placed throughout the corridor thereby serving as a unifying element.

The combination of these two features laid the groundwork for the creation of a unique business district which can serve as the commercial and social core of the community.

However, even with the existing opportunities there are some hurdles which must be addressed. The main hurdle which the corridor design and master plan must attend to is the large open highway environment that has been created by the small scale of the buildings along the corridor coupled with the wide right of way of Route 17. The high speed of the passing vehicles creates an unsafe condition for pedestrians walking along the corridor. However, as noted above the corridor has certain areas where it can be expanded and redesigned to create a pedestrian sense of scale that is appropriate for this central business district.

### 5.2 THE BOUNDARIES

The central business district study area is the Route 17 corridor plus several important lots to the west which are currently considered important lots in the active commercial core of the community. The boundaries were established through an examination of the distribution of commercial land uses along Route 17 and its side streets.

The selected boundaries of the study area are depicted on the first map located in Section 9.0 at the end of this document. Three of the four boundary lines are clearly defined. To the north, the area is bound by East Village Road, to the south it is bound by Southside Place, and to the east, it is bound by the Ramapo River. The western boundary is less defined; the line generally extends along rear property lines of the lots which front of Route 17, Store Road, and Park Avenue.

There are 52 developed sites and two vacant parcels located in the study area encompassing a total of 61 tax lots, since several of these sites include more than one tax lot. The initial analysis includes an overview of all 54 sites in the study area, however, the main focus of the study are the lots which actually front on Route 17.

### 5.3 STUDY AREA DESCRIPTION

The study area includes 61 tax lots and approximately 30.5 acres of land, excluding rights of way. A majority of the lots are located in the NB zone district and front on Route 17, however, the study area also includes several lots zoned R-4 which are located to the west of the Route 17 corridor and several lots zoned FP-2 which are located to the east of the corridor.

The table on page 22 in Section 8.0, details the land uses in the study area. Given the fact that the study area includes land beyond what is currently the commercial district, the table details two land use analyses, the percentage of lots in the Neighborhood Business district and those outside this district.

## **6.0 THE MASTER PLAN**

### **6.1 THE PLANNING CONCEPTS**

The main planning concept behind the master plan design was to create enough critical mass to support a new Town Center. A Town Center is designed to encourage and accommodate a unified, compact, contiguous shopping and entertainment area focused around restaurants, specialty shops, and antiques. This area is intended for development that preserves and enhances the historically significant buildings that currently exist in the town. These stores in combination with residential and public uses should provide daily and weekly convenience shopping for the area. The Town Center design would also create a space for social and cultural events and gatherings.

The concept of creating critical mass is based on local population. In order for retail uses in a Town Center to survive, there must be a certain number of people living within a specific distance to the retail uses. Therefore the Town Center concept requires the development of multi-family residences above the retail uses.

Given the fact that the mass transit is available and in such a close proximity to the Town Center, this area is ideal for younger commuting singles and couples.

The final master plan is comprised of several different development options. The most aggressive design options include the redevelopment of several commercial parcels in the business district. This design option as it is drawn on the following pages would result in approximately 200 new residential apartments in the Town Center and approximately 33,000 square feet of new retail space. These numbers are slightly conservative, since the marketing report that was completed for the Town suggests that Tuxedo could support an additional 62,000-72,000 square feet of retail space. The next section of this document details the master plan design further.

As discussed elsewhere in this plan, the commercial district is constrained to a limited area of the town due to the railroad right of way located to the east and the steep sloped of the land located to the west. Given these constraints, there is a limited amount of development that can occur in the new Town Center. Therefore, another design option which has been discussed is the redevelopment of Contractors Road for multi-family residential use. While this option was not explored in detail, on its surface it appears to be appropriate given its close proximity to the commercial district, and the fact that there is a significant amount of land area along Contractors Road to provide parking and the other necessary amenities. It is recommended that the town study this option further if it is to be pursued in the future.

One of the main reasons for the creation of the Town Center concept was to provide a safer environment for pedestrians. The designs located in the next section of this document include new wider sidewalks that are buffered from roadways and parking areas. The buffers were created utilizing a combination of new landscaping and increased distances from the roadway. The buffered sidewalks, are further enhanced with benches, lighting, and other streetscape amenities detailed in Section 6.6 of this document. The new sidewalks are designed to connect the entire Town Center area and all the retail uses to each other as well as some of the adjacent residential neighborhoods to the Center itself. This will assist in the creation of a more inviting and walkable environment.



## 6.2 THE DESIGN CONCEPT

For purposes of this Master Plan for the business district, the commercial corridor is broken down into three sections. The first section of the corridor is the northern most portion from East Village Road south to the Tuxedo Square building. The second section of the corridor is the area from the Tuxedo Square building south to Hospital Road. The third section of the corridor is from Hospital Road south to the High School and includes the Take A Break restaurant/snack bar. By utilizing the concept of "sections", the resultant Master Plan is more flexible in nature and now includes more development options than if one plan was created for the corridor as a whole. The map below identifies the three sections which are utilized to create the plan.

The Master Plan is comprised of two or three design options for each of the three sections of the study area. As time progresses, the option that is most appropriate for each section can be pursued at that time.

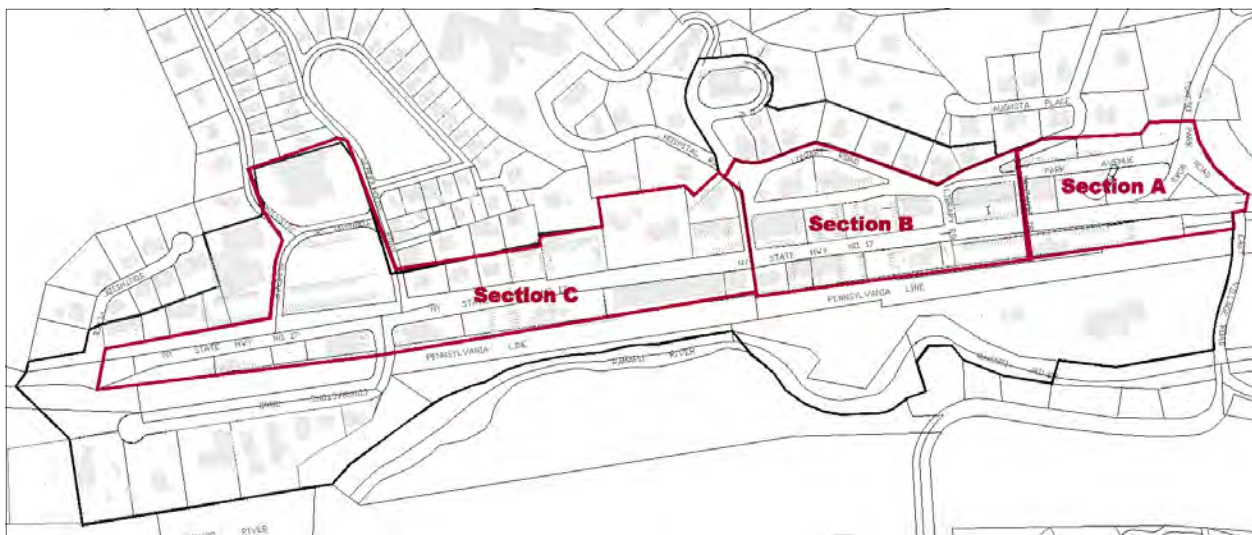
The first option for the development for all three sections of the corridor includes streetscape improvements along the existing sidewalks and redesigns some of the existing parking areas. The redesigns of the parking areas achieve more efficient layouts and safer pedestrian environments with integrated landscaping.

The second option for all three sections of the study area are slightly more aggressive in nature and call for the redevelopment of some commercial parcels.

Only Section C of the study area has three options of development. The third option is the most aggressive and call for the replacement of some of the existing buildings with larger mixed use buildings.

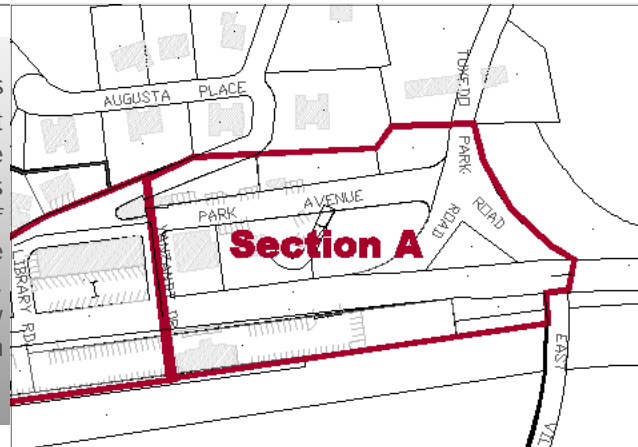
The following three pages details the options for each section of the corridor. Also, the design option map located at the end of this document details the entire corridor for all three options. This map was created to depict a more comprehensive view of the designs.

### KEY MAP IDENTIFYING THE THREE SECTIONS OF THE STUDY AREA





**Section A:** The first section of the corridor is the northern most portion of the study area. It includes the commercial parcels between East Village Road south to VanZandt Road. The design options for this section of the corridor include a redesign of the parking area adjacent to the train station, the Tuxedo Square building, and the Bank of New York. In addition the designs call for the creation of a new bus drop off area adjacent to the train station parking and a redesign of Park Avenue.



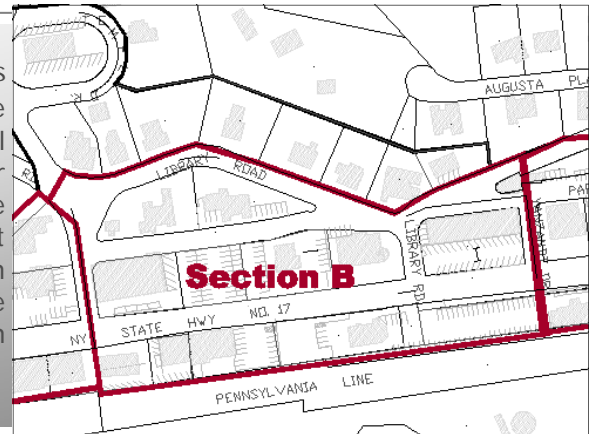
**Option 1:** This first option includes the installation of the streetscape design along the existing sidewalks and parking areas. The streetscape details are described in the next section of this report. For Section A of the corridor this option also includes a redesign of the train station parking area, a new bus pull out area and new landscaping along Route 17. The bus pull out area is located across from Tuxedo Park Road. The new design includes a paver design and new landscaping. This option also includes a redesign of the bank parking area to create a safer circulation pattern and more parking spaces.



**Option 2:** This design option for Section A is the most aggressive proposal for this area. It includes all of the design elements in option 1 as well as a redesign of the parking area for the bank. In addition, this plan calls for a redesign of Park Avenue, which extends behind the buildings that front on Route 17. The redesign of this roadway would include elements to create a more pedestrian friendly environment such as new parking spaces to serve the commercial uses, textured crosswalks, and new street trees which would line the roadway.



**Section B:** The second section of the corridor is the central portion of the study area and includes the commercial parcels between VanZandt and Hospital Roads. The design options for this section of the corridor include a redesign of the parking area adjacent to the IGA building and a redesign of streetscape of Storefront Road. This design calls for a landscaped buffer between Route 17 and the new parking area. In addition the designs call for the creation of a new bus drop off area in front of the IGA parking area.



**Option 1:** This first design option calls for streetscape improvements to Route 17. Currently sidewalks do not extend the entire length of the Route 17 corridor. In addition this option calls for the redesign of the IGA parking area to now include a new bus drop off area, a safer circulation system, and more landscaping. This landscape design creates an extensive buffer between Route 17 and the new parking area.



**Option 2:** The second design option for Section B of the study area is slightly more aggressive in nature than option 1. This option calls for an extension of the streetscape improvements detailed in option 1 along Store Road. It also includes a redesign of the parking areas for the two parcels which front on Store Road. This creates a design which conforms to the design regulations and allows for a more appropriate parking area which could accommodate commercial uses in the existing structures on these two sites.



**Section C:** The third section of the corridor is the southern most portion of the study area. It includes the commercial parcels between East Village Road south to Van Zandt Road. The design options for this section of the corridor include a redesign of the parking area adjacent to the train station, the Tuxedo Square building, and the bank. In addition the designs call for the creation of a new bus drop off area adjacent to the train station parking and a redesign of Park Avenue.



**Option 1:** As detailed in Section A and B, option 1 includes streetscape improvements along existing sidewalks along Route 17. In addition, this option calls for the extension of the sidewalk westward along Schoolhouse Road. This extension will create a safer pedestrian connection between the residential neighborhood to the west and the Town Center.

This option also calls for the redesign and extension of the parking areas along the east side of Route 17 and new crosswalks at its intersection with Hospital Road.



**Option 2:** This option is slightly more aggressive than option 1. It calls for the same streetscape improvements detailed in option 1, however, this option includes the development of a new mixed use building on the east side of the corridor. This new development includes a redesign of the existing parking area which includes a safer environment, with sidewalks and more landscaping.

In addition a 20 foot wide landscape buffer extends along Route 17, in front of the existing diner.



**Option 3:** This option is the most aggressive and includes all the elements set forth in option 2, and the redevelopment of several properties on the east side of Route 17.

This redevelopment includes several new mixed use buildings with residential apartments or offices on the upper floors and retail uses on the first floor. The new site designs call for extensive landscaping along Route 17, to create a buffer to protect pedestrians from vehicles driving through the town center.





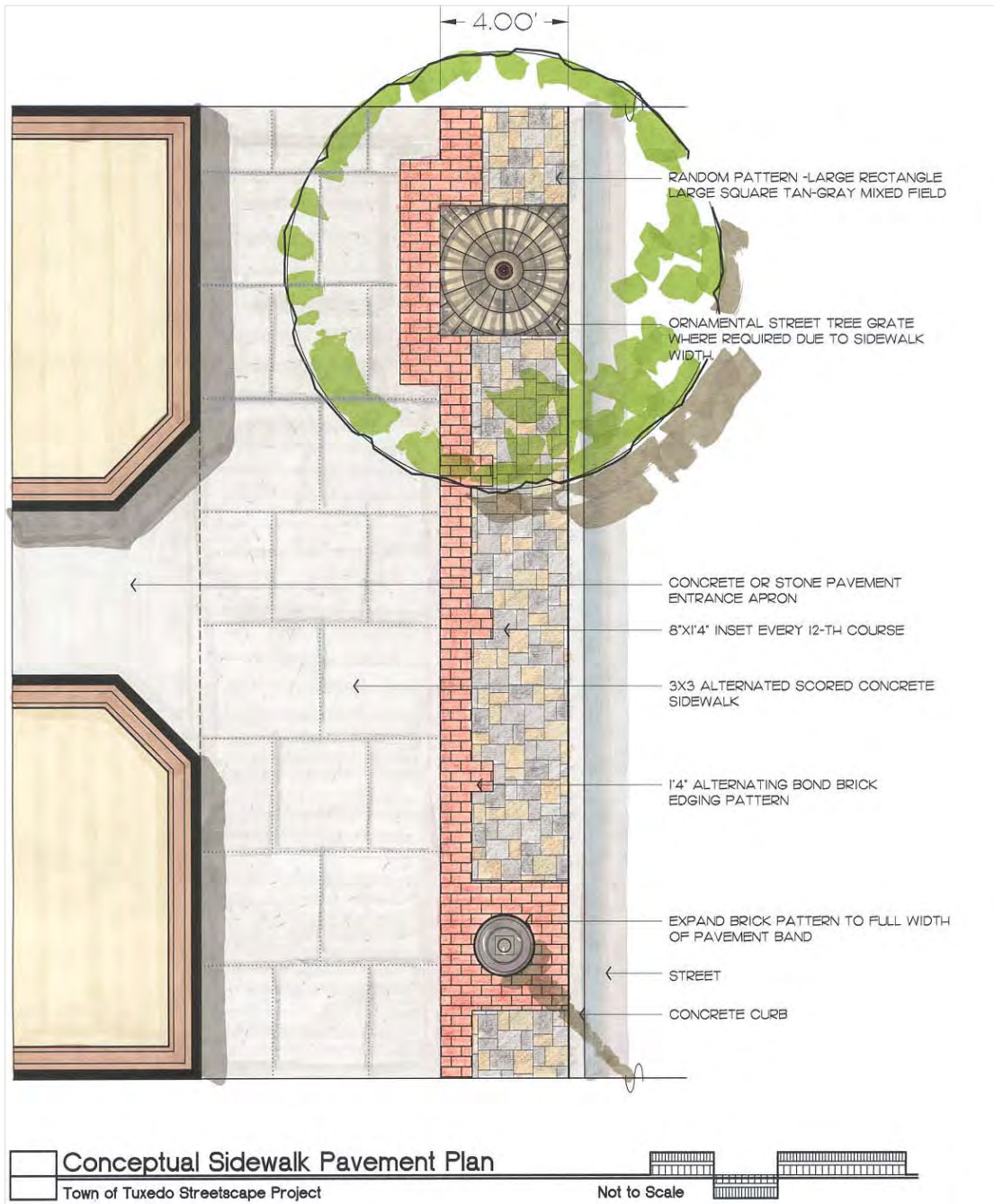
## 6.6 STREETScape DESIGN & FURNITURE

The streetscape design is comprised of a number of different design elements including brick pavers, scored concrete sidewalks, imprinted pedestrian crosswalks, lighting fixtures, benches, trash receptacles, and bike racks.

Detailed below is the paver design for the sidewalks and other public areas. It includes Unilock Il Campo

pavers in a Santa Fe color for the area adjacent to the street, and Unilock Holland stone pavers in a red color in between Santa Fe pavers and the stamped concrete area.

The following four pages detail these design elements that are included in the streetscape designs set forth in the Town Center master plan.



**BENCH**

*Manufacturer: Landscape Forms  
Incorporated  
Model #: SC3005-BS-72  
Wooven Seat and Grotto Powder coat*



**BICYCLE RACK**

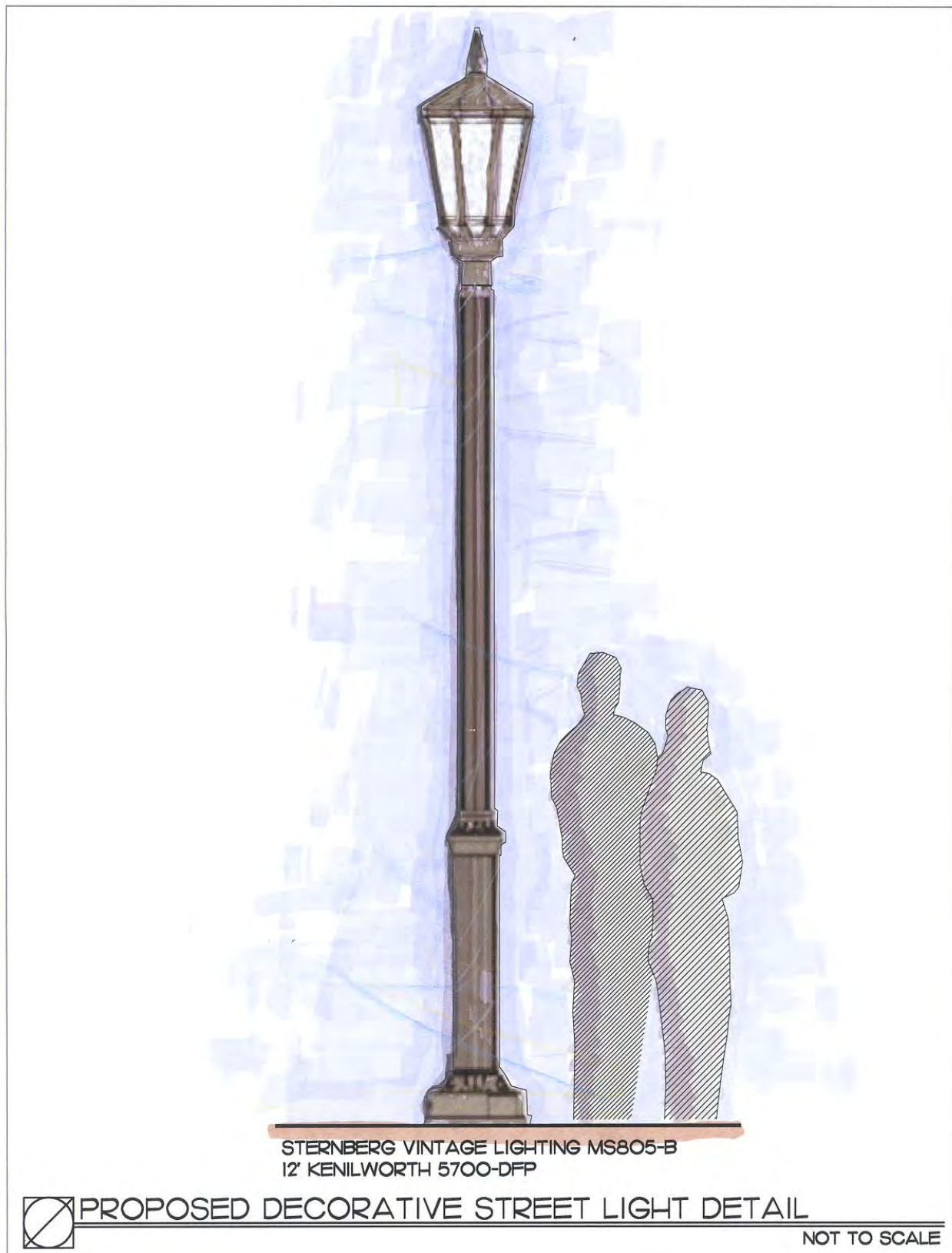
*MANUFACTURER: MANDRA X, INC.  
THE GRAMERCY RACK*



**RECEPTACLE**

*MANUFACTURER: VICTOR STANLEY, INC.  
IRONSITES SERIES  
MODEL #: S-Y2  
ASH URN MODEL #: S-20*





The streetscape elements identified on the previous pages have already been implemented in the new design of the Metro North Parking area located just north of East Village Road. The newspaper article, located on pages 14 and 15 of this document, was published in the Times Herald Record on June 23, 2003. It provides a illustration of the design concepts which are planned for the Town Center.

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Monday, June 23, 2003

# Business

TIMES HERALD-RECORD • WWW.RECORDONLINE.COM

## Tuxedo's lot more than lines

By Judy Riffe  
Times Herald-Record  
jriffe@th-record.com

**Tuxedo** — The prettiest little commuter parking lot in Orange County is about to open in Tuxedo.

"Isn't it pretty?" said Joe Corless, the town engineer, unconsciously echoing the sentiment of everybody who sees it. "The community wanted to do something a little special and I think they did."

This from a civil engineer who admits he previously defined "parking lot" as "throw down some asphalt and stripe it."

The new lot, nestled amid the trees along the tracks and the Ramapo River, is Tuxedo's response to Metro-North Railroad's quest for additional parking at its tiny station.

The town designed the lot, tweaking Metro-North's specifications for aesthetics, and built it on town property with \$800,000 that state Sen. Tom Morahan, R-C-New City, secured for the community and the railroad.

The old 90-car lot at the station, a few feet off Route 17 in the town center, will continue to offer parking — by permit only — to Tuxedo residents first and all others, second. The new 148-car lot, a short walk north of the station, will operate on a first-come, first-served basis at a cost of \$1.50 a day when it opens sometime next month.

The lots are the only ones that Metro-North doesn't own on the Port Jervis line and the only ones that charge for parking. The perennial waiting list of out-of-towners for permits at the old lot is testament to the fact that commuters will pay for convenience.

"Where else can you park that's as nice for \$1.50 a day?" asked Tuxedo Highway Superintendent Joe Tripoli, whose 12-person department built the new lot. "I think we'll be full as soon as we open."

James McKenna of Harriman, who has watched the construction of the lot from the train, thinks Tripoli's assessment is accurate.

"It looks great," said McKenna. "I suspect (some commuters) will move to Tuxedo for the police security, the shade during the summer and to avoid the 'Harriman 500' at night."

Tuxedo Supervisor Ken Magar said the journey from the "photo op" in 2000, when he posed with Metro-North President Peter Cannito, Morahan and the check, to the ribbon cutting next month has been a learning experience for both the town and the railroad.

But he says he'd do it again and he'd encourage other communities to do it too, if this is what it takes to turn commuter parking lots into places that



Times Herald-Record photos/TONY SAVINO



**TOP:** The Town of Tuxedo's, new commuter parking lot, which will serve the Metro-North station, is a product of careful planning involving the town and Metro-North. Special features include breaking the staircase into three sets, instead of one long case, period lighting and landscaping.

**LEFT:** Tuxedo's new, 148-car commuter parking lot is scheduled to open sometime next month. It's a short walk north of the station and parking will cost \$1.50 a day.

towns want to have and people want to use.

"I think we broke new ground in our give-and-take with Metro-North and now we have a good model for other towns and the railroad to follow," said Magar.

"They finally agreed to the landscaping we wanted to do, for example, but reluctantly, because of security. From their perspective, people hide in bushes. From ours, the lot is also the entrance to a future town park."

Corless recounted how Metro-North wanted curbs to keep the cars in check and how the town wanted a state-of-the-art system of swales to filter run-off from the parking lot and protect the Ramapo.

The town prevailed and Metro-

North got guardrails of rusted steel instead of curbs. The design bonus is a less intrusive support for the mandatory signs at every parking spot and a color that disappears into the landscape.

See **PARKING LOT** on page 17



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## Parking lot: Design includes lighting and trees

Continued from page 16

The town tapped Ed Snieckus, a professional planner and landscape architect, to work with Corless and Tripoli in selecting decorative construction materials, attractive signs, period lighting and appropriate trees and plants.

"One of our big challenges was the difference in grade between the parking lot and the station," said Snieckus of Burgis Associates in Westwood, N.J. "We didn't want people to be put off by the prospect of climbing stairs so we broke the stairs into three different cases to mute the difference."

At the top of the stairs, commuters will use a walkway

**'The parking lot wasn't part of our thinking originally, but suddenly it made sense to include it because of our plans for the station and the park.'**

— Ken Magar  
Town of Tuxedo supervisor

that repeats the design elements of the parking lot to reach the station — complete with those old-time street lights.

Tuxedo hired Burgis Associates three years ago to draft a revitalization plan for the town center on Route 17. The plan includes restoring the old train station, recently accepted for the National Register of Historic Places, as a functioning train and bus station and transforming the old powerhouse adjacent to the new parking lot into a community center and park. Work on the powerhouse is scheduled to start this year.

"The parking lot wasn't part of our thinking originally, but suddenly it made sense to include it because of our plans for the station and the park," said Magar.

The result is that Magar and the Town Board now have

a real-life example of their vision for the town center — and some tough decisions behind them.

Such as the selection of the period lighting fixtures.

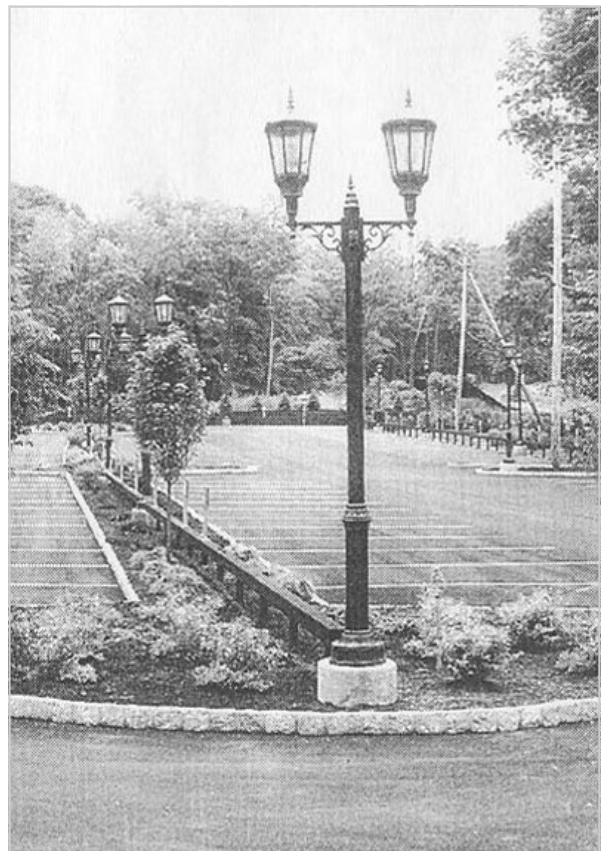
Snieckus and Corless recounted with "who-knew?" amusement the lengthy meetings with local residents to get the lights just right. They had to reflect a certain historical period. They had to meet Metro-North's regulations. They had to illuminate the ground and not the sky — or nearby homes.

Similar pains were taken in the choice of shrubs and trees, what Tripoli calls the parking lot's "ruffles and flourishes." They had to look good with little care. They had to still fit the space at maturity. They had to give seasonal color to a green and gray setting. They had to thrive in a demanding environment.

"It was a case study in what a community can achieve through a collaborative process," said Snieckus. "We took [Metro-North's] utilitarian standards and applied sensitive design techniques to protect the river, transition from train station to future park to residential neighborhood and complement the motif envisioned for the town center."

The collaborators also contrived to fit 148 parking spaces on the 1.5 acres, an area about the size of a football field, instead of the 90 that Metro-North anticipated.

"Best of all, I think we're going to come in under budget, under \$800,000," said Magar.





The perspective below illustrates the construction of the streetscape improvements along Park Avenue. Located at the lower corner of this page is a photograph of the existing conditions along Park Avenue. This redesign would not only enhance the aesthetics of this road, but would increase the number of parking space provided in the northern section of the Town Center, where parking is currently needed. In addition, with new crosswalks and lighting, this area would become safer for pedestrians, who would like to park their vehicles and walk to the Tuxedo Square Building or the Town library.





## 6.7 BUILDING DEVELOPMENT OPTIONS

The Master Plan for the Town Center includes the possible redevelopment of several commercial parcels. The redevelopment includes replacing some of the smaller buildings with larger mixed use ones. While the mixed use of buildings allows for a shared parking arrangement requiring fewer parking spaces than if the building were all one use, the provision of adequate parking still creates a design problem. This is due to the narrow lots on the east side of the study area that are located between Route 17 and the railroad right of way and the current lack of available parking areas.

The Master Plan includes building designs that allow retail uses on the first floor along the front of the property while parking would be located in the rear. The upper floors would extend the entire length of the site. This type of design would alleviate some of the parking problems. The detail below illustrates this design concept.



## 7.0 MASTER PLAN IMPLEMENTATION

### 7.1 RECOMMENDED ZONING ORDINANCE AMENDMENTS

#### 7.1.1 Area and Bulk Regulations for Neighborhood Business (NB) Zoning District

Several of the design options for the master plan include the redevelopment of some of the commercial parcels. The plan includes site designs which are not currently possible with the existing zoning regulations. Therefore in order to implement the master plan design options, new zoning regulations for the Business district are necessary.

As noted elsewhere in this document, the permitted uses in the Neighborhood Business District should be modified to encourage and promote the retail mix that is more appropriate for the Town Center. The idea of mixed use development with retail space on the first floor and residential or office uses on the upper floors should be encouraged through an amendment of the existing zoning regulations.

The new regulations for the NB district should include the following language to identify the purpose for the district and subsequent regulations:

*A Town Center which is designed to encourage and accommodate a unified, compact, contiguous shopping and entertainment area focused around restaurants, specialty shops, and antiques. This area is intended for development that preserves and enhances the historically significant buildings that currently exist in the town. These stores in combination with residential and public uses should provide daily and weekly convenience shopping for the area. The Town Center design would also create a space for social and cultural events and gatherings.*

In addition, the area and bulk regulations for this district should be modified to promote the scale of development contemplated in the plan. One of the main goals of the plan is to create the critical mass of development needed to create and support a Town Center. Therefore several of the regulations regarding maximum coverage, setbacks, and building height should be adjusted accordingly.

#### 7.1.2 Design Guidelines for NB District

In addition to the typical zoning regulations, in order to promote the visual enhancements that are discussed in this plan, it is necessary to also include regulations which control certain design aspects such as architecture, materials, signs, lighting, and parking lot design. It is recommended that the design guidelines be very graphic and include illustrations and examples of appropriate materials, heights, and sizes to make the new regulations easier to comprehend. The sample design guidelines located in Section 9.1 provide a basis for the Town Center guidelines.

*a. Architectural Guidelines.* Given the fact that there are a number of historically significant buildings located in the Town Center, the architecture of any new buildings or rehabilitated building facades is extremely important in preserving the character of the area. It is recommended that the new zoning regulations include architectural design controls which regulate such design elements as facades, roof lines, windows, architectural detailing, material and colors. The guideline should not only be focused on the new buildings, but alterations to the existing buildings as well.

Just as the paver design and colors for the walkways were based upon existing stonework located in the Town Center, the new design guidelines should be based upon the existing architecture and character of the area. Since the town already has an established Architectural Review Board, these guidelines will be easier to implement.

*b. Signage.* A new sign control program which details the location, size, height, number and design of the signs is recommended. The new regulations should require uniform signage designs for buildings with multiple retail tenants.

The town should set up a review process for such sign applications and a controlling or enforcing officer to ensure that all signs comply with the new regulations. These controls should also cover such elements as canopies and awnings.

c. *Lighting.* As detailed in this document a new lighting fixture has been chosen for the Town Center streetscape. All new proposed lighting should be consistent with the design chosen for the streetscape. In addition, to ensure that the lighting design is consistent, the new zoning regulations should include specific illumination standards for all parking areas and pedestrian walkways. These standards are important since one of the main goals of this plan is to promote pedestrian safety and increase the aesthetics of the parking areas. In addition, the illumination standards should control the glare from lamp post and building mounted lights onto adjacent public right of ways.

d. *Landscaping.* The design guidelines for the Neighborhood Business District should include detailed requirements for landscaping. In order to enhance the aesthetics of the parking areas, there should be specific requirements for the integration of landscaping materials in parking areas and walkways. This is particularly important for the design of new parking areas, in order to create buffers between pedestrian walkways and driveways for vehicles. This design element is not only for aesthetics, but the creation of buffers will also enhance the pedestrian safety.

3. Parking Requirements. A number of recent studies have found that the typical parking requirements enforced by communities greatly exceed peak parking demand. It is important to reduce the required parking because generous parking requirements create unnecessary paved surface, and assist in the creation of low-density land use patterns with dispersed destinations and unattractive streetscapes. They are unsuitable for walking, and therefore unsuitable for mass transit, since mass transit usually involves a pedestrian link.

It is recommended that the existing parking regulations be adjusted to reflect less conservative standards.

In addition to this planning issue, there have been a significant number of studies suggesting that parking requirements can be reduced in areas where there is mixed use

development. Parking can be shared among different buildings and facilities in an area to take advantage of different peak periods of activity. For example, a restaurant with peak period activity in the evening could share parking with a retail center whose peak period is during the daytime. As a result, the total required amount of parking can be reduced by 40-60% as compared with the standard of street parking requirements for each destination. In addition, if mass transit is available within walking distance, the parking requirements can be lowered even more. (*Thomas P. Smith, Flexible Parking Requirements, PAS Report 377, American Planning Association, Chicago, 1983*)

## 7.2 PRESERVATION AND REHABILITATIONS

This plan for the business district identifies several recommendations for change, including new designs for parking areas and buildings. In order for these changes to be implemented, it is necessary for a system and authoritative body to be established. The following section details the tasks which must be undertaken by this established entity.

1. Financing of Façade Improvements. There are a number of different mechanisms to assist in the funding for façade improvements. The first option is through low interest loans. It is recommended that the town set up a program with a neighborhood bank in order to provide merchants and building owners with an opportunity for low interest loans. In addition, it should be noted that the Federal Small Business Administration provides low interest loans to small businesses.

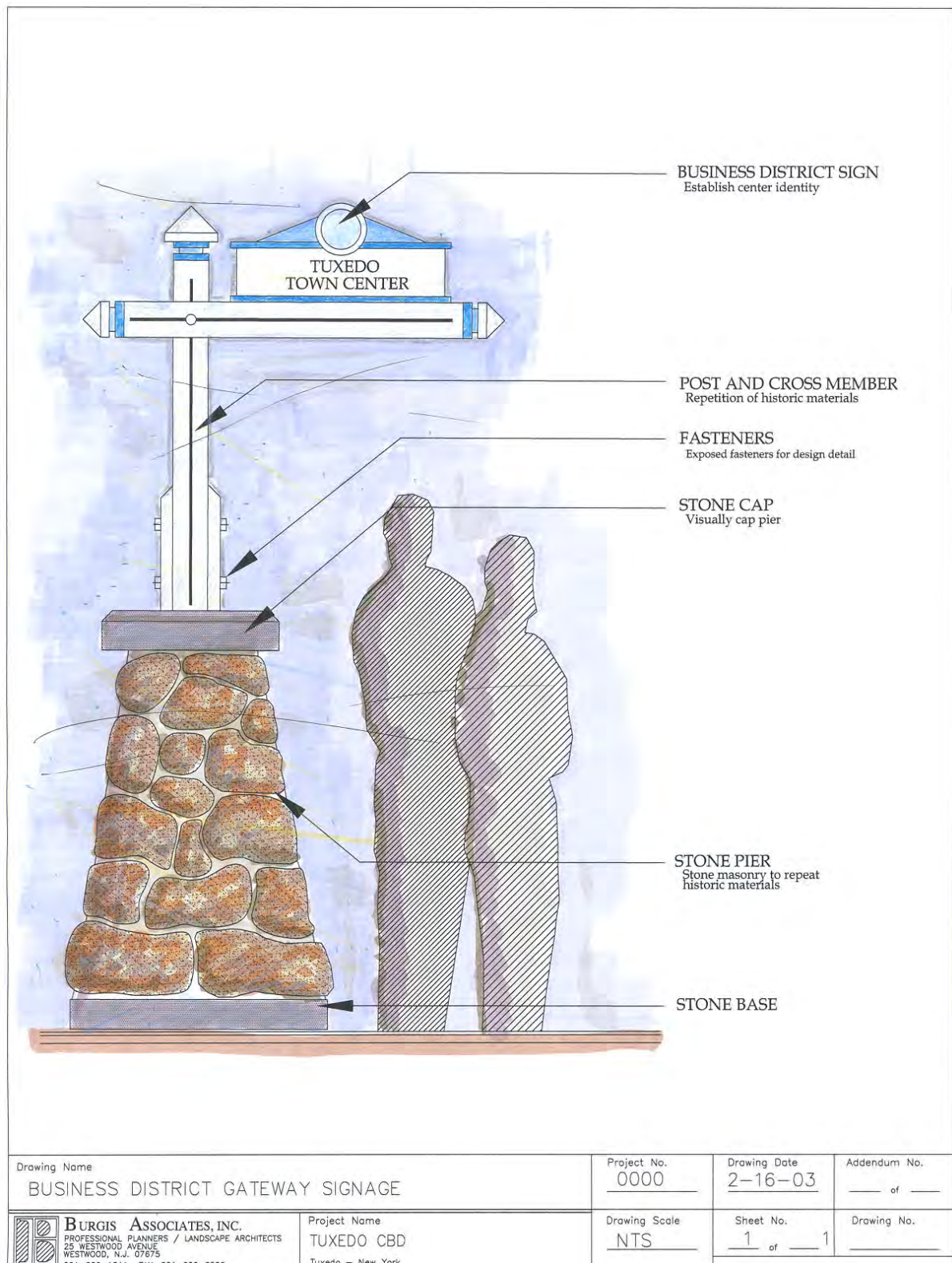
The second funding option is grants. There are a number of local, state and federal grants that can be applied to construct building improvements. For example, the National Main Street Center in Washington D.C. awards grants to commercial district revitalization programs every year. It is recommended that this master plan document be utilized in the application process for these grants. This document will illustrate the comprehensive planning approach that is being taken to upgrade the business district.

### 7.3 PROMOTION IDEAS FOR THE CHAMBER OF COMMERCE

2. Selling a Piece of the Town Center. The town can raise money by selling engraved bricks for sidewalks, plazas and pedestrian mall pavement. This concept can also include benches, flower planters, trees, and new lighting poles. Individuals and organizations can have the opportunity to contribute the money for the purchase and installation of any of these items. The givers can be honored with a plaque located on the item they purchased. The money collected for this fund can be utilized to provide or maintain streetscape improvements in the business district.

The Chamber of Commerce has recently been reinstated and has begun to address some of the issues that currently exist in the district. It is recommended that this approach be continued and their efforts be focused on the promotion of the business district, through other mechanisms such as street fairs, sidewalk sales, creation of a newsletter oriented solely to the business district, creation of a logo for the district, establishment of joint sales events with several businesses, and lastly applying for awards. While the downtown awards do not come with monetary compensation, winning an award can help the district promote itself. Some national programs include the Great American Main Street Award and International Downtown Awards.







## 8.0 BACKGROUND INFORMATION

### 8.1 SUMMARY OF LAND USES IN STUDY AREA

As detailed in the table above, there are approximately 30.5 acres of land located in the study area, of which about half is located in the current Neighborhood Business district. It should be noted that of the 30 acres of land, only 16.5% is developed with commercial uses. This 16.5% includes 12 sites which are spread along the 6,250 linear feet of the corridor. They account for 1,900 feet or 30% of this linear dimension.

Half of the commercial land area, approximately 8% of the study area, is characterized by small one story commercial buildings on lots which range from 14,000 square feet to 34,000 square feet in area.

The other half of the commercial land is developed with two and three story mixed use buildings on similar size lots. In addition, public uses comprise more are than any other use, over 30%, of both the study area and the Neighborhood Business District. The land use map on the following page details the existing land use pattern.

Zone District	# of Sites	# of Tax lots	Land Use	Land Area (sq. ft)	% of land area in NB zone	% of total Land area in
NB	8	9	Residential	82,255	12.5	6.2
	6	8	Commercial only	113,949	17.3	8.6
	3	4	Commercial with	41,171	6.3	3.1
	3	3	Commercial with	64,113	9.8	4.8
	2	2	Offices	24,651	3.8	1.9
	8	9	Public	219,358	33.4	16.5
	1	2	Semi-Public	58,410	8.9	4.4
	2	2	Industrial	34,865	5.3	2.6
	2	2	Vacant	17,997	2.7	1.4
R-4	9	9	Residential	113,548	-	8.6
	0	-	Commercial only	-	-	-
	0	-	Commercial with	-	-	-
	0	-	Commercial with	-	-	-
	1	1	Offices	7,234	-	0.5
	3	3	Public	82,400	-	6.2
	0	-	Semi-Public	-	-	-
	0	-	Industrial	-	-	-
	0	-	Vacant	-	-	-
FP-2	0	-	Residential	-	-	-
	0	-	Commercial only	-	-	-
	0	-	Commercial with	-	-	-
	0	-	Commercial with	-	-	-
	0	-	Offices	-	-	-
	1	1	Public	7,150	-	-
	0	-	Semi-Public	-	-	-
	5	6	Industrial	458,790	-	34.6
	0	-	Vacant	-	-	-
Total	54	61	-	1,325,891		100

\* Number may not total due to rounding

Source: Burgis Associates calculations and site inspections

In the Town center, there are over 46,000 square feet of retail and service uses. The retail use along Route 17 is primarily supported by Tuxedo residents but the restaurant and some other similar uses are also supported by travelers. According to the report prepared by the Williams Group, the current spending power and the current square footage of retail closely match the demand. However, the demand could improve if the programming and the design of the individual shops and restaurants were to improve. This new programming must service both the transient population as well as the local residents' needs, which will be primarily food, services and restaurants with some limited specialty shops.

The marketing report identified that the town could support between 62,000 and 72,000 square feet of total retail once the three major residential developments are built. This demand projection is based on a 5 mile radius or residents spending 10% of their total retail buying income in Tuxedo, including groceries, restaurants, and other specialty items. This figure also includes the additional commuter populations that could be captured. This is detailed further in Section 8 of this report.

In summary this additional retail can only be supported when the residential developments are completed, there is built out time frame of approximately 10 years. Prior to the 10 year built out, there are a number of things that should be accomplished, such as streetscape designs, new lighting, pavers and crosswalks and the reprogramming of the existing retail uses in the business district could occur. Therefore, the plan should be separated into four phases. Therefore the Central Business District plan should be phased to account for short term streetscape improvements, a five year plan for the near future, and a 10 or 15 year plan which would represent a full built out of the residential developments and a final phase with a 20 year time line.

The following comments are offered with respect to the district's development pattern and arrangement:

1. The business district lacks retail anchor stores, which would draw people from beyond the immediate area;
2. As noted above, only approximately 17 percent of the land in the central business district is devoted to retail/service uses;
3. The existing retail uses are located sporadically along the corridor with little or no pedestrian connectivity between them;
4. Many of the first floor commercial spaces are occupied by professional office and service uses, thereby reducing the amount of retail space and pedestrian activity at the street level. It would be more appropriate to limit office uses to the second floors of the buildings.
5. A significant portion of the land in the business district is currently occupied by public uses such as the fire department, the post office, and the library. These buildings lack the signage and therefore have a significantly reduced presence along the corridor;
6. A large portion of the study area is comprised of residential uses and single-family structures. Many of these structures are in close proximity to the CBD and have already been converted to commercial uses. It appears that many of these lots would be more appropriate for more intense commercial or mixed use development.

## 8.2 PARKING ANALYSIS

A majority of the parking areas are not striped and do not have a defined circulation pattern. In many instances, the parking spaces are located in the rights of way for Park Avenue and the Rail Road.

Currently there are 250 parking spaces located on lots which front on Route 17 between East village Road and Southside Place. The current zoning ordinance requires 1 parking space for every 200 square feet of floor area. Given this regulation, and based on 46,000 square feet of floor area the study area (for all land uses) the corridor is currently required to include 230 parking spaces. It should be noted that this figure is a rough estimate just based on retail uses. This calculation does not include parking space for the public or residential uses. Once a detailed breakdown of floor area by land use is established this figure will be refined. The schedule of the required number of parking spaces is located in Section 8.3 of this document.

A cursory review of the current parking situations suggests that there are a sufficient number of parking spaces currently available for the business district. However, as noted by many merchants there may be a poor distribution of the parking spaces. The central business district plan suggests the relocation of some existing parking and the provision of additional parking, if additional floor area is to be added to the business district.

In addition to the location and distribution of spaces, there are several additional issues which pertain to parking that the plan should address. The following is offered with respect to the current parking situation:

1. The most prominent parking issue regards the IGA parking lot which is located in the center of the corridor, includes approximately 58 spaces, and is empty a majority of the time;
2. A majority of the parking lots are not striped, have undefined circulation aisles and significantly large access drives. For example, the parking area on the "Take a Break" snack bar site pictured below could benefit from a defined entrance drive and a designed circulation pattern.



3. The redesign of some of these areas could result in the provision of more parking spaces on site, and some landscaping amenity.
4. The parking lots lack streetscape amenities including lighting, and landscaping. For example there are some design opportunities in the parking area of tuxedo square, pictured below, which will be explored as part of the central business district plan.



### 8.3 SUMMARY OF ZONING REGULATIONS

The study area is located in three different zone districts. A majority of it is located in the NB Neighborhood Business District. Several of the lots to the east of the business district are zoned for R-4 residential uses and lots to the west are located in the FP-2 flood plain zone district.

The schedule at the end of this document, in Section 8.3, identifies all the permitted uses in the study area. From a design/planning perspective, there are four comments which pertain to the permitted uses in the Neighborhood Business District:

1. Given the fact that the character of the current CBD area extends beyond the Neighborhood Business District the final plan for the CBD may consider the extension of the NB district zone boundaries.
2. In addition to the boundary extension, there are a number of uses permitted in the NB district which are not typical of CBD retail uses. These include private hospitals, sanitariums or clinic, hotels, and guest lodges, nursing homes, animal kennels, and private schools. The plan may consider removing these uses from the permitted use list or limiting their development.
3. The current ordinance permits medical and dental clinics, personal service shops, community service shops, and local offices. As noted in Section 3.5 of this report, the plan should consider limited these types of use to the upper stories of multi-story buildings.
4. The last issue with regard to the zoning ordinance is permitted uses in the Neighborhood Business district pertains to creating a market niche. The CBD plan should establish a specific market niche of retail uses and the permitted uses in the zoning ordinance should be adjusted to assist in the establishment and furtherance of this niche.

With regards to the town's current area and bulk regulations, depending upon the final comprehensive plan, the area and bulk regulations may have to be modified to promote the mass, scale, and intensity of development which is contemplated by the CBD master plan.

### 8.4 ENVIRONMENTAL FEATURES

The corridor is constrained by a number of environmental constraints including steep slopes, wetlands and floodplains. The west side of the study area is constrained by a steep sloping topography. The steep slopes limit the possible expansion and development further west of the study area.

As the topography gets steeper further west, the existing development pattern gets less intense. A majority of the land which is west of the study area is developed with single-family dwellings. Given this characteristic, it appears that the possible redevelopment and expansion of the central business district is limited on the west side of the study area boundary line.

The east side of the study area is constrained by wetlands and floodplains. The environmental constraints map, located on the following page, illustrates that a majority of the wetlands and flood plains are located on the east side of the rail road right of way, adjacent to the study area. However, there are a couple of lots on the east side of Route 17 which are also characterized by some of these constraints. Given this, the final central business district plan must take into account that several of these lots may not be able to be developed to their full potential.

## 8.5 DEMOGRAPHIC OVERVIEW OF THE REGION <sup>1</sup>

### 8.5.1 LOCAL POPULATION

There are 304 households with a total of 773 people living within 1 mile of the town center. If the study area is expanded to a 5 mile radius, there are 2,500 households with a total population of 7,001 people. This area is considered the "area of potential draw," where the retail uses in the town center can capture their patrons from. Since this is a fairly small population to draw from the business district plan should include components of mixed use buildings, where residential apartments are located over retail stores. This will increase the population in the "area of potential draw" thereby given the retail uses more potential patrons.

In addition to increasing the population within the 5 mile radius of town center, the plan should include means of creating a greater connectivity between the retail uses and the population which reside within a 10 mile radius. The town center could benefit from the 74,000 households, with a total population of 227,000 people, within a 10 mile radius. This connectivity can be created in a number of ways, for example the provision of a jitney service to the town center would make it more accessible for elders, teenagers, commuters, and those residents who rather not drive

A detailed breakdown of the population indicates that a typical household owns a high valued dwelling, includes a married couple with children with a college educated executive or professional as head of the household.

This is an attractive demographic to retailers however, as mentioned above, a majority of the population is dispersed. Creating a greater density of residence within a 5 mile radius of the town center and a stronger connection between the town center and the 10 mile radius should be two major goals of the CBD plan.

### 8.5.2 TRANSIENT POPULATION

With the opening of I-287 from I-87, the accessibility of Orange County to regional employment centers has improved significantly, as such work travel patterns are an important element to the central business district of Tuxedo.

The Transportation Planning Package for Orange County, which was prepared by the U.S. Department of Transportation, compares the 1990 census to the 2000 census information regarding the counties commuting habits.

The data provided in this report identifies three major facts which affect the Tuxedo town center. The first fact is that there are 10,146 more people commuting to work from Orange County in the year 2000 than there was in the year 1990. This is a 7.3% increase in the commuting population.

The second fact is that while there has been a 20.8% decrease in the number of people commuting 19 minutes or less to work, between 1990 and 2000, there has been a 52.2% increase in the number of people commuting 20 minutes or more to work.

The third fact is that 78.8%, 116,765 workers commuted to work in their own car. Most of these drivers are commuting between 20 and 44 minutes to work.

In summary, this report shows that there are significantly more people commuting, longer distances to work, by car. Given Tuxedo's location, the town center could benefit from this increasingly popular commuter pattern if its design included certain characteristics that would attract this large commuting population. For example, if the plan included convenient parking, the provision of personal services and convenience retail, commuters would be more apt to utilize the services provided. Currently there are a limited number of personal services establishments in the town center.

<sup>1</sup> Information provided "Preliminary Findings Progress Report #1, prepared by Stone & Webster Transportation Group, the Williams Group Real Estate Advisors

### 8.5.3 ADDITIONAL POPULATION CONSIDERATION

There are three recent development considerations which will have different effects on the Tuxedo town center. The following details these considerations and their possible effects.

*The proposed NYS Thruway Exit 15B:* With the creation of a new exit, residents would benefit from the improved access to the Thruway, therefore making Tuxedo more attractive to commuters; therefore, the commuter traffic would increase. Although the traffic would increase, the rail and bus services would also improve significantly. Tuxedo has an opportunity to take advantage of this new transient population.

*Harriman Train Station:* this station has a substantial amount of parking that is typically filled to capacity on weekdays. With the addition of the new metro north parking area in Tuxedo, many new commuters and residents will be able to utilize the tuxedo train station, creating a larger captive market for the retail uses in the town center.

*New Residential Developments:* The possibility of new residential developments within the town is becoming more of a reality each day. This additional in town population could be a captive audience for the town center. However, the business district plan must include plans for increasing the connectivity for this new population and the town center with concepts such as a jitney service and more convenient parking around the retail uses.

## 8.6 PROPERTY INVENTORY

A detailed property inventory was completed for the developed lots which front on Route 17. This inventory, which included 29 sites that front on Route 17, is presented at the end of this report, as a pictorial database. The database describes in detail the existing land use, building, parking areas, including the landscaping associated with each lot.

### 8.6.1 ANALYSIS OF EXISTING CONDITIONS

The analysis of the area's existing conditions reveals a number of particularly significant features that merit attention. One's initial impression is that the Tuxedo Hamlet central business district is characterized by unique buildings with architectural significance, sites with beautiful landscaped yards, and wonderful views and connections to the surrounding mountain range.

Unfortunately, the district also contains a number of features that detract from the significant historical and architectural character of the district. These critical elements relate to the area's elongated and sporadic pattern of development, its environmental constraints, discordant design elements, the types of stores, and other related items that, when taken together, impact the district's perception as a pleasant and attractive place to work, shop or visit. The following details the areas of concern:

1. The Shape, Size and Orientation: Currently the central business district extends a length of approximately 6,250 feet along Route 17, with an average depth of approximately 350 feet. These dimensions result in a long narrow corridor, with buildings which are oriented towards Route 17. These characteristics create a district which appears more as a highway commercial area versus a compact centralized central business district. While in some cases this characteristic may be appropriate for a CBD, when they are combined with a sporadic development pattern, it detracts from the character of the district. This segmentation is detailed below.

2. Segmentation of District: The central business district is characterized by a number of architecturally significant buildings, and several important public land uses such as the Town library. However, as a result of the long narrow corridor design, the existing commercial uses extend along Route 17 with little or no connection between them. The resultant CBD plan should recognize the fact that commercial uses need to be located in close proximity to each other in order to support one another. The creation of commercial clusters and links between the clusters allow for the design of shared parking arrangements, shared central public spaces, and links between existing architecturally significant buildings. This type of cluster design results in a more efficient use of land area. Given the fact that land area is a scarce resource, the cluster design appears an appropriate approach to the Tuxedo CBD.

3. Lack of Focal Point: As noted above, the district is elongated with a sporadic development pattern. In addition, there are several significant buildings located along the corridor with no comprehensive link between them. The combination of these characteristics create a district without a central focal point, or town center. The central business district plan should include areas for public gathering and a town center.



4. Lack of Identity: The issue regarding lack of identity is two fold. First, the commercial district lacks a comprehensive signage design. There are some significant features along the corridor which go unnoticed because of the lack of identity. The central business district plan should include designs for entry or gateway signage to alert the public that they have entered the Tuxedo CBD. The signage design for the entry gates should be carried throughout the corridor in such elements as smaller directional signs, flags, or banners.

The second issue regarding the CBD identity regards the fact that the corridor includes a number of public buildings, such as the town library and the post office. Public uses account for 22.7% of the land in the study area. Many of them are located in buildings



with historic and/or architecturally significance, such as the post office and historical society pictured below. The signage should be designed to make both the public uses and their buildings a more prominent part of the central business district.

5. Lack of Market Niche: As detailed above in the existing land use section of this report, the district lacks a focus as it pertains to permitted land uses.

The central business district plan should identify market niches which are appropriate for this district. The niches which are identified should be established as a goal and the permitted land uses in the neighborhood business district should be adjusted to assist in attaining that goal.



## 9.0 APPENDIX

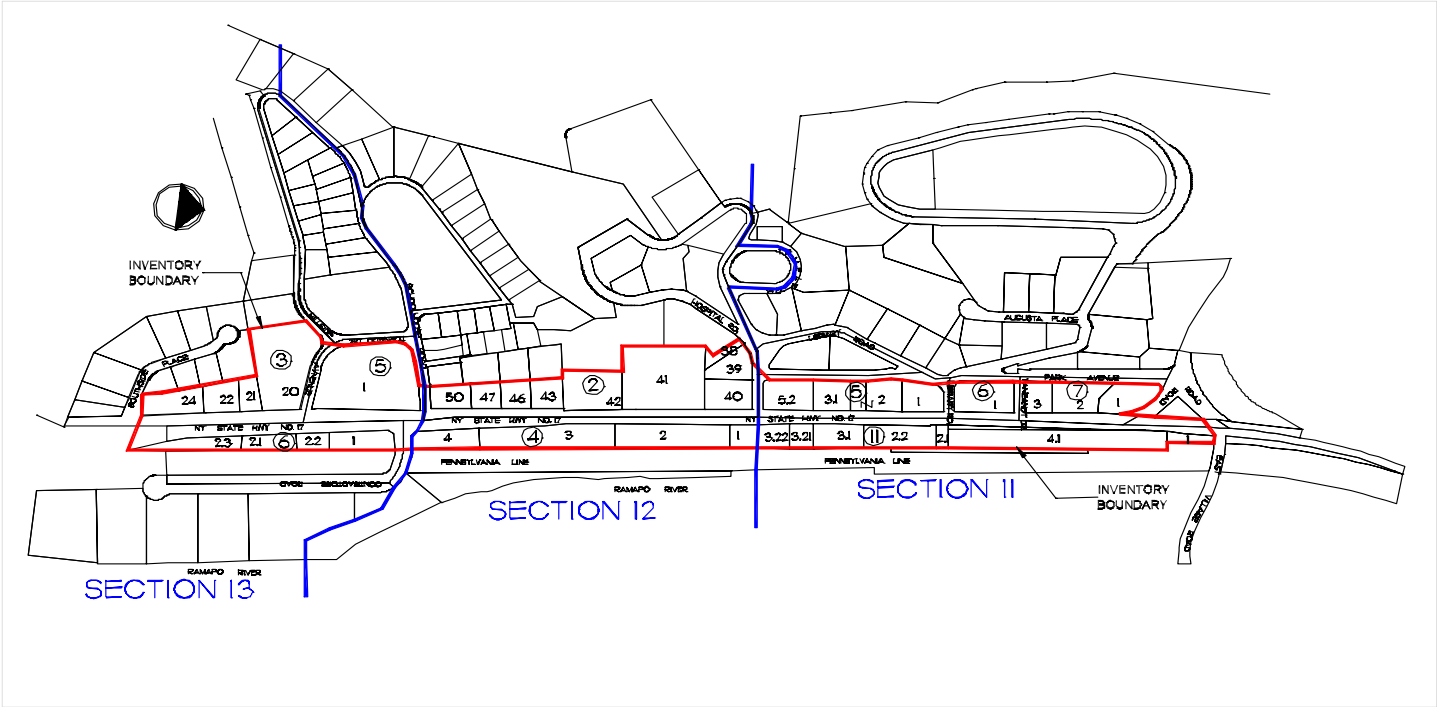
9.1 SAMPLE FAÇADE IMPROVEMENTS .....	A-1
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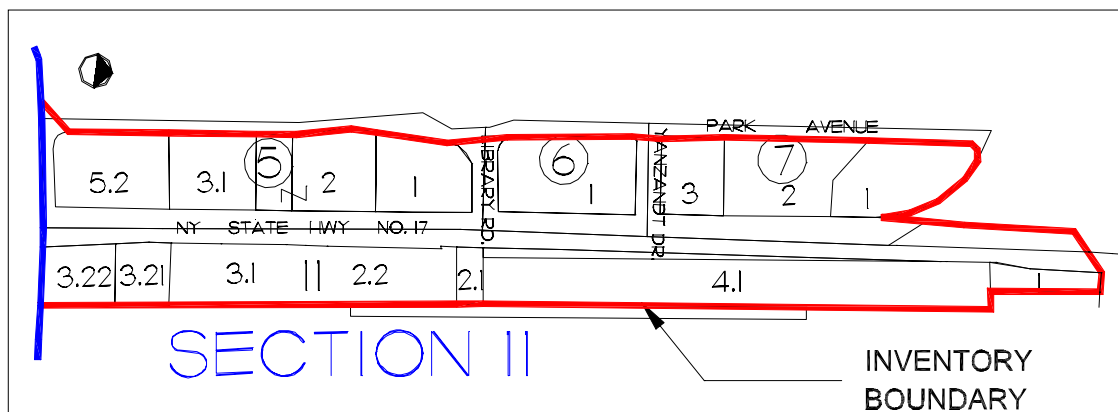
## **9.1 SAMPLE FAÇADE IMPROVEMENTS**

### GENERAL IMPROVEMENT GUIDELINES

**9.2 PROPERTY INVENTORY**  
LOTS WITH FRONTAGE ON ROUTE 17

Key Map of Corridor





Section/Block/Lot: 11/7/1&2  
 Zone District: NB  
 Use: Bank of New York  
 Building Type: Stone Tudor  
 # of Stories: 1 ½  
 Distance from ROW: 27.5' at rear  
 On-site Parking: 10 spaces  
 Location of Parking: Rear  
 Sidewalks: No sidewalks

1

Notes: There appears to be 2 additional municipal parking spaces in rear. Good landscaping – mature trees, dense shrub buffer at Rt. 17 street line/ foundation shrubs.



Section/Block/Lot: 11/7/3  
 Zone District: NB  
 Use: Music studio under construction (Converted res.)  
 Building Type: Alpine roof Adirondack style  
 # of Stories: 3  
 Distance from ROW: Zero-lot line at rear  
 On-site Parking: 0 spaces  
 Location of Parking: N/A  
 Sidewalks: No sidewalks

2

Notes: Good landscaping – mature trees, dense shrub buffer at Rt. 17 street line/ foundation shrubs. No landscaping along south side of building.

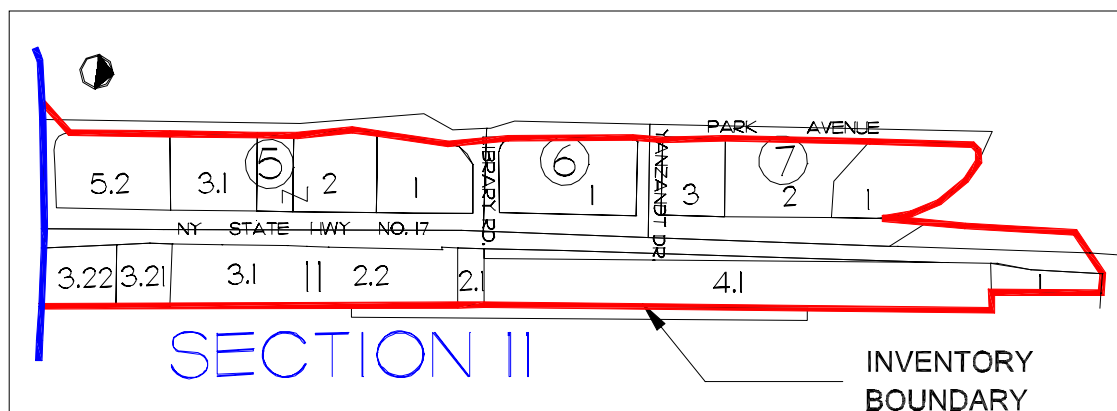


Section/Block/Lot: 11/6/1  
 Zone District: NB  
 Use: Mixed use commercial (retail/service/restaurant/office)  
 Building Type: Stone and stucco Tudor  
 # of Stories: 3  
 Distance from ROW: Zero-lot line at rear/55' to front ROW/60'9" to street)  
 On-site Parking: 34 spaces  
 Location of Parking: Front and south side  
 Sidewalks: Sidewalks 5'9" wide

3

Notes: No landscaping with the exception of a few individual planters outside one store.





Section/Block/Lot: 11/11/4.1  
 Zone District: NB  
 Use: Police Department –  
 (converted train station)  
 Building Type: Stucco  
 # of Stories: 1  
 Distance from ROW:  
 On-site Parking: 90 spaces  
 Location of Parking: Front/ north & south side  
 Sidewalks: No Sidewalks

Notes: Large parking area used as joint lot for commuters and police department. Parking lot also connects with post office parking area to the south. No real landscaping on site.

4



Section/Block/Lot: 11/11/2.2/3.1  
 Zone District: NB  
 Use: Post Office  
 Building Type: Stone  
 # of Stories: 1  
 Distance from ROW:  
 On-site Parking: 14-16 unmarked spaces  
 Location of Parking: North and south side  
 Sidewalks: 10' sidewalks

Notes: Some foundation plantings around the building. Mature trees to the south of the building.

5

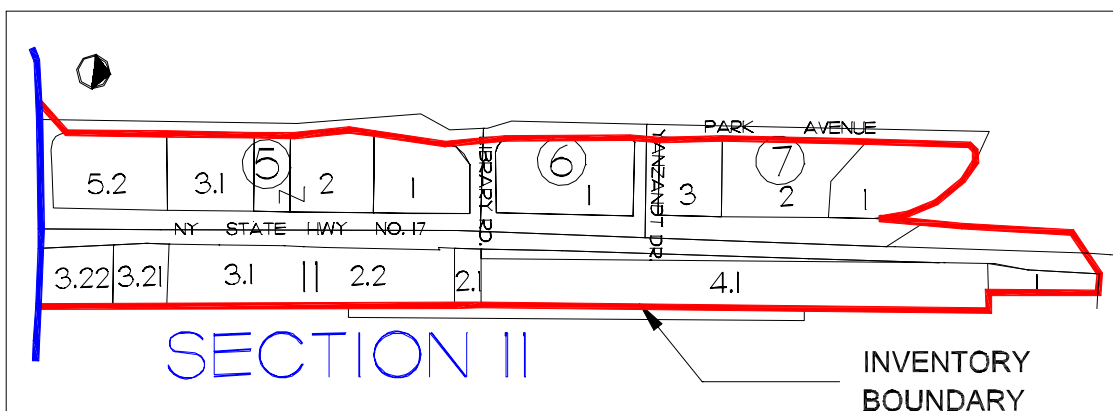


Section/Block/Lot: 11/5/1  
 Zone District: NB  
 Use: The Tuxedo Library  
 Building Type: Stone & brick Federal Style  
 (Georgian)  
 # of Stories: 2  
 Distance from ROW:  
 On-site Parking: 11 spaces (approx.) Unmarked  
 Location of Parking: South side and rear (west side)  
 Sidewalks: Sidewalks 4' wide

Notes: Significant amount of landscaping in the front yard with two large shade trees and a row of deciduous shrubs along the sidewalk.

6





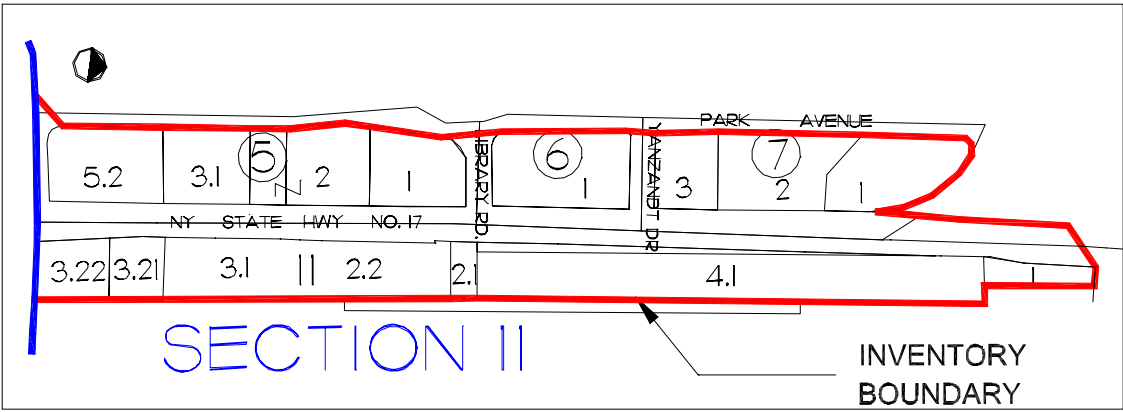
Section/Block/Lot:	11/5/2	7
Zone District:	NB	
Use:	Converted Residence (office space with apt. above)	
Building Type:	Brick/stucco Dutch Colonial	
# of Stories:	2 1/2	
Distance from ROW:		
On-site Parking:	11 spaces (approximately)	
Location of Parking:	South side and rear (west side)	
Sidewalks:	4' Sidewalks	
Notes:	Some foundation plantings around building and one or two mature shade trees. No defined landscaped area, planters or berms, etc..	



Section/Block/Lot:	11/5/3.1/5.2	8
Zone District:	NB	
Use:	AIG food market/antique store and apts. above	
Building Type:	Brick and Stone façade	
# of Stories:	2	
Distance from ROW:		
On-site Parking:	Large number of unmarked spaces (approx. ____ spaces)	
Location of Parking:	North, west and south sides	
Sidewalks:	4' sidewalks	
Notes:	No landscaping on site. Unmarked parking spaces, and unsafe circulation patterns.	



Section/Block/Lot:	11/11/3.1	9
Zone:	NB	
Use:	Mixed use commercial (retail with apts above)	
Building Type:	Painted stucco and brick	
# of Stories:	1 story and 2 on the north	
Distance from ROW:	Zero-lot line at rear/55' to front ROW/60'9" to street)	
On-site Parking:	15 unmarked spaces	
Location of Parking:	North side	
Sidewalks:	approximately 10' wide	
Notes:	No landscaping with the exception of a few individual planters outside one store.	



Section/Block/Lot:	11/11/3.21	10
Zone:	NB	
Use:	Retail and offices w/ apts. above	
Building Type:	Brick with stucco finish around entrance to apts.	
# of Stories:	3	
Distance from ROW:	0' from ROW	
On-site Parking:	12 unmarked spaces	
Location of Parking:	North side (off site)	
Sidewalks:	Approximately 10'	

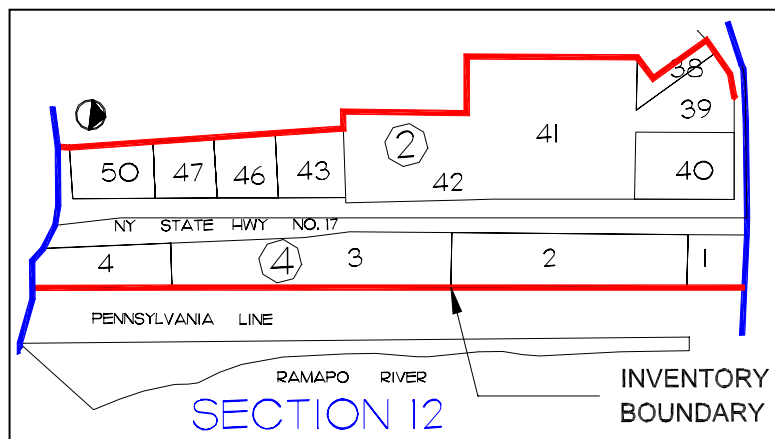
Notes: Building in good condition. One vacant space on first floor. No landscaping on site.



Section/Block/Lot:	11/11/3.22	11
Zone:	NB	
Use:	Office on 1st fl. w/ apts. above	
Building Type:	Brick	
# of Stories:	2	
Distance from ROW:	0' from ROW	
On-site Parking:	8 unmarked spaces	
Location of Parking:	North and east side (rear)	
Sidewalks:	10' sidewalks	

Notes: Two mature shade trees located in grass strip along front façade of building. While in bloom these trees significantly block the building and therefore appear inappropriate for this location.





Section/Block/Lot: 12/4/1  
 Zone: NB  
 Use: Industrial (Karlyn Ind. Inc.)  
 Building Type: Painted brick  
 # of Stories: 2  
 Distance from ROW: no setback from the ROW  
 On-site Parking: 5 unmarked spaces  
 Location of Parking: Rear of the building (east side)  
 Sidewalks: 10' Sidewalks

12

Notes: No onsite landscaping. The building is located on the right of way line.



Section/Block/Lot: 12/4/2  
 Zone: NB  
 Use: Industrial (Park Coach Works/Tuxedo Upholstery)  
 Building Type: Brick and Stone façade  
 # of Stories: 1 (middle portion is 2 stories)  
 Distance from ROW: 0' from ROW  
 On-site Parking: 13 unmarked spaces  
 Location of Parking: South side  
 Sidewalks: 10' sidewalks

13

Notes: No landscaping on site, building immediately adjacent to sidewalk. Unmarked parking spaces.



Section/Block/Lot: 12/2/40  
 Zone: NB  
 Use: Restaurant (Mc Mullers Tavern)  
 Building Type: Painted stucco and brick  
 # of Stories: 1 story  
 Distance from ROW:  
 On-site Parking: 19 spaces  
 Location of Parking: East side (in front of the building along Rt 17)  
 Sidewalks: approximately 4' wide

14

Notes: The only landscaping in the parking area is a small planter along the sidewalk. Numerous signs on the front facade



Notes: There are two buildings on this lot. This one pictured to the right and the "Orange Top Diner" detailed below. This building in good condition. No landscaping in the parking area.

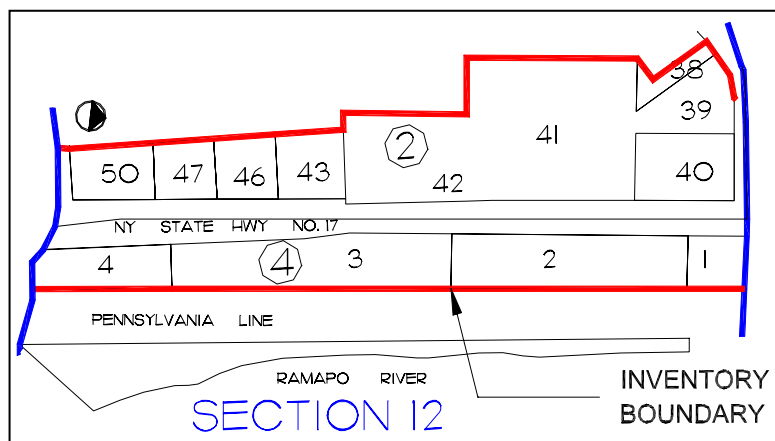


Notes: There is a portion of this lot to the south that is currently undeveloped. The developed portion does not have any landscaping amenity.



Notes: There building is surrounding by lawn and mature shade trees.





Section/Block/Lot: 12/2/39  
 Zone: NB  
 Use: Historical Society  
 Building Type: Painted stucco and brick  
 # of Stories: 2+ stories  
 Distance from ROW:  
 On-site Parking: 0 spaces  
 Location of Parking:  
 Sidewalks: No sidewalks

18

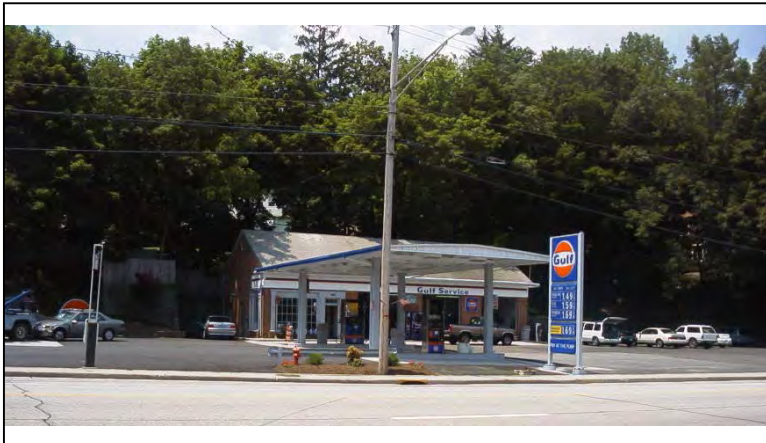
Notes: The building is surrounded by lawn and mature shade trees.



Section/Block/Lot: 12/2/41  
 Zone: NB  
 Use: Our Lady of Mt. Carmel Church  
 Building Type: Stone/shingle style  
 # of Stories: 1 1/2  
 Distance from ROW:  
 On-site Parking: Small parking area for Rectory  
 Location of Parking: West side (rear)  
 Sidewalks: 4'

19

Notes: Building in good condition. Extensive landscaping on site. Large lawn area with mature trees in the front of the building.

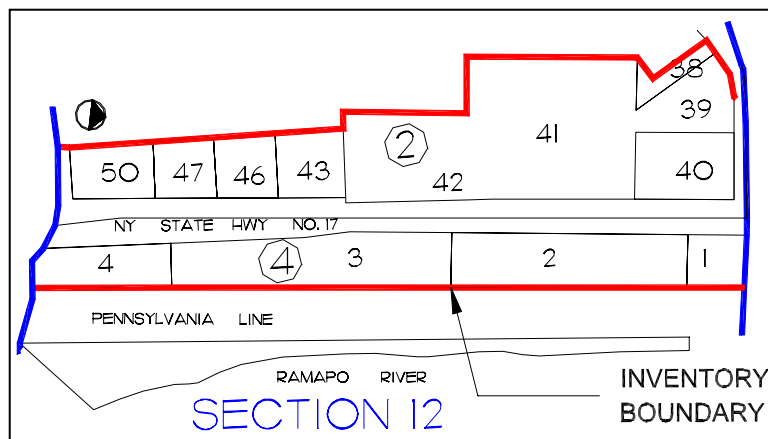


Section/Block/Lot: 12/2/42 & 43  
 Zone: NB  
 Use: Gulf Gas Station and Service  
 Building Type: Brick and concrete block  
 # of Stories: 1  
 Distance from ROW:  
 On-site Parking: 25 unmarked spaces (approximately)  
 Location of Parking: North and south sides  
 Sidewalks: 4' sidewalks

20

Notes: This site is comprised of two lots. A majority of it is impervious surface with very little landscape amenity. Along the southern property line is a significant change in topography which results in a large retaining wall.

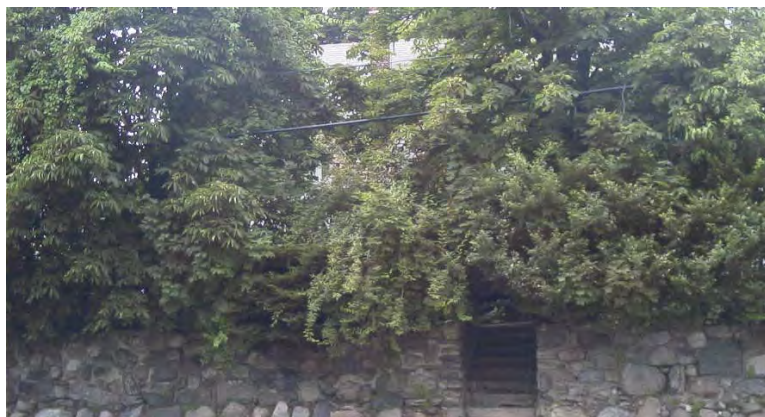




Section/Block/Lot: 12/2/46  
 Zone: NB  
 Use: Two-family residence  
 Building Type: Stucco  
 # of Stories: 2 1/2  
 Distance from ROW:  
 On-site Parking: 4 unmarked spaces (2 for ea. Dwelling unit)  
 Location of Parking: North and South side  
 Sidewalks: 4'

21

Notes: Beautiful stone retaining wall extends along the sidewalk the entire width of the property. There is a mature shade tree located on the other side of the retaining wall approximately 4 feet above the grade of the sidewalk.



Section/Block/Lot: 12/2/47  
 Zone: NB  
 Use: Four family Residence  
 Building Type: Stucco and Shingle  
 # of Stories: 1  
 Distance from ROW:  
 On-site Parking: 4 spaces  
 Location of Parking: North and South sides  
 Sidewalks: 4' sidewalks

22

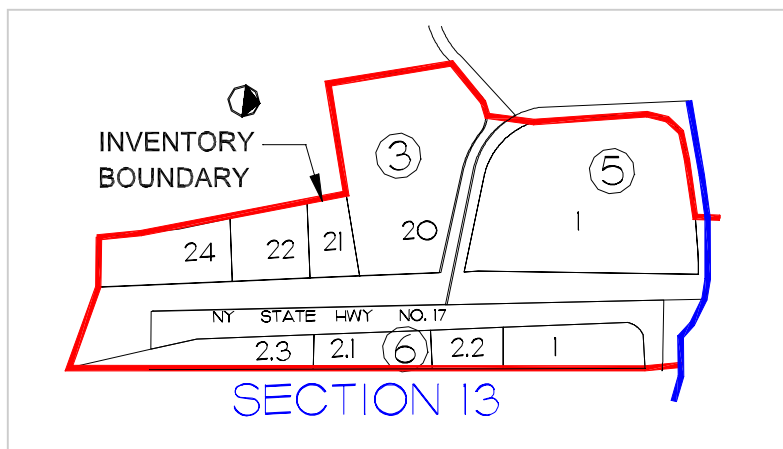
Notes: Beautiful stone retaining wall extends along the sidewalk the entire width of the property. Building hidden by overgrown landscaping.



Section/Block/Lot: 12/2/50  
 Zone: NB  
 Use: Three family Residence  
 Building Type: Siding  
 # of Stories: 2 1/2  
 Distance from ROW:  
 On-site Parking: 3 unmarked spaces  
 Location of Parking: South sides  
 Sidewalks: 4' sidewalks

23

Notes: The stone retaining wall also extends the width of this lot. However, this portion of the wall is in disrepair.



Section/Block/Lot: 13/6/1 & 2.2  
 Zone: NB  
 Use: Fire Department  
 Building Type: Stucco  
 # of Stories: 2 1/2 stories  
 Distance from ROW:  
 On-site Parking: 10 spaces  
 Location of Parking: North and South side  
 Sidewalks: 4'  
 Notes:

24



Section/Block/Lot: 13/6/2.1  
 Zone: NB  
 Use: Restaurant/ Snack Bar (Take a Break)  
 Building Type: wood frame building with gambrel roof  
 # of Stories: 1 story  
 Distance from ROW:  
 On-site Parking: 11 spaces  
 Location of Parking: North and South sides  
 Sidewalks: 4' sidewalks

Notes: Sidewalk is tilted at almost 45 degree angle, not usable.

25

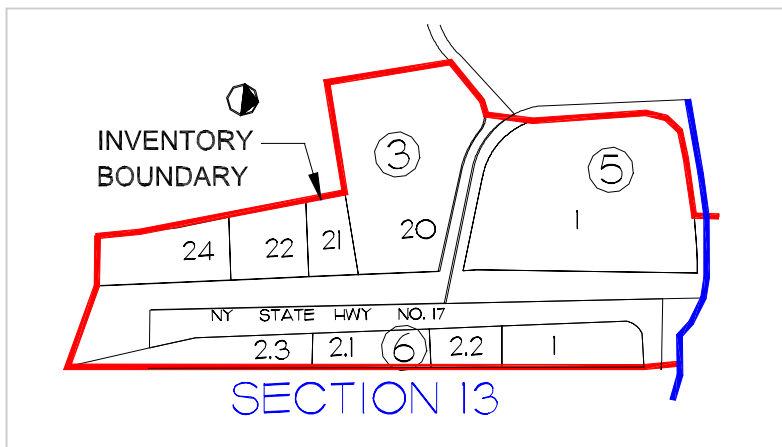


Section/Block/Lot: 13/5/1  
 Zone: NB & R-4  
 Use: George F. Baker High School  
 Building Type: Federal style with brick facade  
 # of Stories: 2 stories  
 Distance from ROW:  
 On-site Parking: not counted  
 Location of Parking: South and east side (front of building)  
 Sidewalks: No sidewalks

Notes: Extensive amount of grassed lawn area with sporadic mature plantings located throughout.

26





Section/Block/Lot: 13/3/20 & 21  
 Zone: NB  
 Use: John P. Mottola Gymnasium  
 Building Type: Two attached buildings (facades of brick and stucco)  
 # of Stories: 3 stories  
 Distance from ROW: Not counted  
 On-site Parking: In the front of the building along Route 17  
 Location of Parking: No sidewalks  
 Sidewalks: No sidewalks  
 Notes:

27



Section/Block/Lot: 13/3/22  
 Zone: NB  
 Use: Two-family residence  
 Building Type: Split level Ranch  
 # of Stories: 2  
 Distance from ROW: 2+ spaces  
 On-site Parking: East side in front of the dwelling  
 Location of Parking: No sidewalk  
 Sidewalks: No sidewalk  
 Notes: Several large mature deciduous trees located on this lot.

28



Section/Block/Lot: 13/3/24  
 Zone: NB  
 Use: Two-family residence  
 Building Type: Split level Ranch  
 # of Stories: 2 stories  
 Distance from ROW: 2+ spaces  
 On-site Parking: East side in front of dwelling  
 Location of Parking: No sidewalks  
 Sidewalks: No sidewalks  
 Notes: There building is surrounding by lawn and mature shade trees.

29

**9.3 ZONING REGULATIONS**

FOR ZONE DISTRICTS IN STUDY AREA

<b>ZONE DISTRICT</b>	<b>PERMITTED LAND USES</b>
<b>Neighborhood Business Zone District</b>	
Uses Permitted by Right	1. Same as Residential R-1 No. 5, 6, 7: 5. Church or similar place of worship 6. Schools of general instruction operated by a public school district 7. Libraries, museums, and art galleries
	2. Retail stores
	3. Personal service shops
	4. Banks, theatres, local offices, sit-down restaurants, and other similar community service facilities
	5. Bus stops
	6. Newsstands
	7. Medical and dental clinics
	8. Bicycle and specialty shops
Uses by Special Permit of Board of Appeals	1. Same as Residential R-1 No. 3, 5, 6: 3. Animal kennels, subject to §98-22A 5. Private schools, day camps and nursery schools 6. Nursing homes, private; convalescent facilities
	2. Dry-cleaning establishments for pick-up and delivery of clothes only
	3. Laundromats not exceeding 30 machines
	4. Trailers for business office and commercial purposes not exceeding 6 months and nonrenewable
	5. Railroad passenger station
	6. Gasoline service station, subject to §98-22C
	7. Guest lodges and hotels for overnight accommodations, provided that no house-keeping facilities shall be available, and shall be designed and operated for transient accommodation of less than 2 weeks, subject to §98-22E
	8. Private hospitals, sanitariums, or clinics
	9. Undertaking and funeral establishments
	10. Residences in structures with non-residential uses subject to §98-22T
Uses by Special Permit of Town Board	1. Same as Residential R-1: 1. Reservoirs on plots of 3 acres or more (same as FP-1, No.1) 2. Airports, landing fields and heliports on 50 acres or greater

<b>Floodplain 2 Zone District</b>	
Uses Permitted by Right	<p>1. Same as FP-1:</p> <ol style="list-style-type: none"> <li>1. Class I agricultural operations</li> <li>2. Class II agricultural operations</li> <li>3. Commercial forestry, subject to §98-22P</li> <li>4. Public parks and playgrounds</li> </ol>
Uses by Special Permit of Board of Appeals	<p>1. Same as FP-1:</p> <ol style="list-style-type: none"> <li>1. Quarrying operations for sand, gravel or other aggregate, limited solely to the removal of the product from the earth and its loading for transportation, subject to §98-22N.</li> <li>2. Outdoor recreation facilities, including golf courses, ice-skating rinks, swimming pools, parks, playfields, and ski areas, subject to §98-22O</li> <li>3. Essential services</li> <li>4. Essential services, open</li> <li>5. Public utility services</li> <li>6. Cemeteries on plots of 10 acres or more</li> <li>7. Social centers, recreation centers, and visitors centers on 100-acre plots or greater, subject to §98-22O</li> </ol>
	<p>2. All uses specified for LIO district subject to same area and bulk regulations</p> <ol style="list-style-type: none"> <li>1. Same as NB, Nos. 1, 4, 8 (see above)</li> </ol> <p>Same as HB, Nos. 4, 6, 8, 9</p> <ol style="list-style-type: none"> <li>4. Carnivals, circuses and pony rinks for a period not exceeding 3 weeks</li> <li>6. Parking lots and parking garages</li> <li>8. Animal hospitals and veterinary clinics, subject to §98-22L</li> <li>9. Schools of special instruction</li> </ol> <p>Same as RO, Nos. 3, 4, 5, 6</p> <ol style="list-style-type: none"> <li>3. Bus stops and shelters</li> <li>4. Caretaker, guard or watchman quarters</li> <li>5. Wholesale and warehousing establishments</li> <li>6. Same as FP-1, No. 1 (see above)</li> <li>4. Municipal refuse compacting and recycling centers</li> <li>5. Public utility and generation plant</li> <li>6. Lumber and building material sales</li> <li>7. Outdoor storage of painting supplies, raw materials, fuels, finished products, machinery and equipment</li> </ol>
Uses by Special Permit of Town Board	<p>1. Same as FP-1:</p> <ol style="list-style-type: none"> <li>1. Reservoirs on plots of 3 acres or more</li> <li>2. Vacation campgrounds, subject to §98-22M</li> </ol>



<b>Residential Zone Districts R-3 &amp; R-4</b>	
Uses Permitted by Right	1. Same as R-1: 1. Same as FP-1 Nos. 1 to 4 (see above) Same as SR, No.2:  Outdoor recreation activities 3. Single-family detached with driveway located on road shown as other than a local road on official map 4. Single-family detached with driveway located on road shown on official map 5. Church or similar place of worship 6. Schools of general instruction operated by a public school district 7. Libraries, museums, and art galleries
	2. Senior care facilities (R-4 only)
Uses by Special Permit of Board of Appeals	1. Same as R-1: 1. Same as FP-1 No. 1, 2, 3, 4, 5, 6, 7 (see above) Same as SR, No. 2 and 4:  2. Dwelling restricted for use of park employees 4. Water recreation areas 3. Animal kennels, subject to §98-22A 4. Private stable and riding academies, subject to §98-22B 5. Private schools, day camps and nursery schools 6. Nursing homes, private convalescent facilities
	2. Two-family dwellings with central sewer and water (R-3 and R-4)
	3. Townhouses with central sewer and water (R-3 only)
	4. Multiple residence with central sewer and water subject to §98-22H (R-4 only)
Uses by Special Permit of Town Board	1. Same as R-1: 1. Same as FP-1, No.1 (see above) 2. Airports, landing fields, and heliports on 50 acres or greater
	2. Planned integrated development (PID) subject to §98-23 (R-3 and R-4)
	3. Private hospitals, sanitariums or clinics (R-4 only)

## Neighborhood Business District Area and Bulk Regulations

Uses	Min. Site Area	Min. Lot Width	Min. Front Yard	Min. Side Yard		Min. Rear Yard	Min. Lot Depth	Max. Dev't Cov.	Max. Bldg Height	Max. Bldg Cov.	Min. Livable Floor Area	FAR	Min. Street Frontage	Resid. Density Factor
				One	Both									
Uses Permitted by Right														
Church	80,000 SF	200'	75'	35'	100'	50'	300'	50%	35'	N/S	N/A	N/S	200'	N/A
Schools	13ac.	500'	100'	100'	250'	100'	700'	20%	35'	N/S	N/A	N/S	200'	N/A
Libraries	3ac.	300'	75'	50'	125'	50'	300'	20%	35'	N/S	N/A	N/S	100'	N/A
Retail stores	10,000 SF	100'	25'	0'	10'	15'	100'	60%	45'	60%	N/A	1.8	N/S	N/S
Personal service shops	10,000 SF	100'	25'	0'	10'	15'	100'	60%	45'	60%	N/A	1.8	N/S	N/S
Community service facilities (a)	10,000 SF	100'	25'	0'	10'	15'	100'	60%	45'	60%	N/A	1.8	N/S	N/S
Bus stops	10,000 SF	100'	25'	0'	10'	15'	100'	60%	45'	60%	N/A	1.8	N/S	N/S
Newsstands	10,000 SF	100'	25'	0'	10'	15'	100'	60%	45'	60%	N/A	1.8	N/S	N/S
Medical and dental clinics	10,000 SF	100'	25'	0'	10'	15'	100'	60%	45'	60%	N/A	1.8	N/S	N/S
Bicycle and specialty shops	10,000 SF	100'	25'	0'	10'	15'	100'	60%	45'	60%	N/A	1.8	N/S	N/S
All other uses	500 SF	40'	5'	5'	15'	5'	N/A	20%	10'	N/A	N/A	N/A	N/S	N/S
Uses by Special Permit of Board of Appeals														
Animal kennels	5ac.	400'	75'	100'	250'	100'	500'	15%	35'	N/S	N/A	N/S	100'	(b)
Private schools	5ac.	400'	75'	100'	250'	100'	500'	15%	35'	N/S	N/A	N/S	100'	(b)
Nursing homes	5ac.	400'	75'	100'	250'	100'	500'	15%	35'	N/S	N/A	N/S	100'	(b)
Dry-cleaning	10,000 SF	100'	25'	0'	10'	15'	100'	60%	45'	60%	N/A	1.8	N/S	N/S
Laundromats	10,000 SF	100'	25'	0'	10'	15'	100'	60%	45'	60%	N/A	1.8	N/S	N/S
Business office trailers	10,000 SF	100'	25'	0'	10'	15'	100'	60%	45'	60%	N/A	1.8	N/S	N/S
Funeral homes	10,000 SF	100'	25'	0'	10'	15'	100'	60%	45'	60%	N/A	1.8	N/S	N/S
Railroad passenger station	40,000 SF	300'	50'	50'		50'	125'	60%	35'	10%	N/A	0.45	N/S	N/S
Gasoline service station	40,000 SF	300'	50'	50'		50'	125'	60%	35'	10%	N/A	0.45	N/S	N/S
Guest lodges and hotels	87,000 SF	300'	75'	50'	125'	50'	150'	70%	48'	25%	(c)	1.00	N/S	N/S
Hospitals and clinics	87,000 SF	300'	75'	50'	125'	50'	150'	70%	48'	25%	(c)	1.00	N/S	N/S
Uses by Special Permit of Town Board														
Reservoirs	5ac.	400'	75'	100'	250'	100'	500'	15%	35'	N/S	N/A	N/S	100'	(b)
Airports, Heliports	5ac.	400'	75'	100'	250'	100'	500'	15%	35'	N/S	N/A	N/S	100'	(b)

(a) Includes banks, theatres, sit-down restaurants, and local offices.

(b) 1 bed per 10,000 square feet

© 350 square feet per accommodation unit

N/A = not applicable

N/S = No standard provided

## **Parking Requirements**

<b>LAND USE</b>	<b>PARKING REQUIREMENT</b>
<b>Residential Zone Districts (R-3 and R-4)</b>	
Single-family Dwelling	2 spaces per dwelling
Two-family Dwelling	1 exterior space per dwelling and 1 fully enclosed space per dwelling
Townhouses	2 spaces per dwelling
Multi-family Residence	1 space per bedroom with a minimum of 1 per dwelling and a maximum of 2.5 per dwelling
Churches	1 space for every 4 seats
Home Occupation or Home Professional Offices	1 space per 300 square feet of floor area but not less than 4
Schools	1 space per 12 students, plus 1 space for each 2 administrative personnel
Nursing Homes	1 space for each 2 beds or units
Senior Care facilities	1 space for each 2 residential units, plus 1 space for each employee on the maximum shift
Library, museums, and galleries	1 space per 200 square feet of floor space to a maximum of 15
<b>Neighborhood Business Zone District</b>	
Retail stores and shops	1 space per 200 square feet of floor area in sale use
Banks	1 space per 300 square feet of floor area
Business and professional offices	1 space per 200 square feet of floor area
Medical and dental clinics or offices	4 spaces for each doctor or dentist, plus 1 space for each examining room
Restaurants	1 space for each 3 seats
Gasoline service station	4 spaces for each service bay, plus 1 space per 300 square feet of floor area outside service area
Railroad station	At least 20 spaces per scheduled stop
Funeral home	10 spaces per parlor or chapel
Laundromats	1 space per 4 machines
Hospitals and sanitariums	1 space per each 2 beds
Residence in non-residential structures	1 space per bedroom with a minimum of 1 and a maximum of 2.5 per dwelling unit
<b>Flood Plain-2 Zone District</b>	
Auditorium, stadium, theatre or other place of public assembly	1 space for each 3 seats based on maximum capacity
Restaurant or other eating establishment	At least 1 space for each 3 seats (except in mixed use building where shared parking is available)
Buildings or open stands for display and sale of agricultural products	1 space for 5 feet of front wall of such stand or 300 square feet of floor space
Essential services	1 space for each on-site employee
Industrial or manufacturing establishments	At least 1 parking space for each 400 square feet of floor area or each 2 workers, whichever is greater

**9.4 CENSUS INFORMATION**

POPULATION OF TUXEDO PARK, NY 1990 AND 2000

**Population Census Statistics**

Subject	Number	
	1990	2000
Total population	701	731
<i>Sex and Age</i>		
Male	N	362
Female	N	369
Under 5 years	43	45
5 to 9 years	33	49
10 to 14 years	52	52
15 to 19 years	28	27
20 to 24 years	40	26
25 to 34 years	74	58
35 to 44 years	127	112
45 to 54 years	129	159
55 to 59 years	55	58
60 to 64 years	44	56
65 to 74 years	48	54
75 to 84 years	28	29
85 years and over		6

Note: N = Not available



**9.5 RETAIL TRADE INFORMATION**

1997 CENSUS DATA

**Economic Census Statistics**

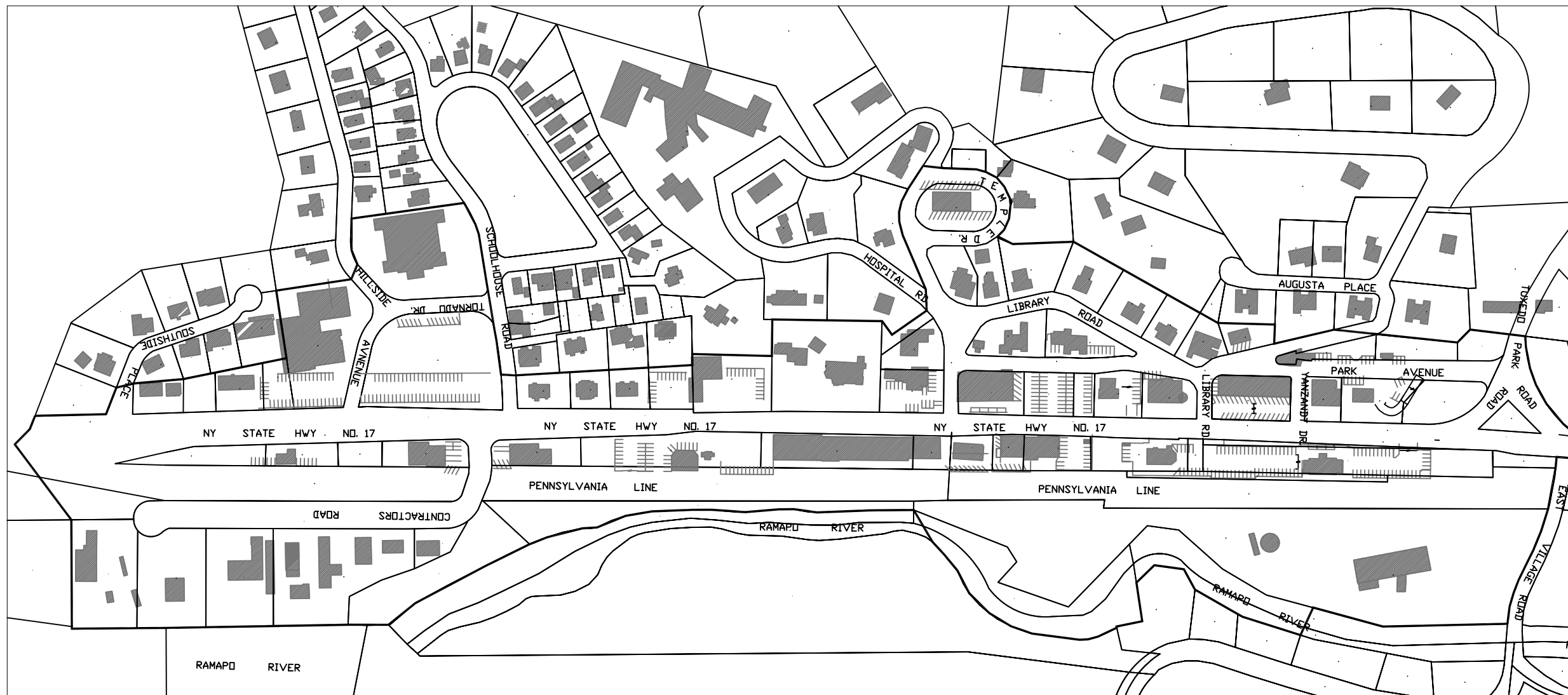
For ZIP Code 10987

Description	Establishments	Sales or receipts (\$1000)	Annual payroll (\$1000)	Paid employees
Manufacturing	4	M	M	M
Retail trade	5	1000-2499	100-249	10-19
Professional, scientific, and technical services (Taxable)	11	1000-2499	500-999	10-19
Administrative and support and waste management and remediation services	4	5000-9999	1000-2499	20-49
Educational services (Taxable)	0	N	N	N
Health care and social assistance (Taxable)	3	250-499	50-99	5-9
Arts, entertainment and recreation (Taxable)	0	N	N	N
Accommodation and foodservices	7	1000-2499	250-500	20-49
Other services (except public administration) (Taxable)	4	250-499	50-99	5-9


Note: M = Not published for Manufacturing, N = Not available

MAPS

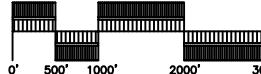
STUDY AREA BOUNDARIES	1
EXISTING LAND USE	2
EXISTING PARKING CONDITIONS	3
EXISTING ZONING MAP	4
ENVIRONMENTAL CONSTRAINTS	5
THE DESIGN OPTIONS	6
THE OVERALL PAVEMENT LAYOUT	7



**Project Title**  
Central Business District  
  
TUXEDO NEW YORK

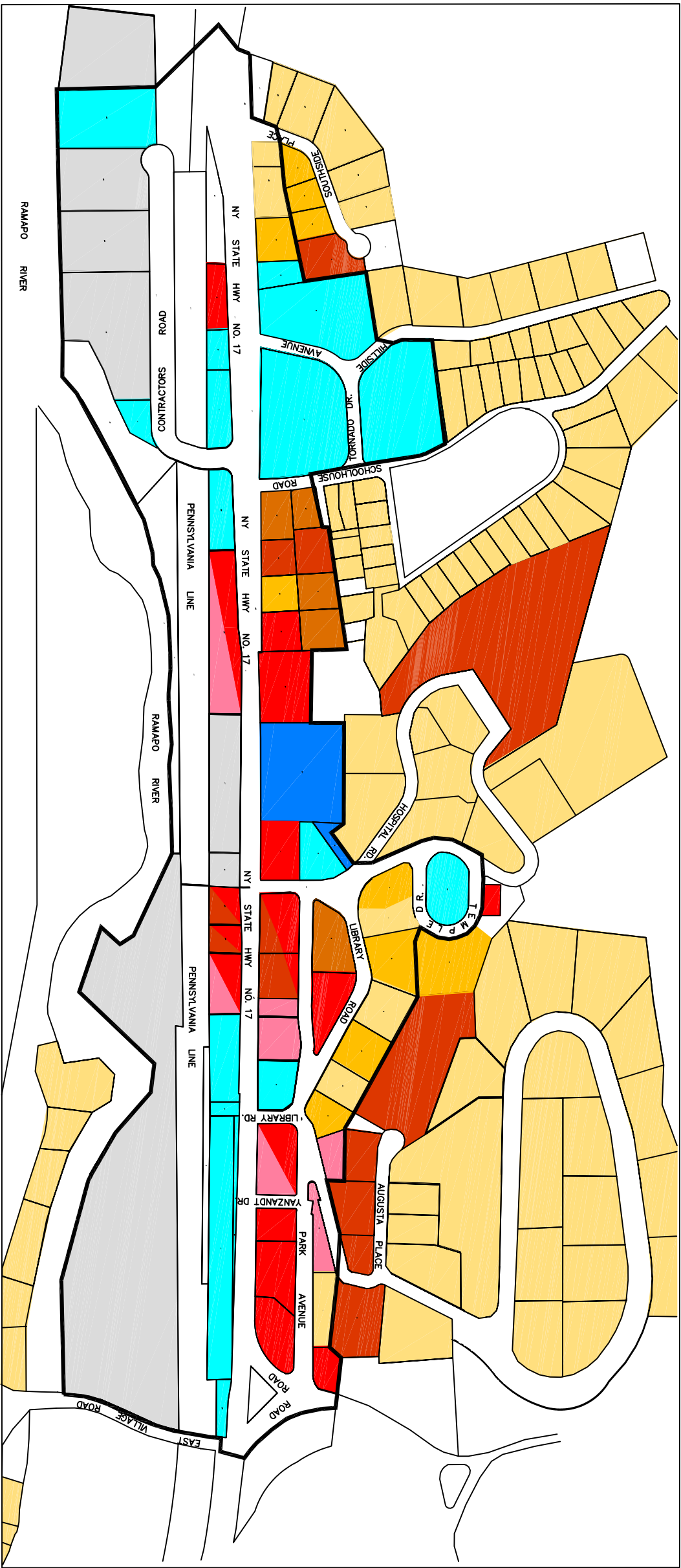
**Key Map**  
Scale NOT TO SCALE  


**Dwg. Legend**  
STUDY AREA BOUNDARY

Rev	Description	Date	Dwn	Ckd
Dwg. Title				
Study Area				
Graphic Scale				
				

JOSEPH H. BURGIS AICP PROFESSIONAL PLANNER NEW JERSEY LIC. NO. 2450	
Project No. 1154.01	
Sheet No. 1 of 4	
Date 08.06.02	
Drawn bb	
Checked	
Dwg. Scale 1"=1000'	
Dwg. No.	
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25 HARTFORD AVENUE  
TUXEDO, NEW JERSEY 07640  
PHONE: (201) 665-1811  
FAX: (201) 665-2559

Project Title

CENTRAL BUSINESS  
DISTRICT

TUXEDO, NEW YORK

Key Map

Scale NOT TO SCALE



Map Legend

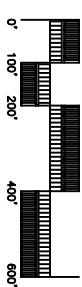
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- 2 FAMILY RESIDENTIAL
- 3 FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- OFFICE
- PUBLIC
- QUASI-PUBLIC
- LIGHT INDUSTRIAL

Rev	Description	Date	Drawn	Check

Map Title

EXISTING LAND USE

Graphic Scale



JOSEPH H. BURGESS ACP  
PROFESSIONAL PLANNER  
NEW JERSEY LIC. NO. 2450

Project No. 1154.01

Sheet No. 1 of 1

Date 05/26/2002

Drawn J.L.

Checked \_\_\_\_\_

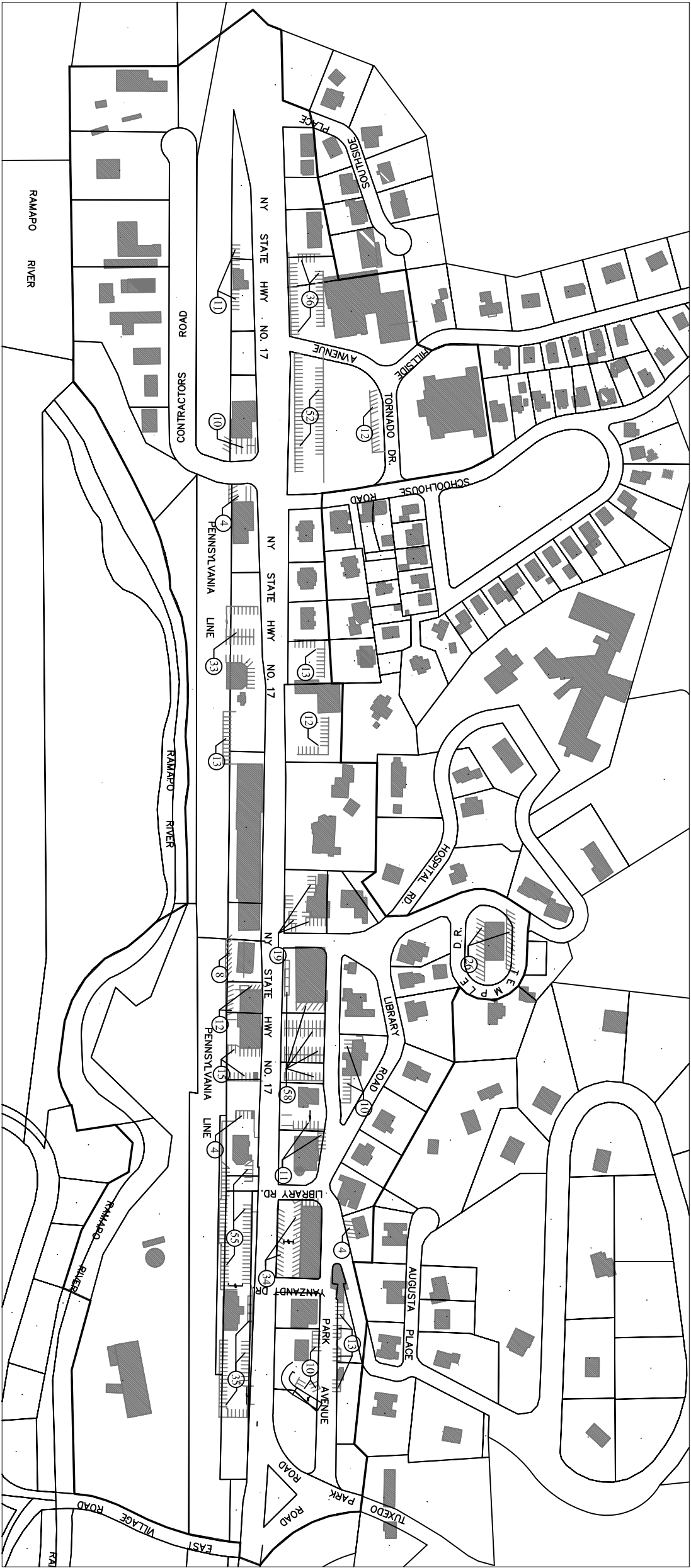
Map Scale 1"=200'

Map No.

ELU

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FAX: (201) 666-2500

Project Title  
Central Business District

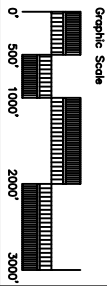
TUXEDO

Key Map  
Scale NOT TO SCALE



Dwg. Legend  
STUDY AREA BOUNDARY  
NUMBER OF EXISTING  
PARKING SPACES  
13

Rev.	Description	Date	Drawn	Check
Dwg. Title	Existing Parking Conditions			
	• 510 Existing Parking Spaces			

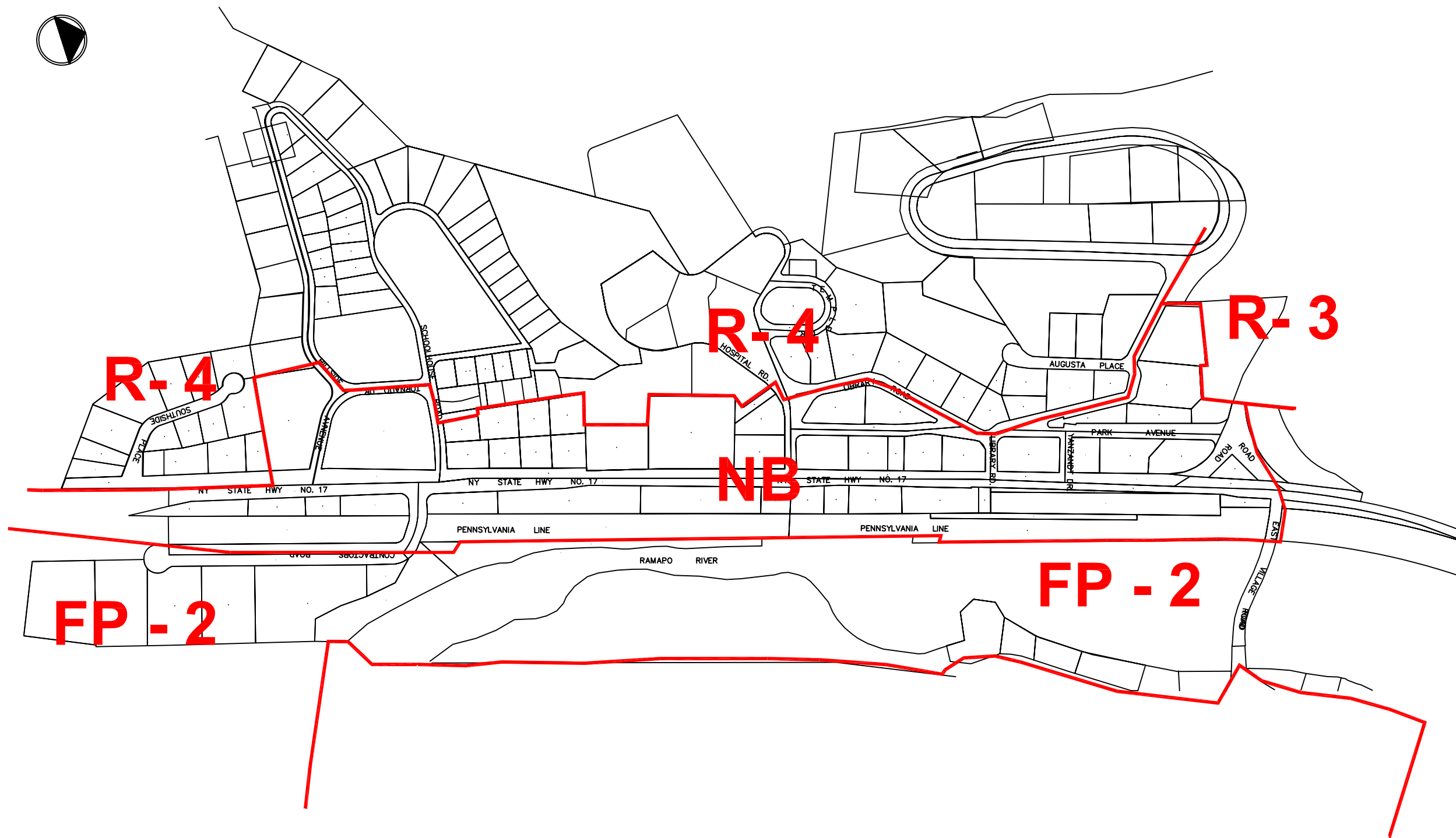


JOSEPH H. BURGESS AICP  
PROFESSIONAL PLANNER  
NEW JERSEY L.C. NO. 2450

Project No.	1194.01
Sheet No.	1 of 4
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Dwg. No.	

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FAX: (201) 898-8090

Project Title  
**CENTRAL BUSINESS DISTRICT**  
**TUXEDO, NEW YORK**

Key Map  
Scale NOT TO SCALE

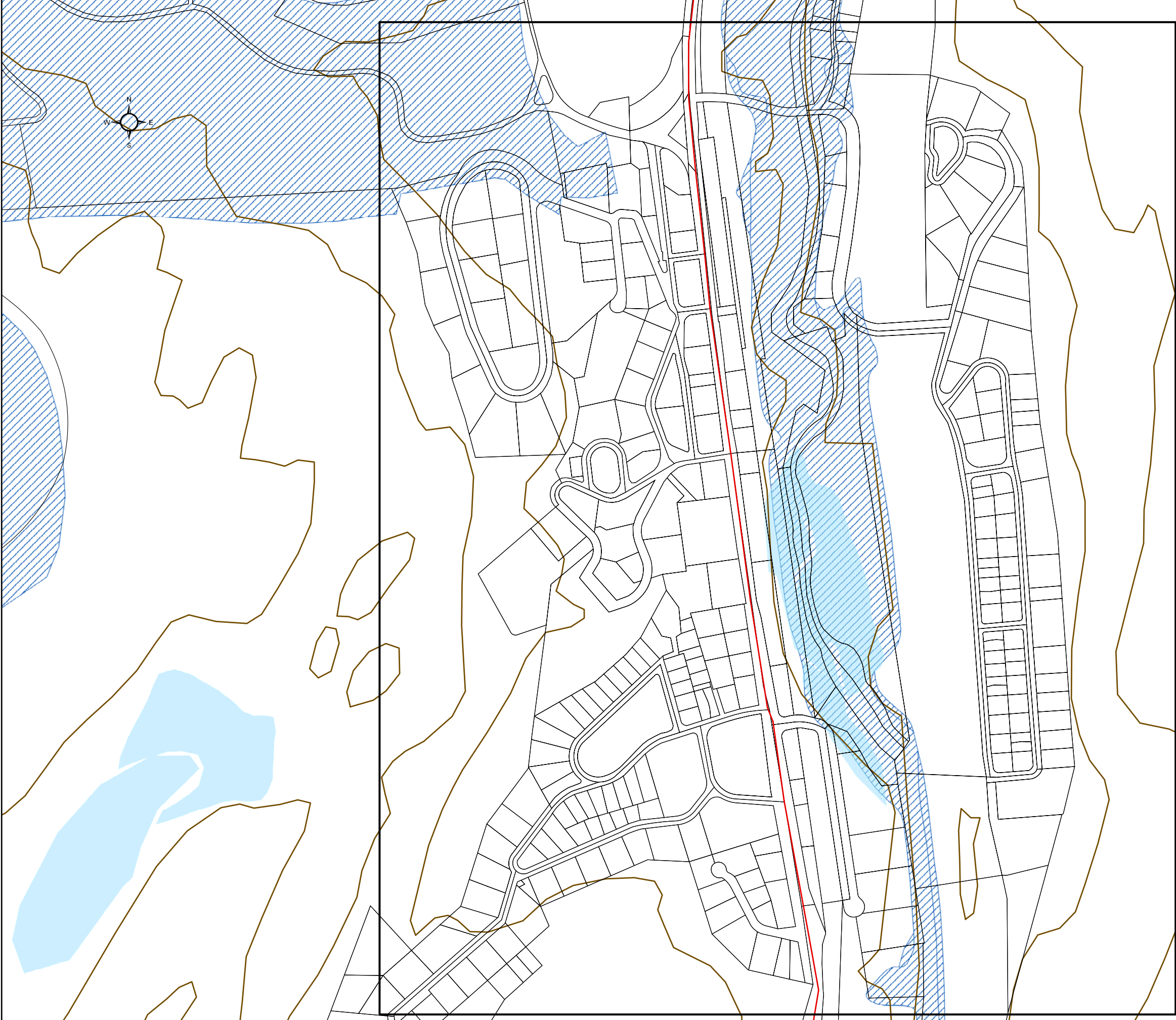
- Dwg. Legend
- FP-2** FLOODPLAIN INDUSTRIAL
  - R-3** SUBURBAN RESIDENTIAL
  - R-4** HAMLET RESIDENTIAL
  - NB** NEIGHBORHOOD BUSINESS

1	CHANGED ZONE BOUNDARIES	06	2102	BB
Rev	Description	Date	Dwn	Ckd
Dwg. Title EXISTING ZONING				
Graphic Scale 0' 100' 200' 400' 600'				

JOSEPH H. BURGIS AICP  
PROFESSIONAL PLANNER  
NEW JERSEY LIC. NO. 2450

Project No.	1154.01
Sheet No.	1 of 1
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Dwg. No.	ZO

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Fax: (201) 666-2599


Project Title

TUXEDO CBD

TUXEDO, NEW YORK

Key Map

Scale NOT TO SCALE



Dwg. Legend

Route 17

Parcels

100' Contours

Wetlands

Flood Plains

Rev	Description	Date	Dwn	Ckd

Dwg. Title

Environmental Constraints Map

Graphic Scale

0 50 100 200 300 400 Feet

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Project No.	1154.01
Sheet No.	1 of 1
Date	01/29/03
Drawn	RN
Checked	BB
File Name	1154.01ENV

Dwg. No.  
ENV

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(Source: The Orange County, N.Y. Mapping Data  
by Orange County Water Authority)





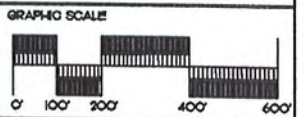
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**CENTRAL BUSINESS DISTRICT**  
  
**TUXEDO, NEW YORK**

KEY MAP  
SCALE NOT TO SCALE

DWG. LEGEND

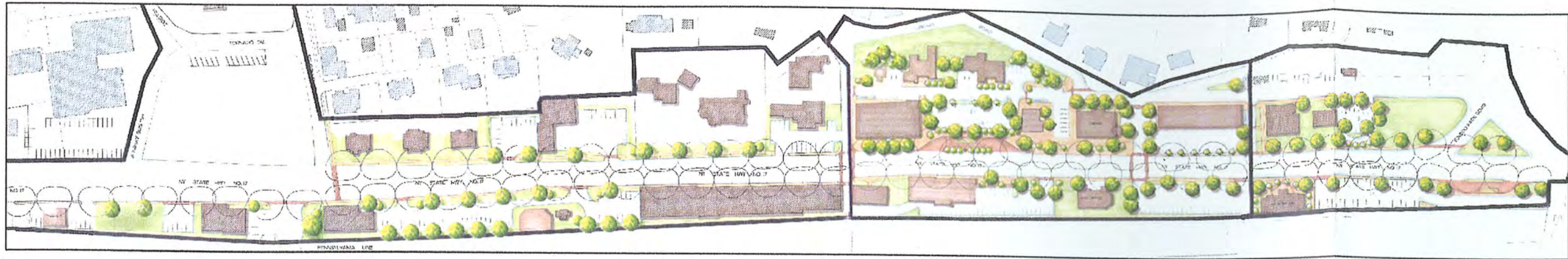
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DWG. TITLE  
**DESIGN OPTIONS**

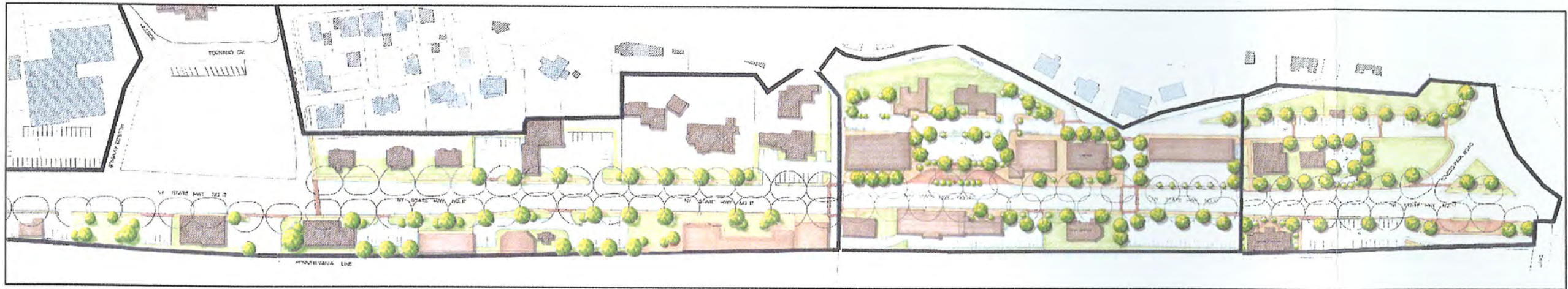


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NEW JERSEY LIC. NO. 2480

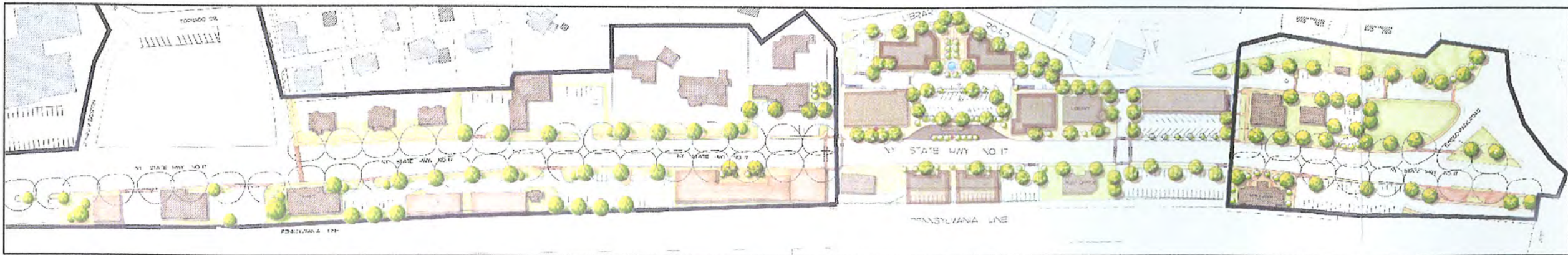
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SHEET NO. 1 OF 1	
DATE 08/25/2003	
DRAWN J.L.	
CHECKED	
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DWG. NO.	
OPT	
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OPTION ONE



OPTION TWO



OPTION THREE



Project Title  
Central Business District

TUXEDO

NEW

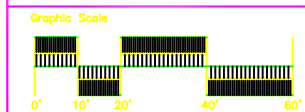
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Dwg. Legend  
STUDY AREA BOUNDARY

Rev	Description	Date	By	Chk

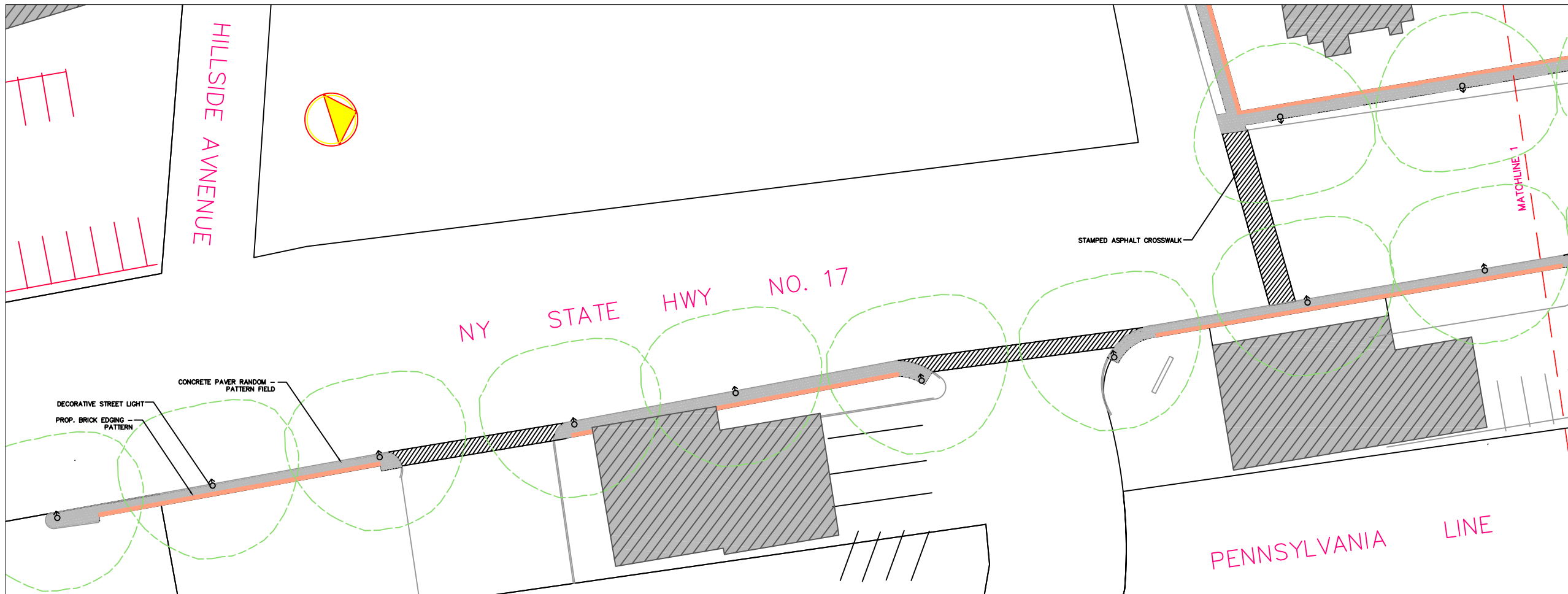
Dwg. Title  
Sidewalk Pavement  
Layout Plan



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PROFESSIONAL PLANNER

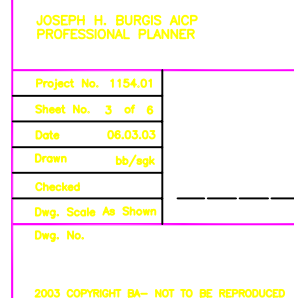
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Sheet No. 1 of 6	
Date 06.03.03	
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Checked	
Dwg. Scale As Shown	
Dwg. No.	

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Central Business District

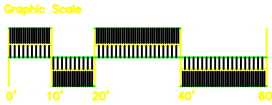
TUXEDO

Key Map  
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Dwg. Legend  
STUDY AREA BOUNDARY

Rev	Description	Date	Dwn	Clid

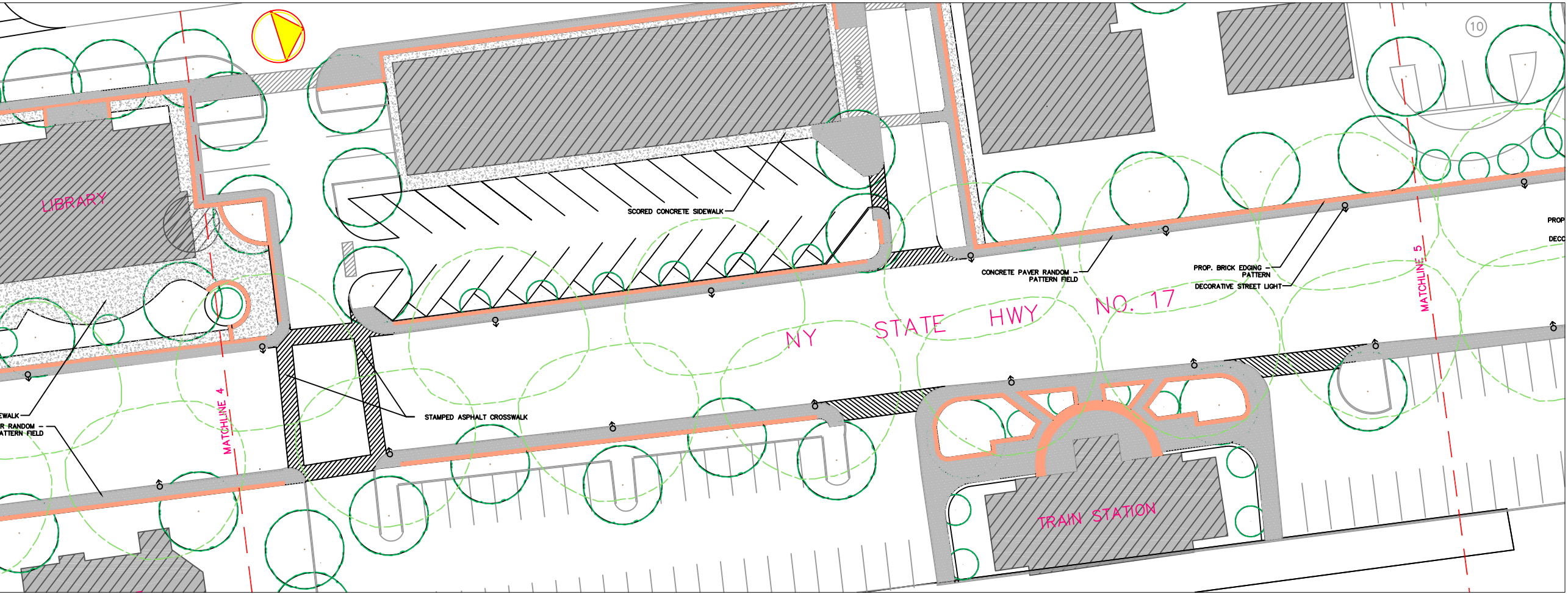
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Sidewalk Pavement  
Layout Plan



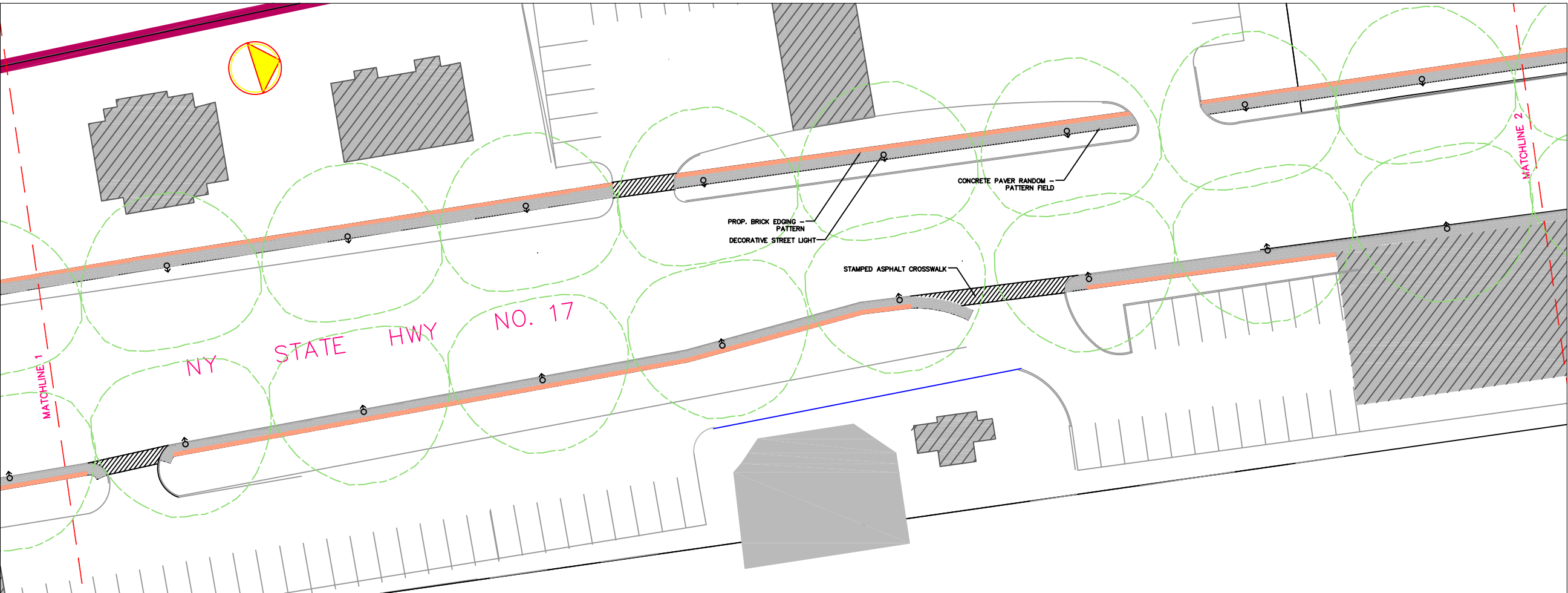
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PROFESSIONAL PLANNER

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Sheet No.	5 of 6
Date	08.03.03
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Dwg. No.	

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PHONE: (201) 666-8111  
FAX: (201) 666-2599

Project Title  
Central Business District

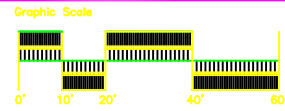
TUXEDO

Key Map  
Scale NOT TO SCALE

Dwg. Legend  
STUDY AREA BOUNDARY

Rev	Description	Date	Dwn	Ckd

Dwg. Title  
Sidewalk Pavement  
Layout Plan



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Project Title  
Central Business District

TUXEDO

NEW YORK

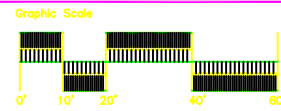
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STUDY AREA BOUNDARY

Rev	Description	Date	Pen	Ckd

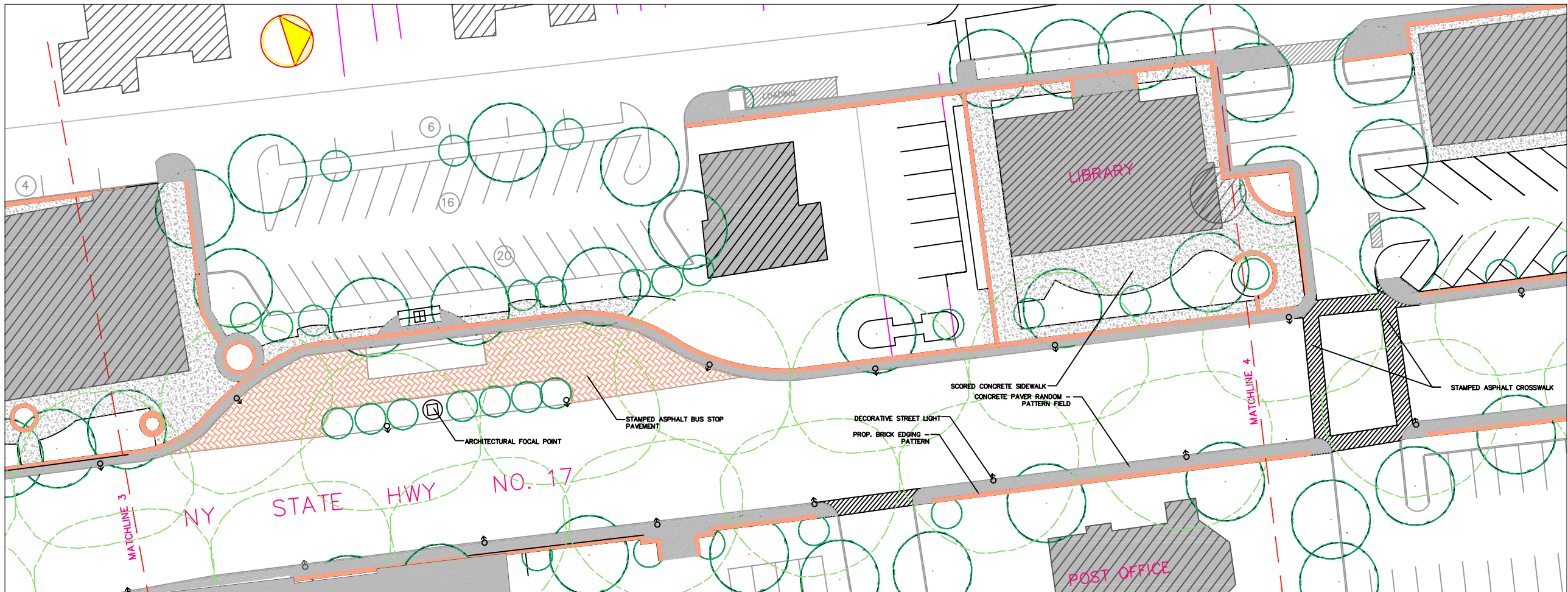
Dwg. Title  
Sidewalk Pavement  
Layout Plan



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Project No.	1154.01
Sheet No.	4 of 6
Date	06.03.03
Drawn	bb/sgk
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Dwg. No.	_____

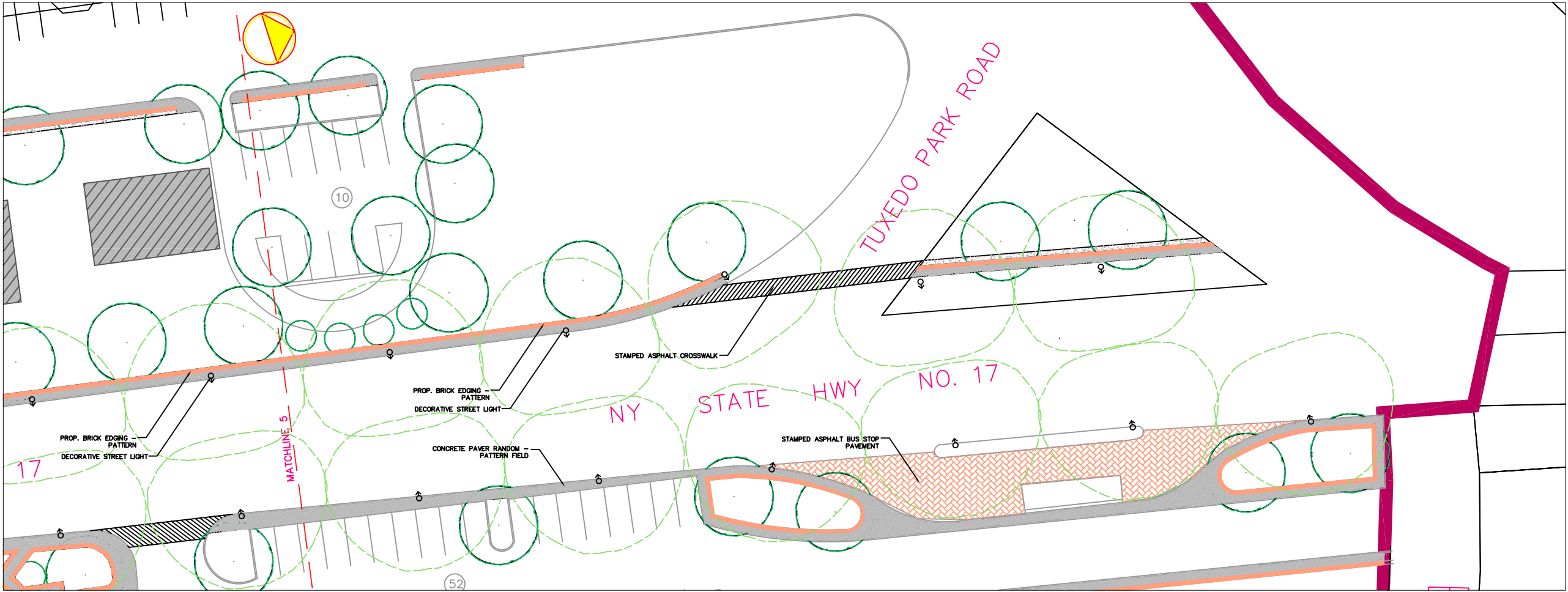
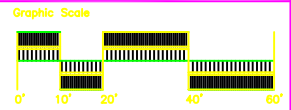
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Rev	Description	Date	Dwn	Cdd



**Appendix B**  
**2004 Community Survey**

---

# Town of Tuxedo

## Community

## Survey Results

Sponsored and Prepared by



# Background

---

- ▶ Survey sponsored and conducted by Chamber in Fall of 2004 to
  1. Capture resident attitudes about town businesses, government, municipal services, schools, recreation and development.
  2. Provide feedback for business community and elected officials
  3. Use findings to improve business opportunities, community services, resources and relations.
- ▶ 1,900 survey questionnaires distributed to residents
- ▶ 356 responses (19% response rate/26% of households)



# General Observations

---

- ▶ 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 here, tend to stay here. Nearly half of residents responding to the survey have lived here 10 years or longer.
- ▶ Tuxedo’s open spaces and small-town size are major attractions and the reason most people come and remain here.
- ▶ Town demography 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.

# General Observations (cont'd.)

---

- ▶ 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.

For example, attitudes toward water quality will vary depending on whether the respondent lives in the Laurel Ridge/Clinton Woods area as opposed to the hamlet (East Village) or Eagle Valley/Woodlands.

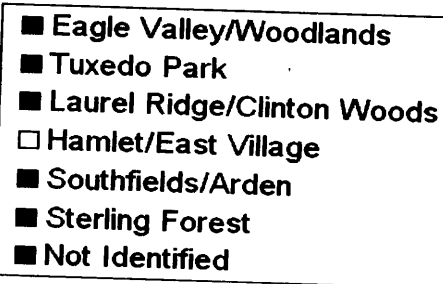
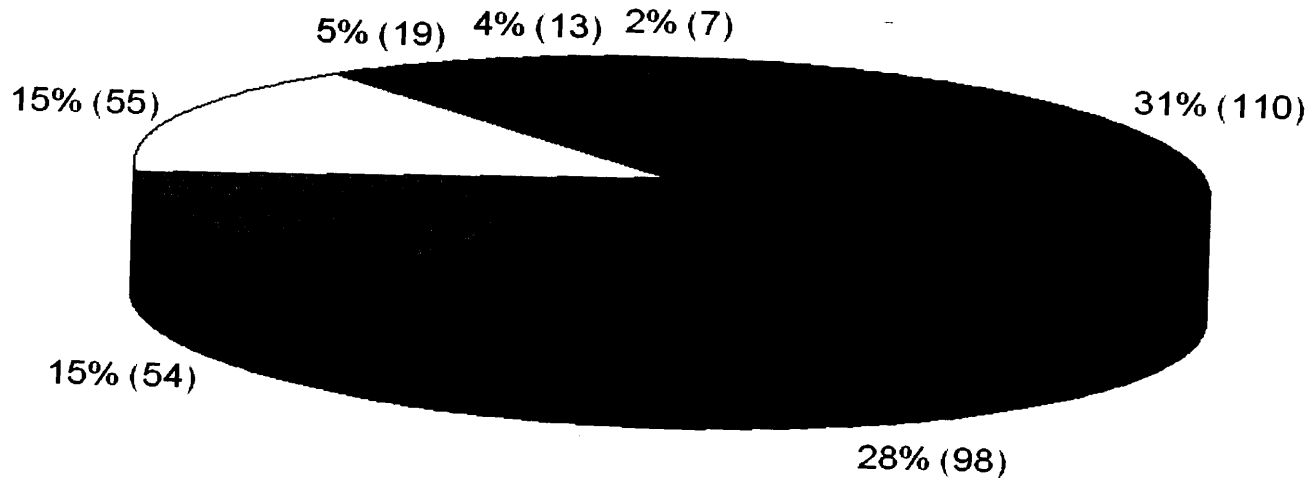
- ▶ Businesses in Tuxedo are incidental rather than central to the community dynamic. While past development in the northern section of town envisioned integration of commercial and residential areas, the historical record and recent withdrawal of commercial interests have rendered that vision unfulfilled.
- ▶ The challenges facing the business community will likely persist until 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.

# Community Profile

---

- ▶ Most respondents reside in Eagle Valley/Woodlands (31%) followed by Tuxedo Park (28%); Laurel Ridge/Canton Woods (15%) and the Hamlet/East Village (15%).

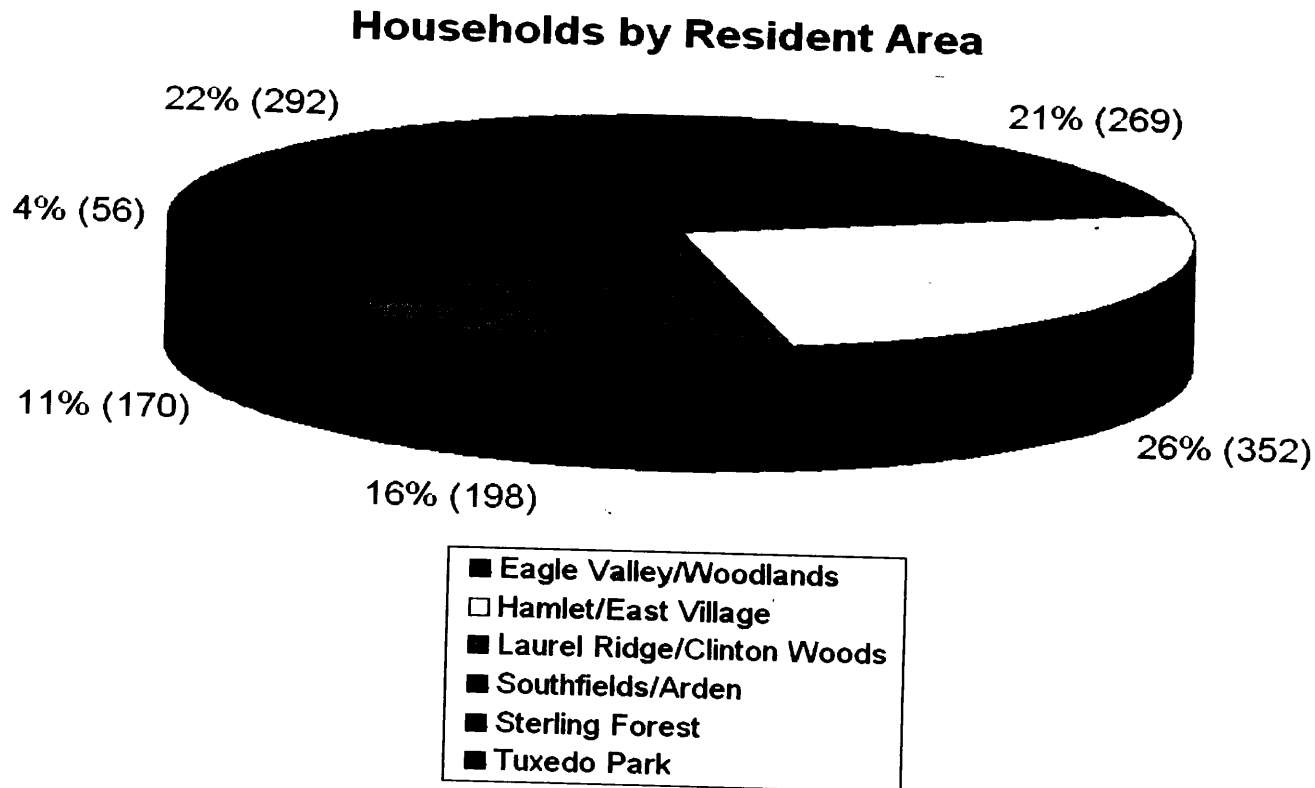
**Respondents by Resident Area**



# Community Profile

---

- Actual distribution of households by resident area, according to the 2000 U.S. Census, is the Hamlet/East Village (26%), Tuxedo Park (22%), Eagle Valley/Woodlands (21%) and Laurel Ridge/Clinton Woods (16%).





# Community Profile

---

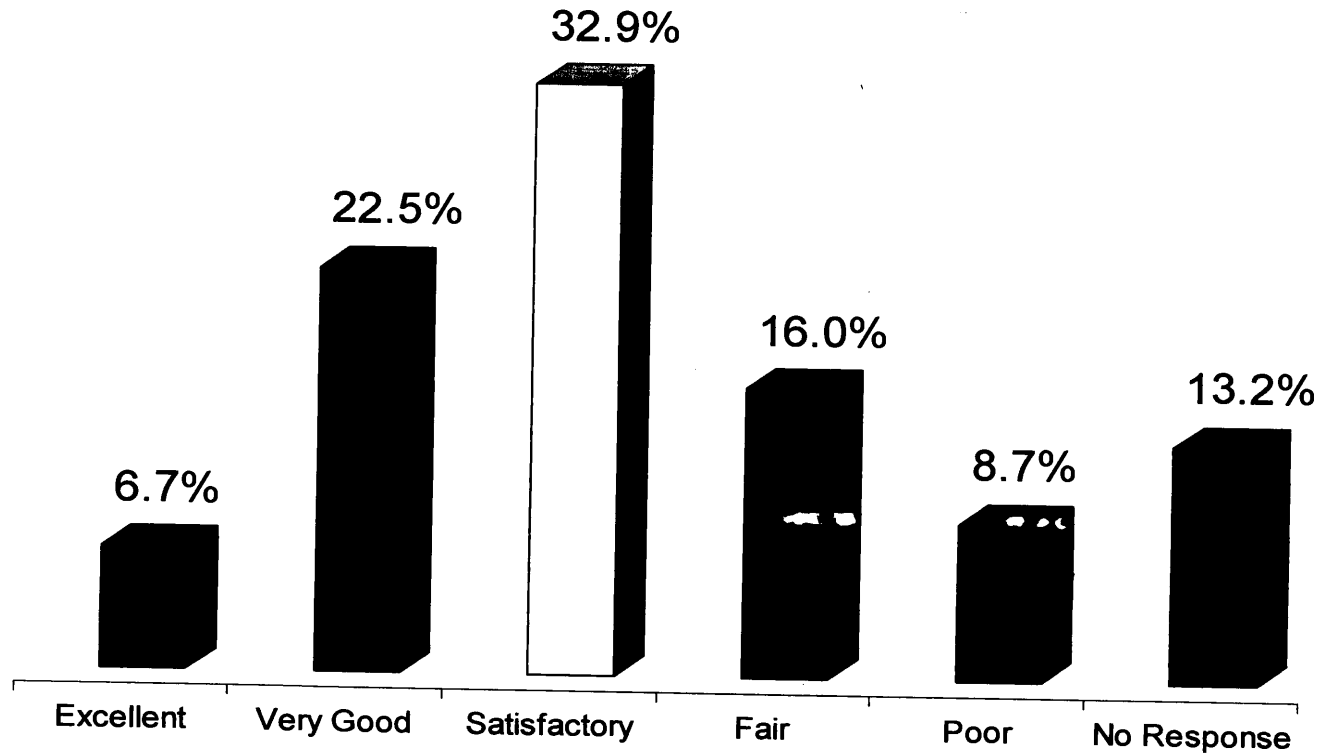
- ▶ Over 85% of respondents have lived here at least 3 years and over 50% respondents have been residents 10 years or longer.
- ▶ Nearly 2 of 3 responding households are comprised of either one or two occupants; less than a 28% are Two Parent families; and less than 5% have 5 or more occupants.
- ▶ In 1 out of 5 households at least one member is retired.
- ▶ The most cited reason for living in Tuxedo (83% of respondents) is “open spaces” with “town size” and “location for work” cited by about 1 out of 4 respondents. About 12% cited schools and less than 10% recreation.

# Recreational Facilities

---

- ▶ Over 60% of respondents rate parks and athletic facilities as satisfactory or better; and 67% of respondents rate outdoor recreation (hunting, fishing, hiking and boating) in similar fashion.

**Rating of Parks and Athletic Facilities**

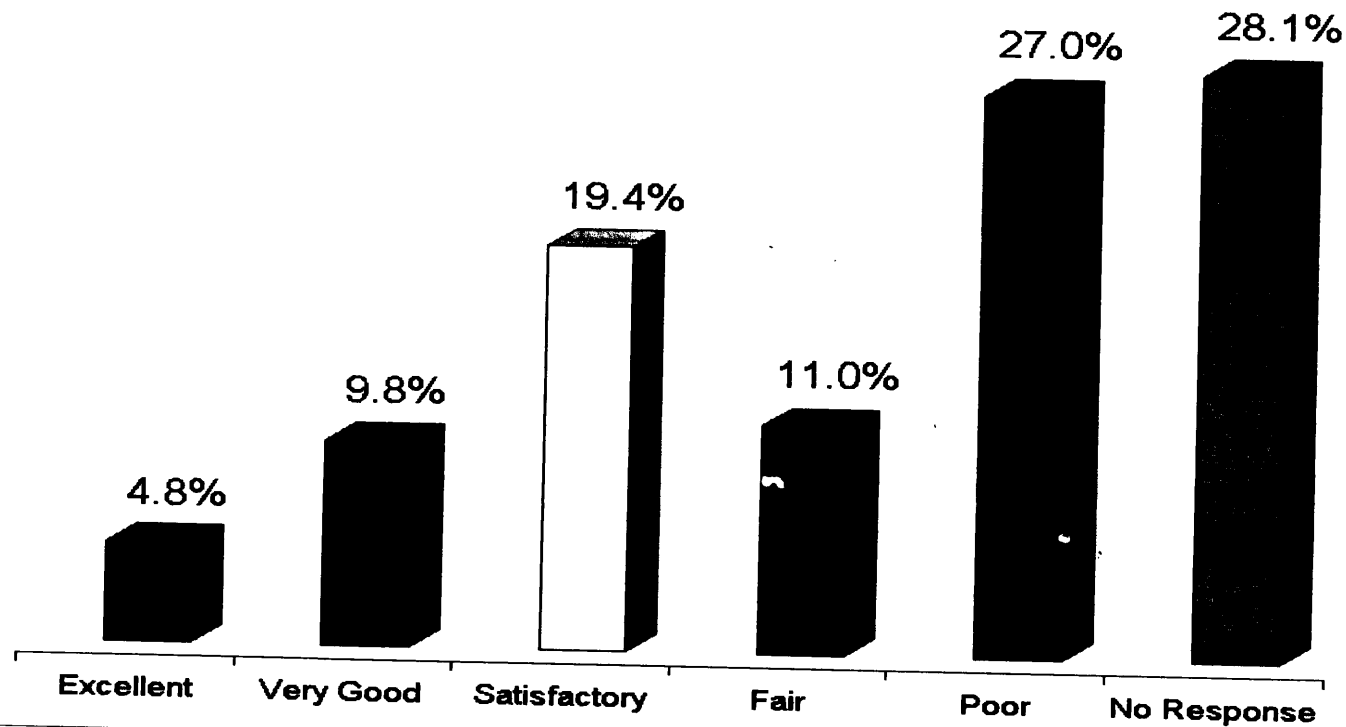


# Recreational Facilities

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- ▶ Availability of swimming facilities (indoor and outdoor) is perceived negatively (over 65% rated less than satisfactory) with many residents comments consistently mentioning their absence.

**Rating of Swimming Accommodations**

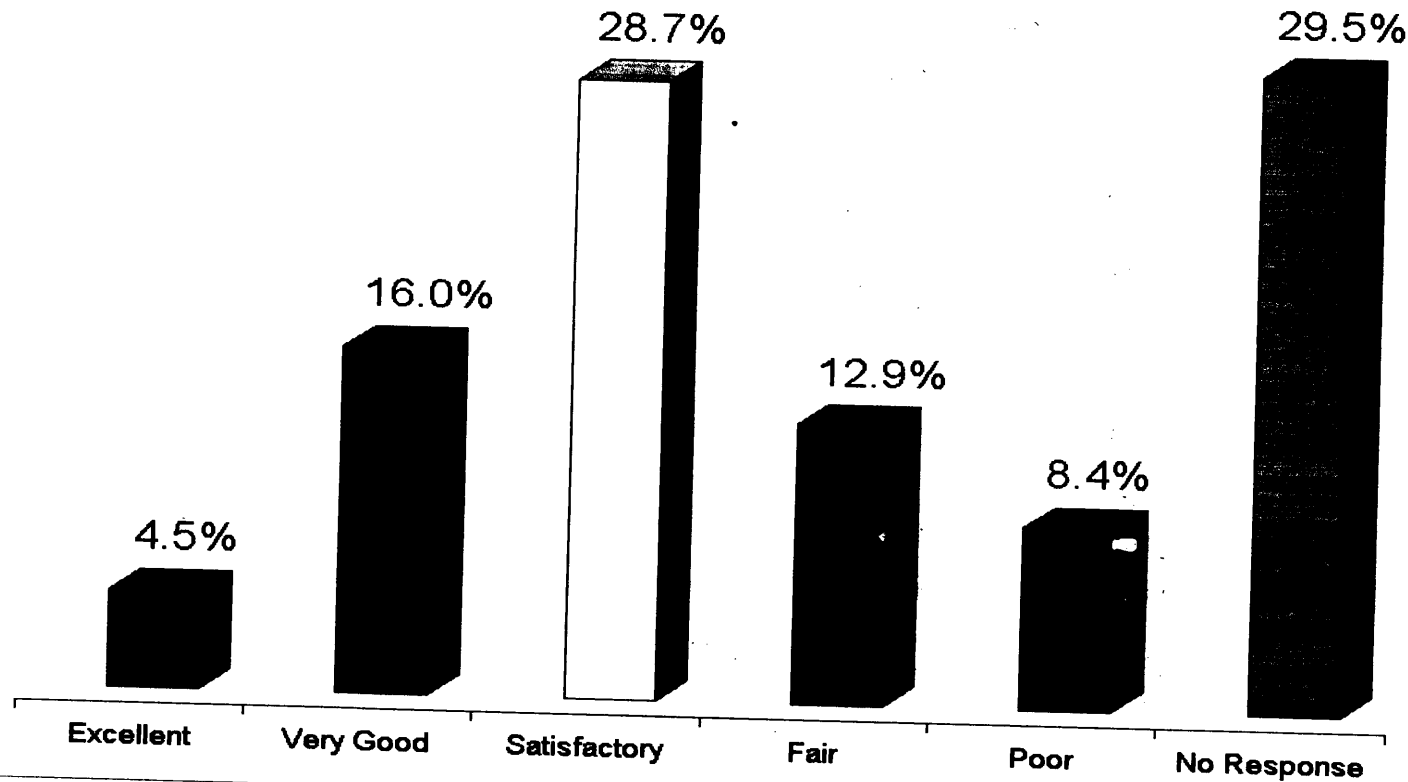


# Recreational Facilities

---

- ▶ Majority of respondents also feel that organized activities (sports leagues, summer camps, community events) are less than satisfactory.

**Rating of Organized Recreational Activities**



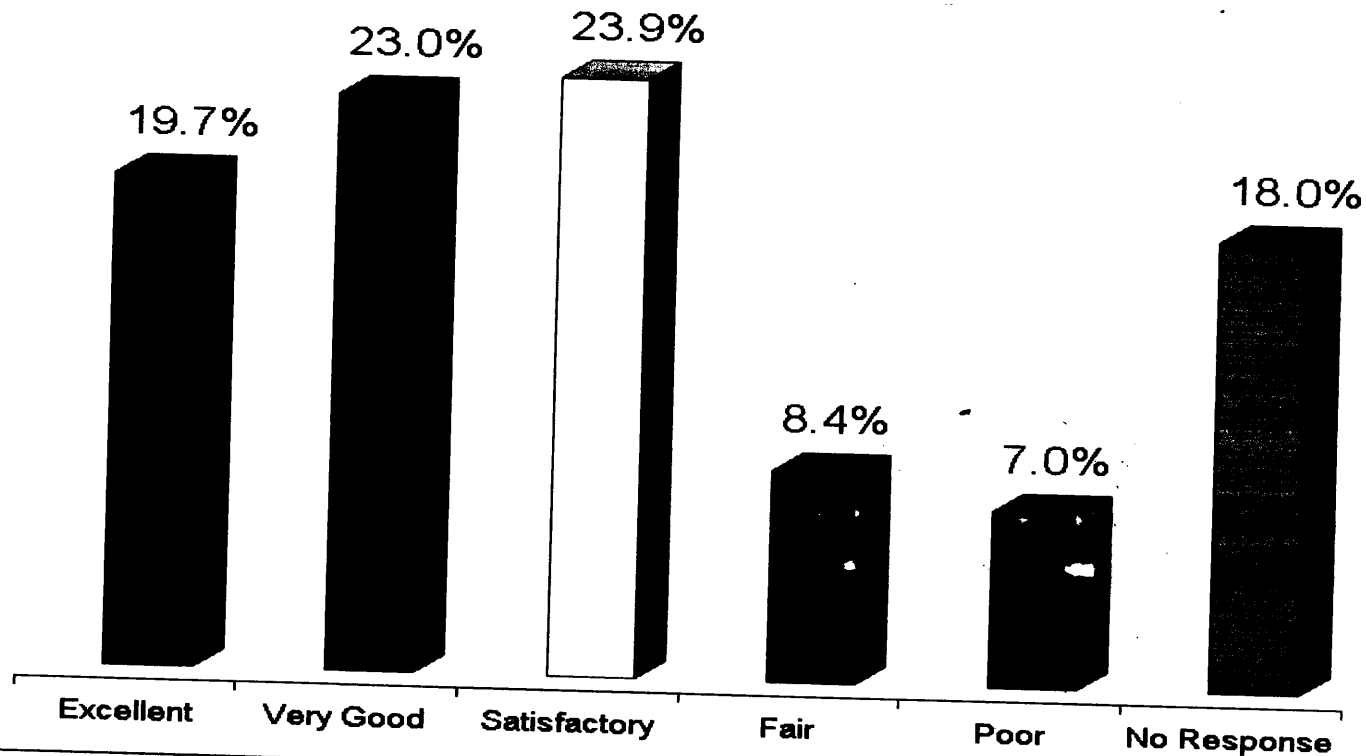


# Recreational Facilities

---

- ▶ While overall satisfaction levels appear high, the results may be overstated based on town demographics, i.e. composition of households (size, number of children, etc.)

**Rating of Hunting/Fishing/Boating/Hiking**



# Community Activities

---

- ▶ In general, respondents commented on the absence of organized community activities. Some indicated they go to other towns to enjoy such activities.

- ▶ Activities in which residents most frequently expressed interest include:

<u>Activity</u>	<u>Percentage of respondents</u>
1. Outdoor Concerts	65%
2. Antique/Craft Fair	54%
3. Outdoor Movies	39%
4. Art Show	35%
5. Garage Sale	30%

- ▶ Other respondents expressed interest in adult education including exercise/yoga and computer education.

# **Town Planning and Development**

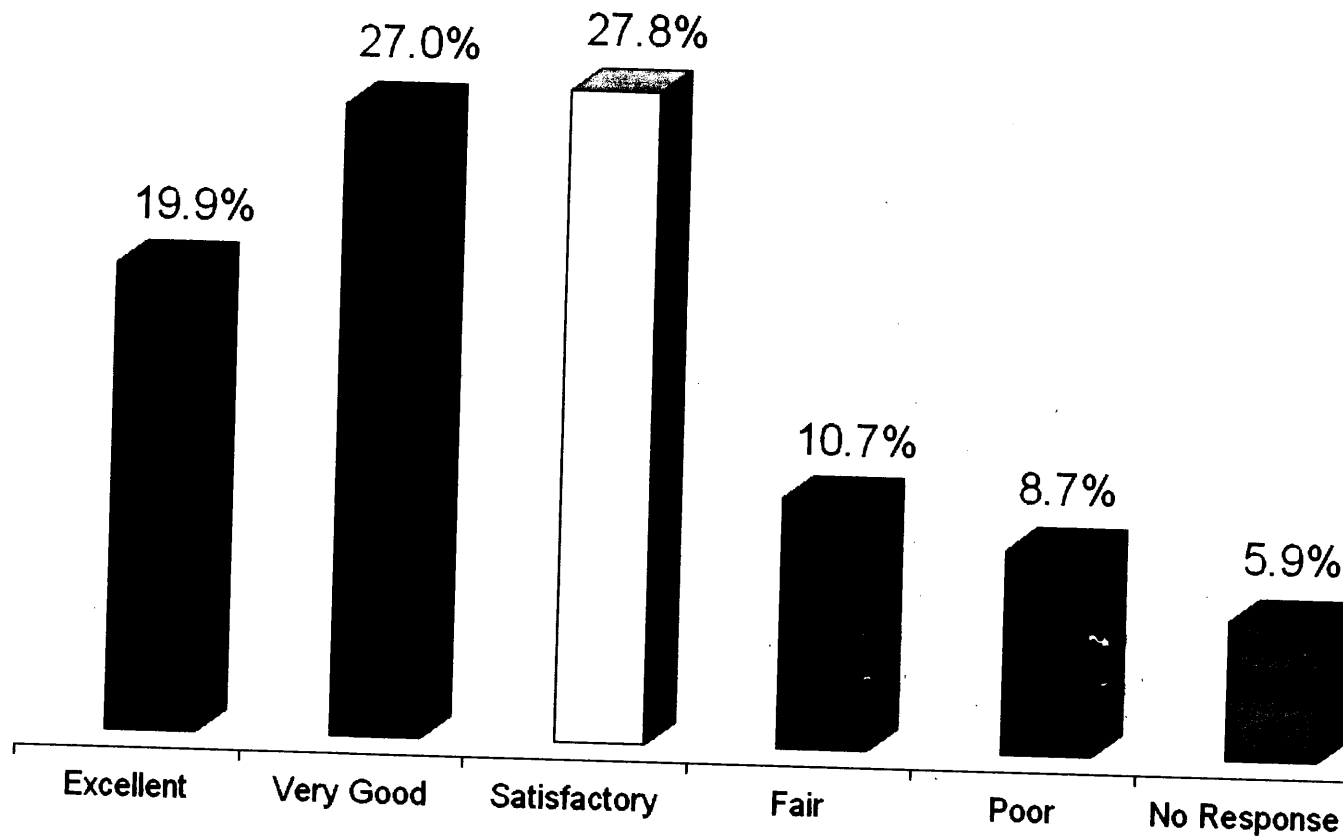
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- ▶ Overall, the majority of respondents have a fairly positive attitude concerning:
  - population density
  - availability of housing
  - commercial zoning and parking
  - transportation/traffic flow.
  
- ▶ In each of the four categories above, respondents indicated a “Satisfactory” or higher response of at least 60% or better.

# Town Planning and Development

---

Rating of Population Density

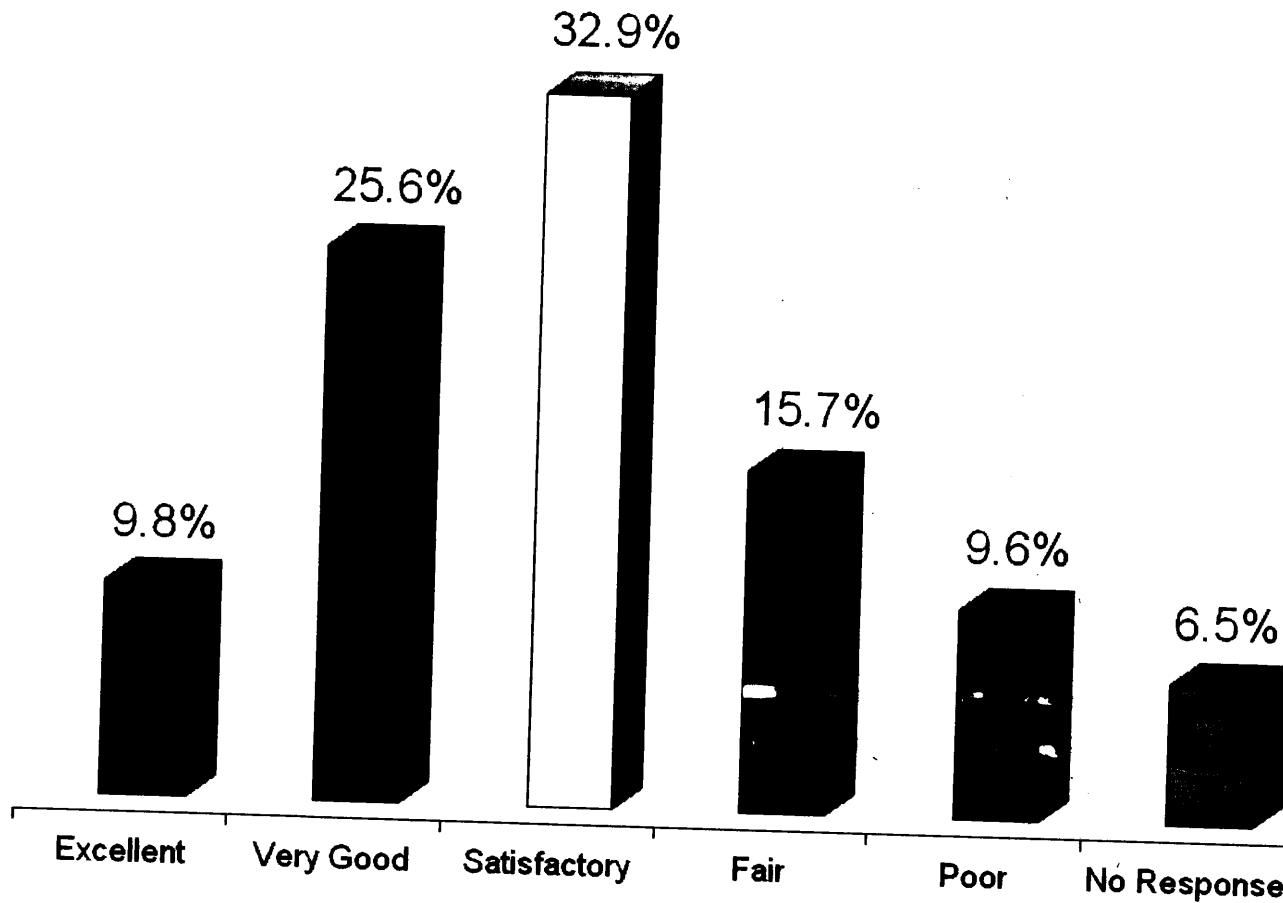




# Town Planning and Development

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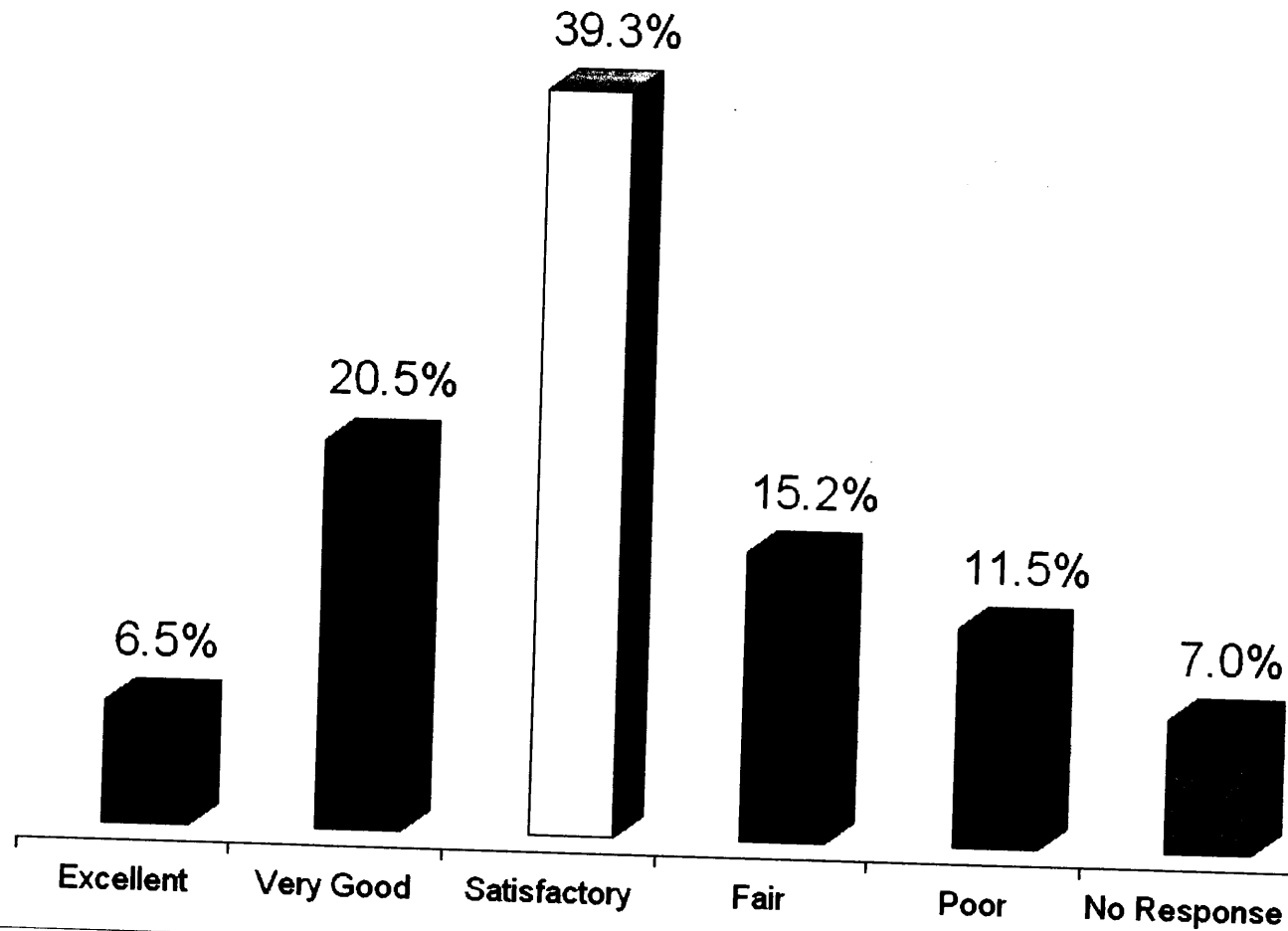
## Availability, Quality and Diversity of Housing



# Town Planning and Development

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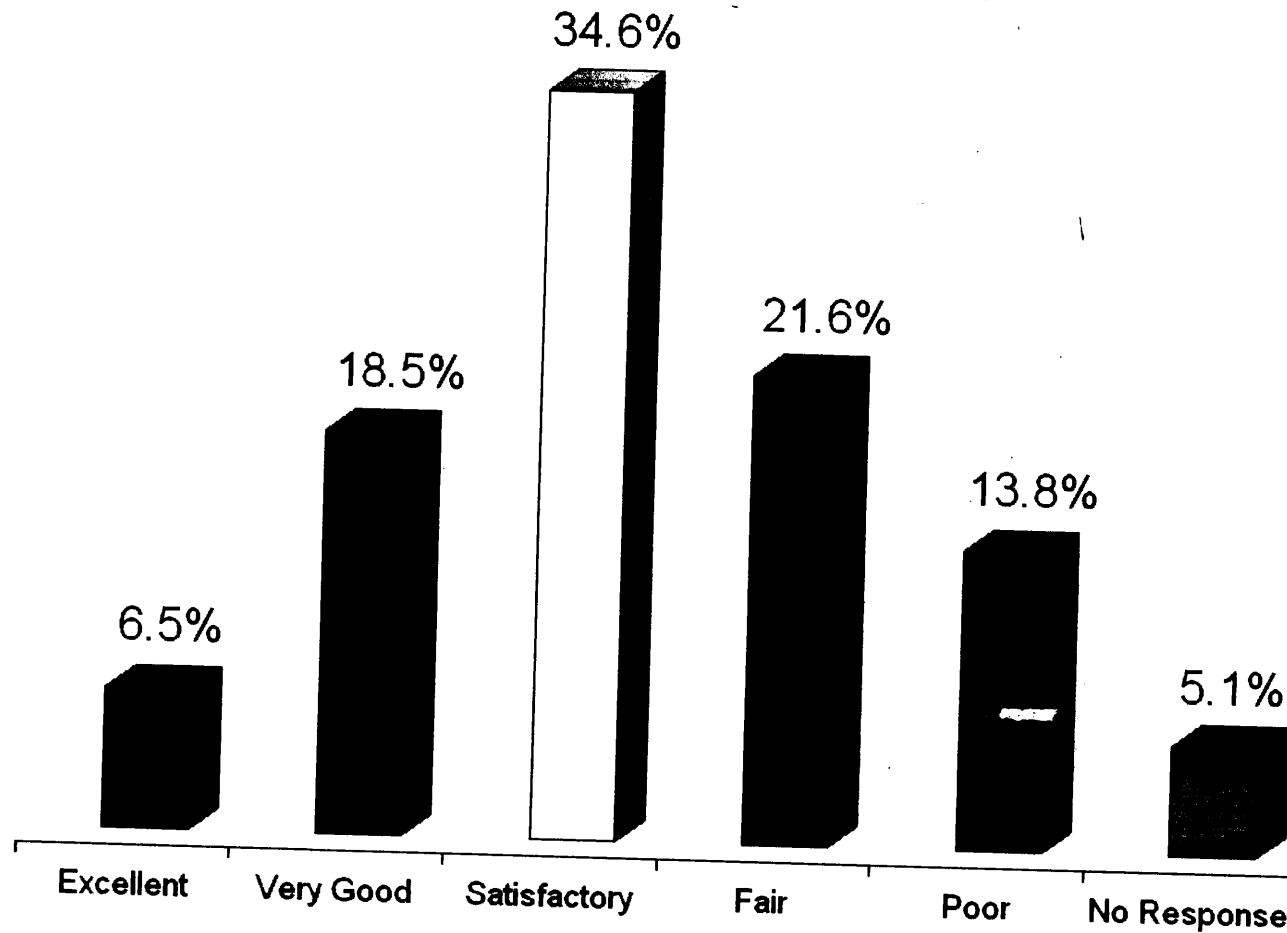
## Commercial Zoning and Availability of Parking



# Town Planning and Development

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## Transportation and Traffic Flow

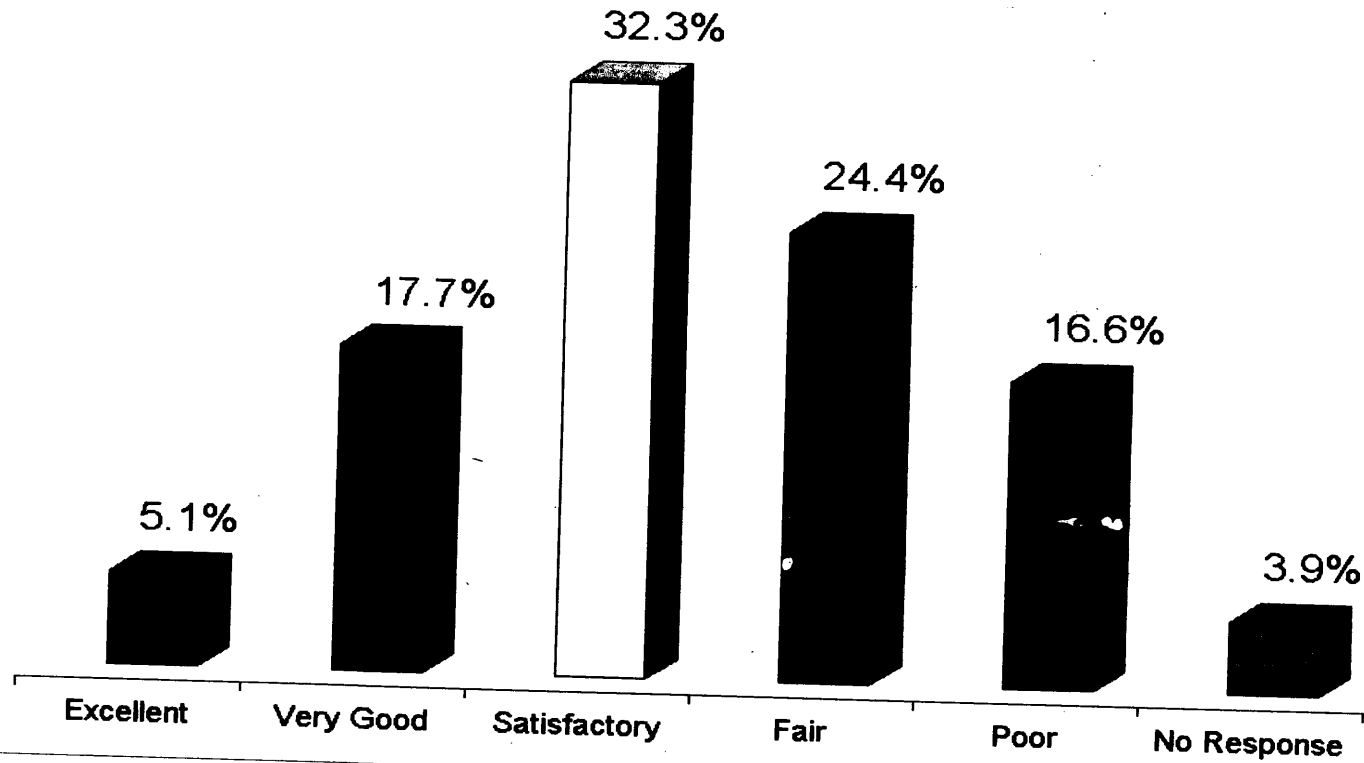


# Town Government and Taxes

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- **Communications:** A majority of respondents (55%) felt communication by town officials was satisfactory or better; and the same percentage rated the responsiveness of town officials satisfactory or better.

**Rating of Communication by Town Officials**

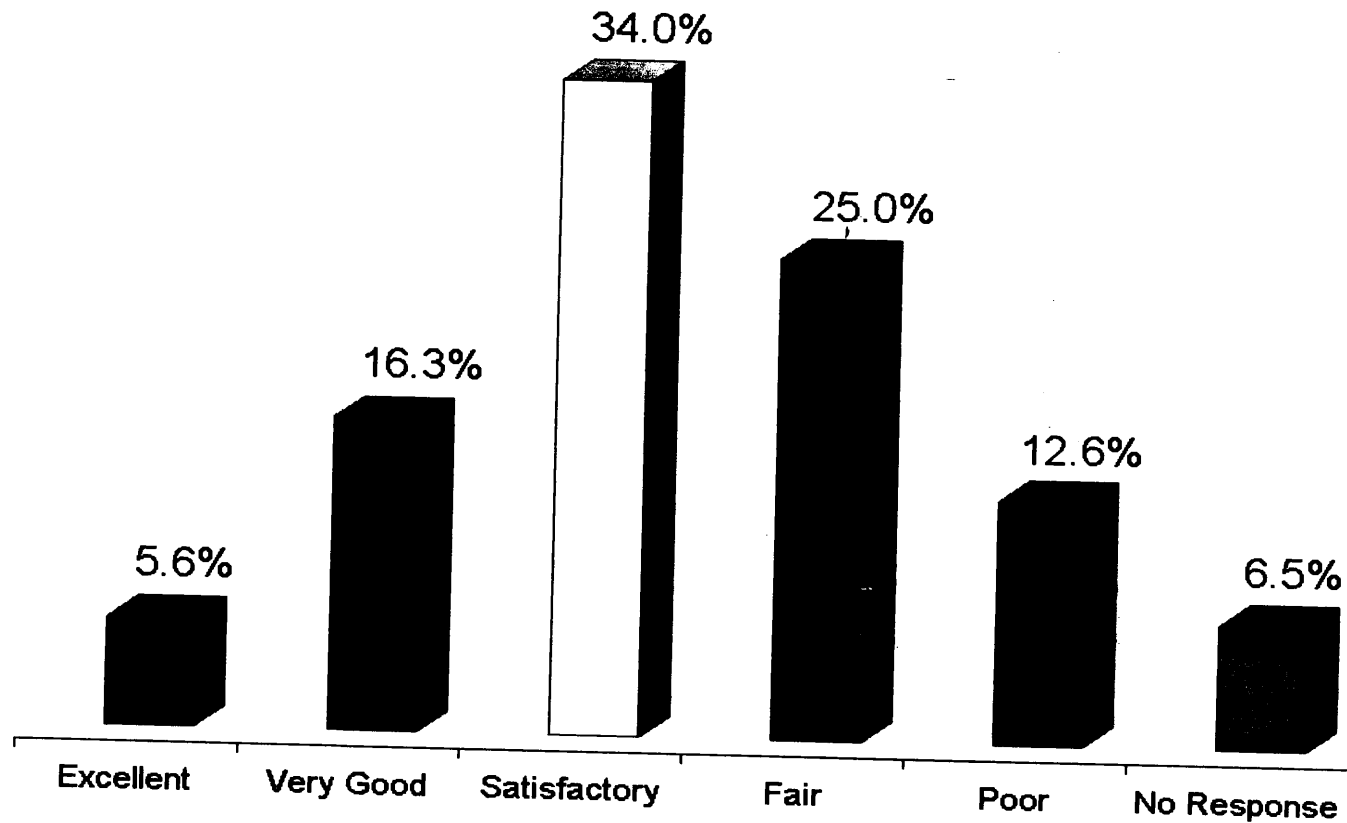


# Town Government and Taxes

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- ▶ Several respondents requested additional communications via newsletters; e-mail or on-line.

**Rating of Responsiveness of Town Officials**



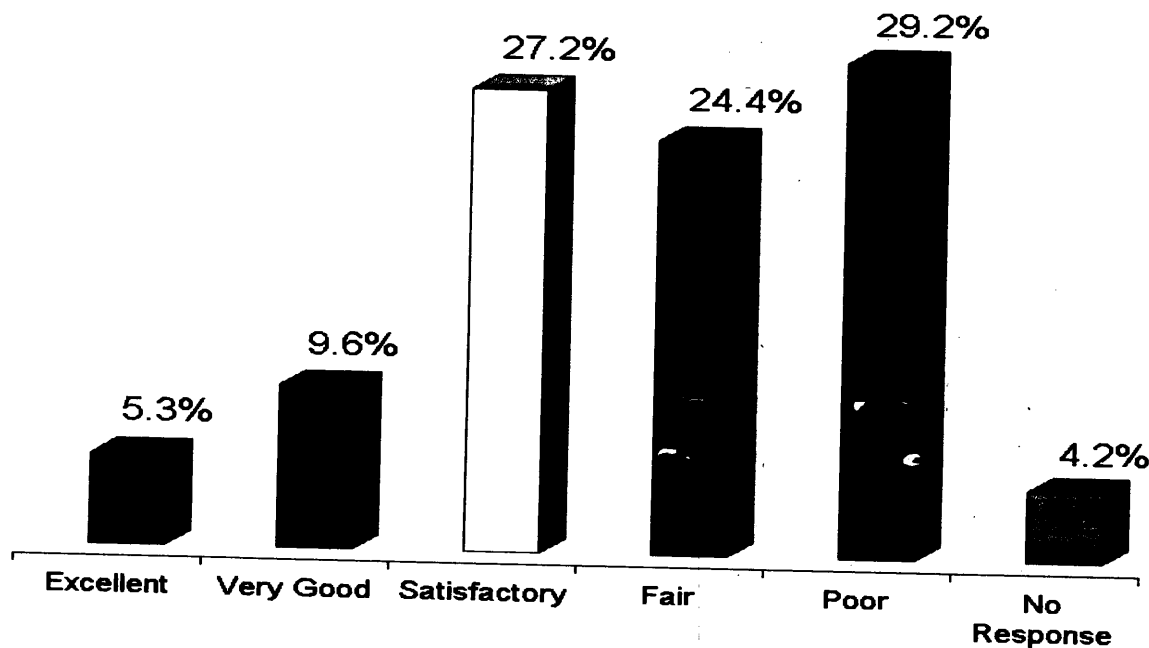


# Town Government and Taxes

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- ▶ **Taxation:** Over half of the respondents 54% felt the level of taxation relative to the quality of municipal services and schools was less than satisfactory.
- ▶ Comments of residents on taxes highlighted concerns of residents in northern section of Tuxedo (Laurel Ridge/Clinton Woods) over escalating school taxes in the Monroe-Woodbury school district.

**Rating of Taxes Relative to Municipal Services**

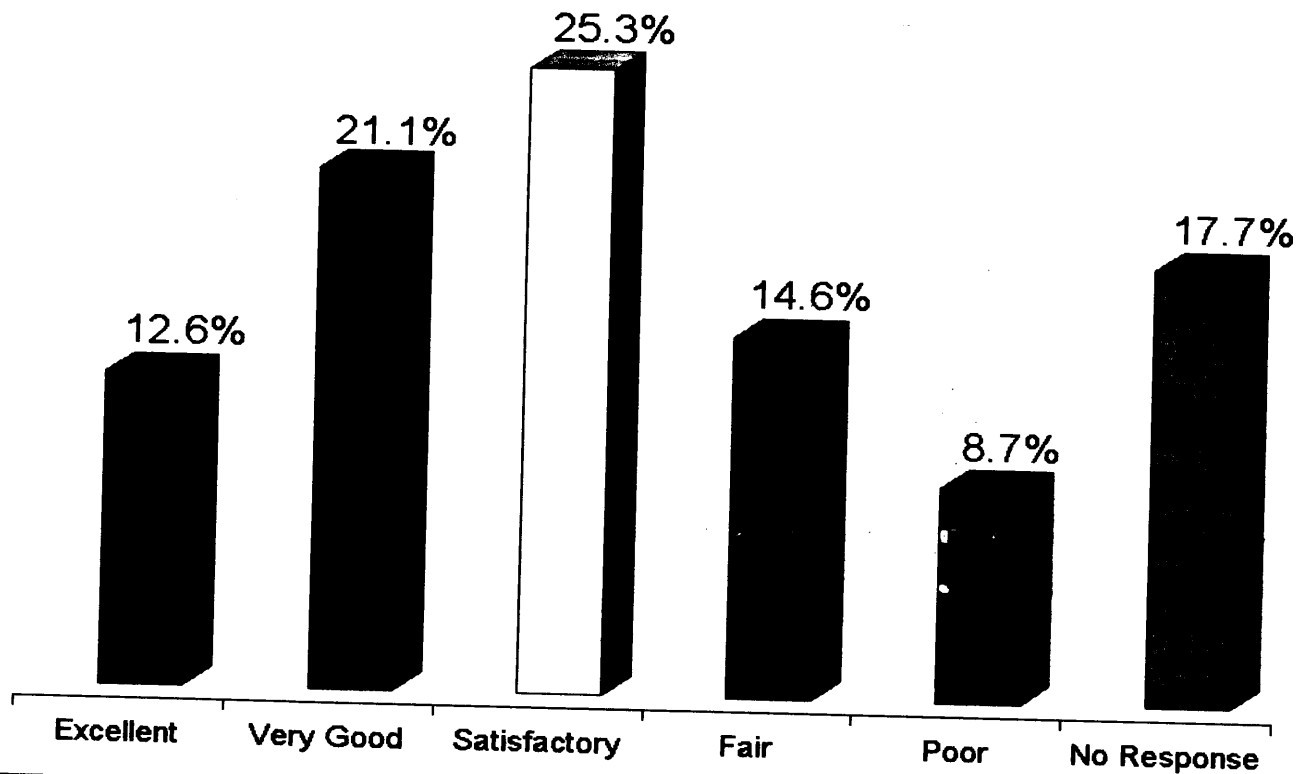


# Municipal Services

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- ▶ **Water/Sewer:** Overall 60% of respondents rated this satisfactory or better; however, 15 residents commented negatively about water color – e.g. *have brown water at least 1 to 2 times a year for a week or more!*

**Rating of Water/Sewer Services**

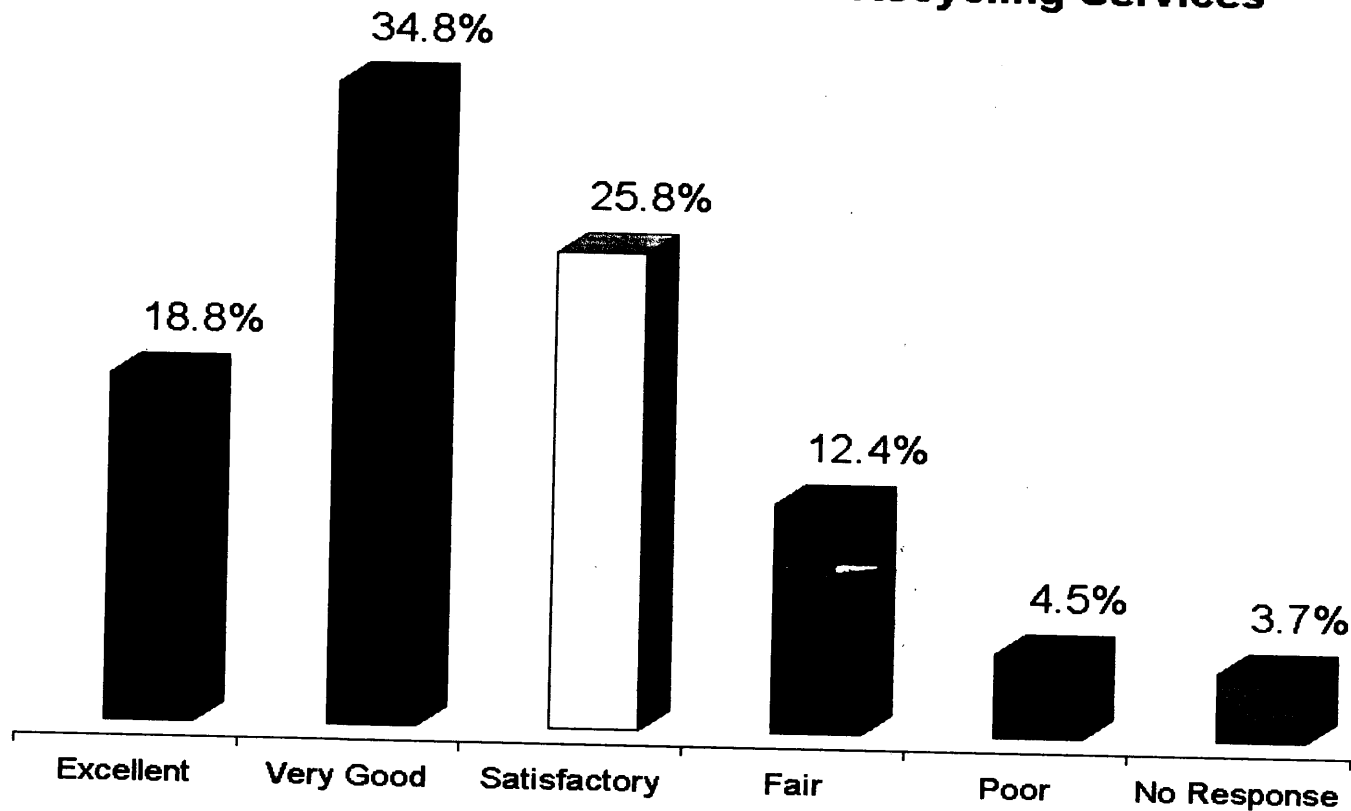


# Municipal Services

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- **Waste Removal/Recycling:** Majority of respondents (53%) gave this service high marks (Very Good or Excellent).

**Rating of Waste Removal and Recycling Services**

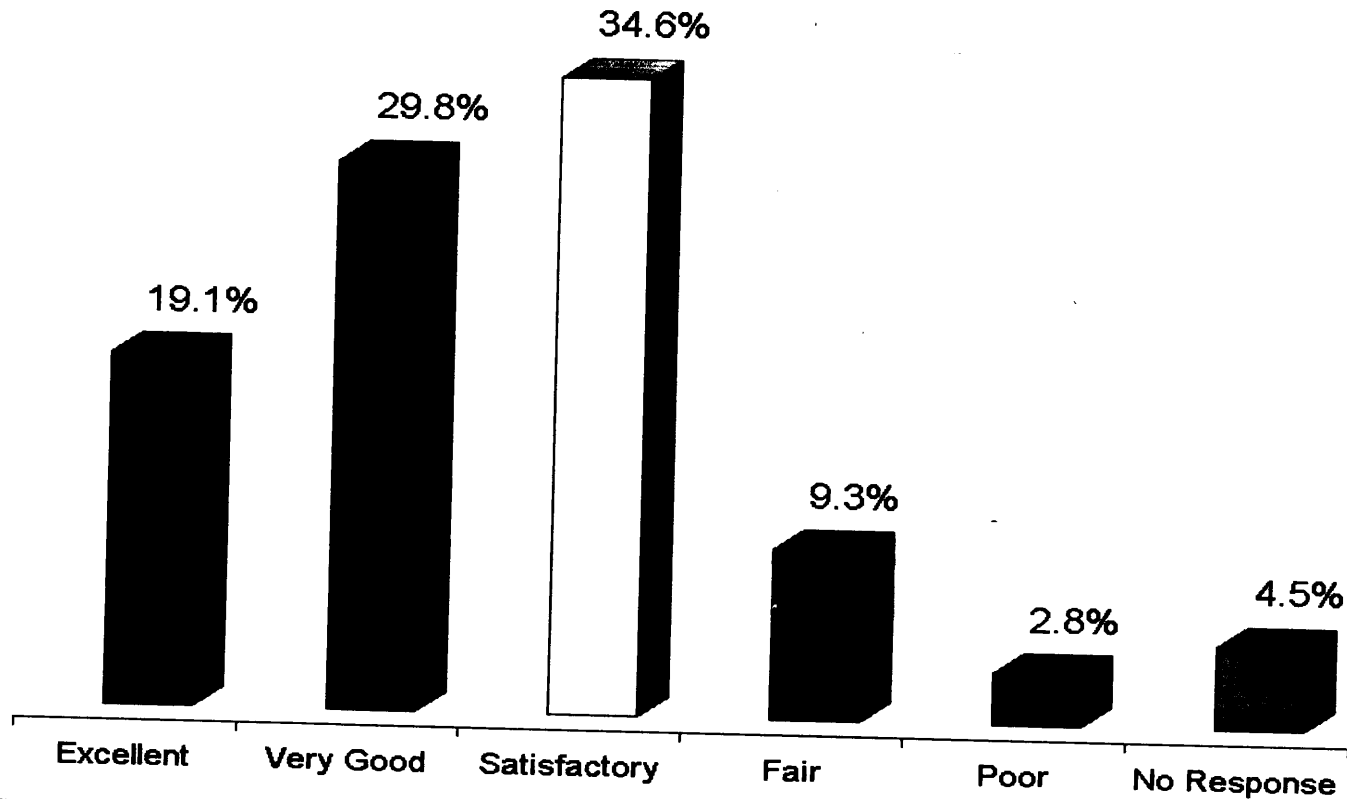


# Municipal Services

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- Maintenance of Public Spaces was rated satisfactory or better by 83% of respondents.

**Rating of Maintenance of Public Spaces**

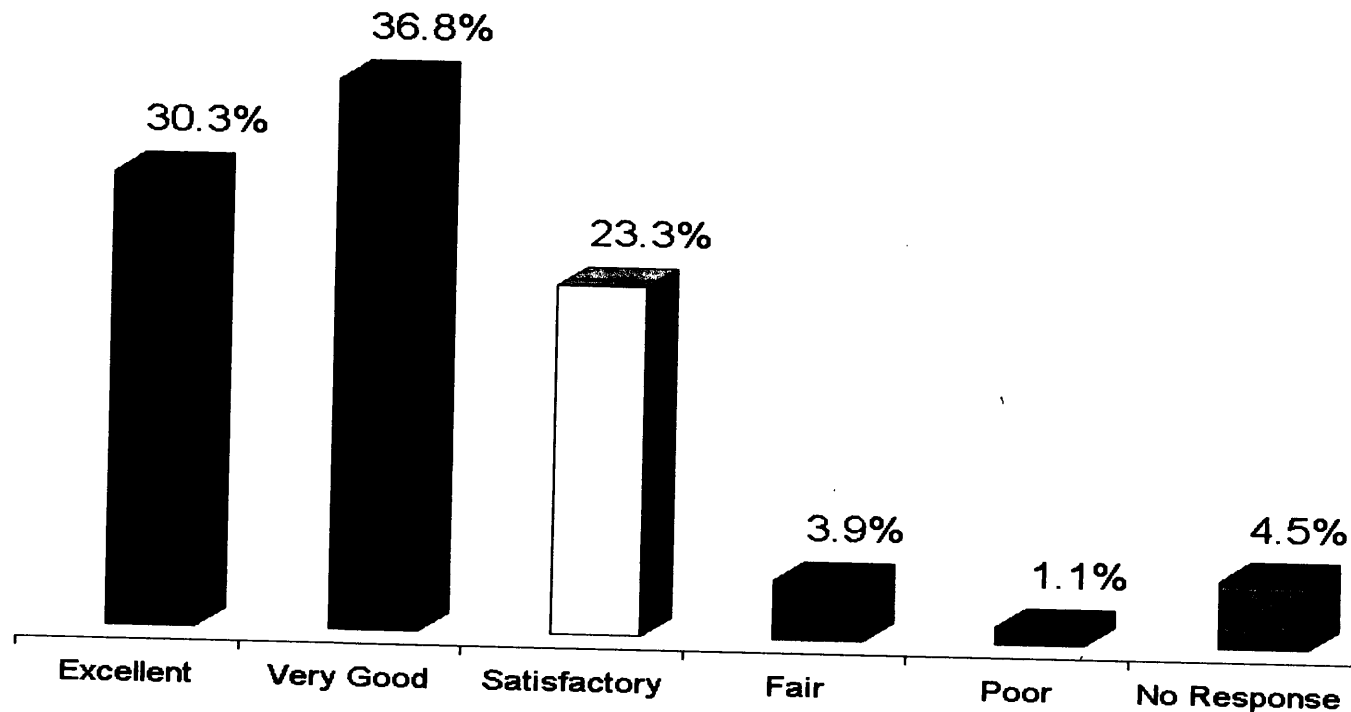


# Municipal Services

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- ▶ **Public Safety:** 2 out of 3 residents (67%) rated EMS and fire department Very Good or Excellent. Comments were generally positive; however some concern was raised about reliance on volunteers for EMS/ambulance.

**Rating of Public Safety Services (Fire/Ambulance)**



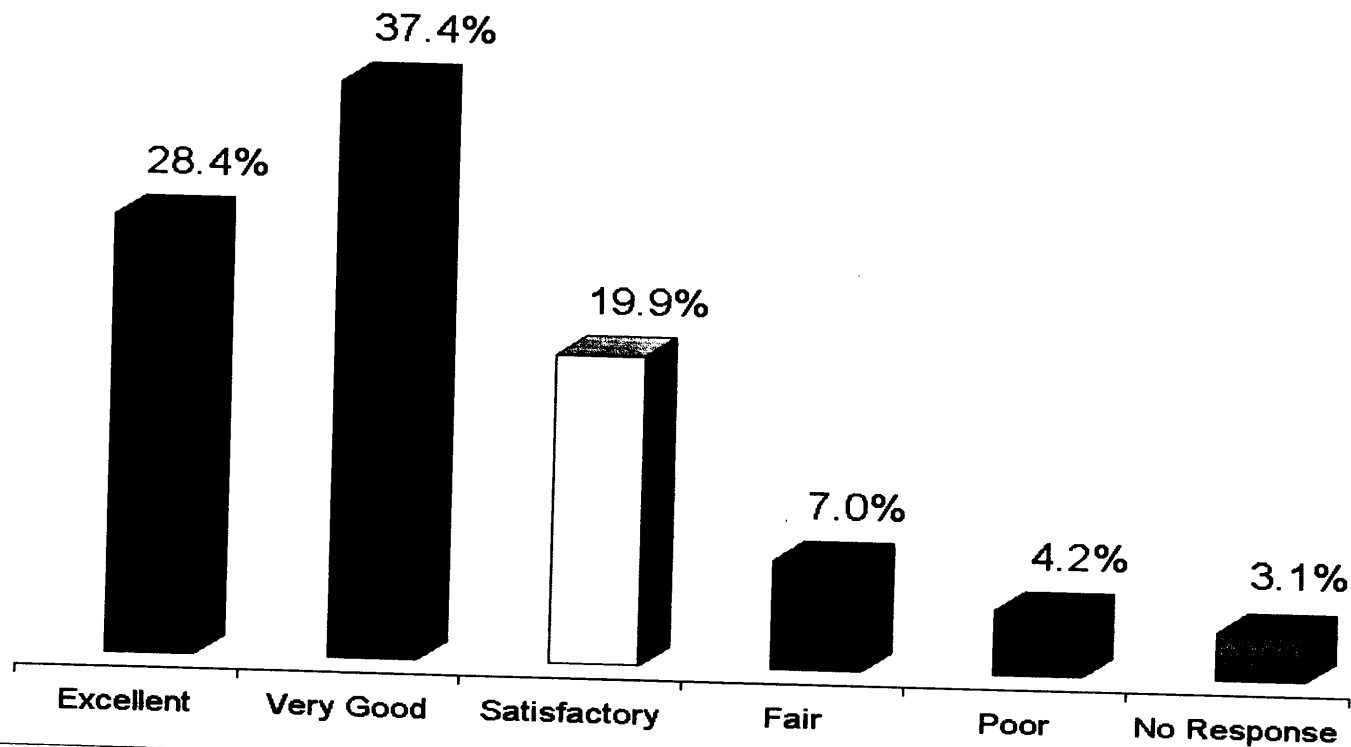


# Municipal Services

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- ▶ **Law Enforcement:** Over 65% of responses were Very Good or Excellent; however several residents (33 of 47) commented negatively about ticketing; size of and aggressiveness/arrogance of the police force.

**Rating of Law Enforcement Services**

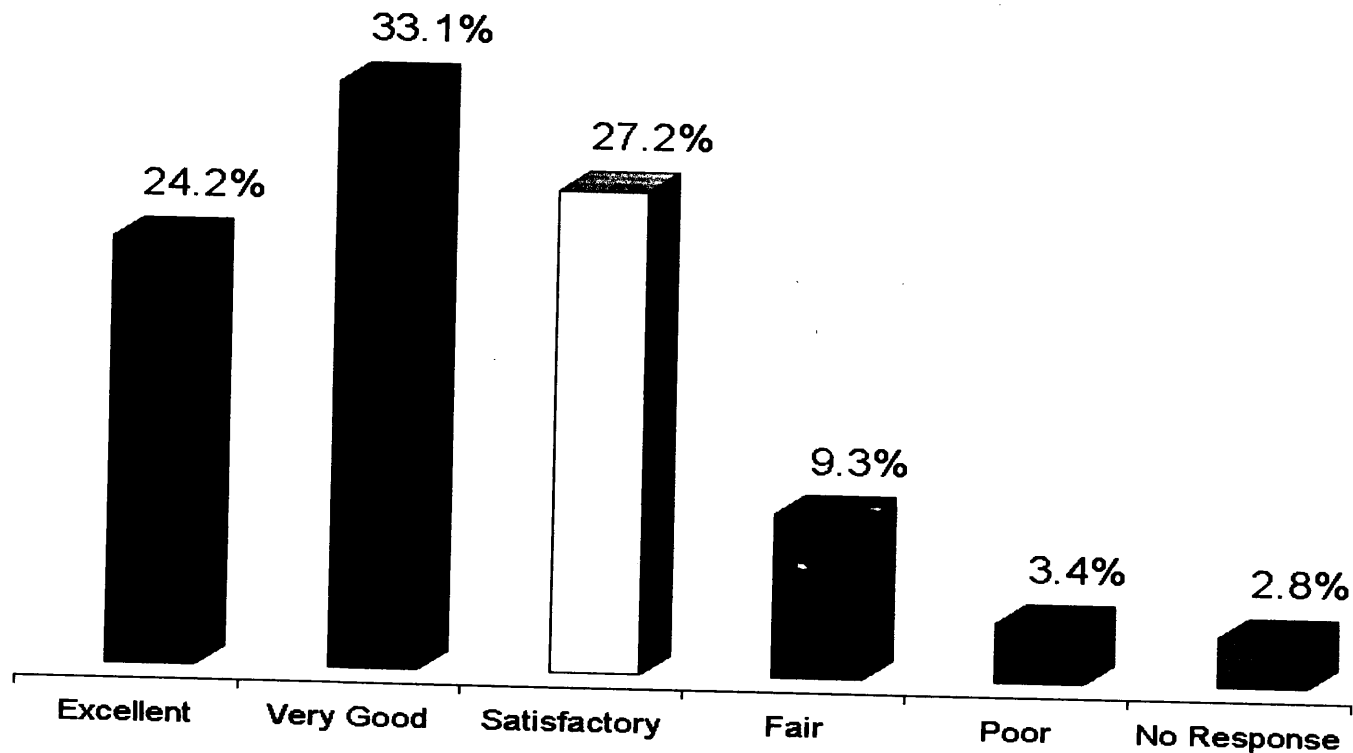


# Municipal Services

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- ▶ **Highways and Roads:** Majority of respondents (57%) rated the performance of the DPW either Very Good or Excellent. Overall, comments were positive especially with regard to snow removal.


**Rating of Highways and Roads Services**



# Quality of Schools


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- ▶ Since the residents in the northern section of Tuxedo are part of the Monroe-Woodbury school district, this section breaks out the percentage of responses for each attribute according to school district:

	All Respondents	Monroe/ Woodbury	Tuxedo UFSD
Excellent/ Very Good	51.8%	39.1%	72.4%
Satisfactory/ Fair	40.5%	47.8%	24.1%
Poor	5.9%	13.0%	3.4%

# Quality of Schools

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	All Respondents	Monroe/ Woodbury	Tuxedo Union
Excellent/ Very Good	51.8%	39.1%	72.4%
Satisfactory/ Fair	40.5%	47.8%	24.1%
Poor	5.9%	13.0%	3.4%

# Quality of Schools

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	All Respondents	Monroe/ Woodbury	Tuxedo/ Union
Excellent/ Very Good	37.6%	69.6%	25.5%
Satisfactory/ Fair	51.2%	30.4%	41.8%
Poor	11.2%	0%	32.7%



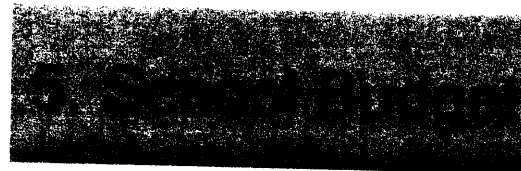
# Quality of Schools

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	All Respondents	Monroe/ Woodbury	Tuxedo/ Union
Excellent/ Very Good	38.2%	40.9%	53.6%
Satisfactory/ Fair	51.8%	50.0%	42.9%
Poor	9.9%	9.1%	3.5%

# Quality of Schools

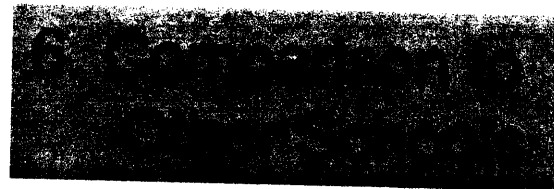
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	All Respondents	Monroe/ Woodbury	Tuxedo/ Union
Excellent/ Very Good	30.6%	15.0%	33.9%
Satisfactory/ Fair	56.8%	60.0%	62.5%
Poor	12.6%	25.0%	3.6%

# Quality of Schools

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	All Respondents	Monroe/ Woodbury	Tuxedo/ Union
Excellent/ Very Good	48.0%	55.0%	48.0%
Satisfactory/ Fair	46.0%	40.0%	46.2%
Poor	5.8%	5.0%	5.8%

# Quality of Schools

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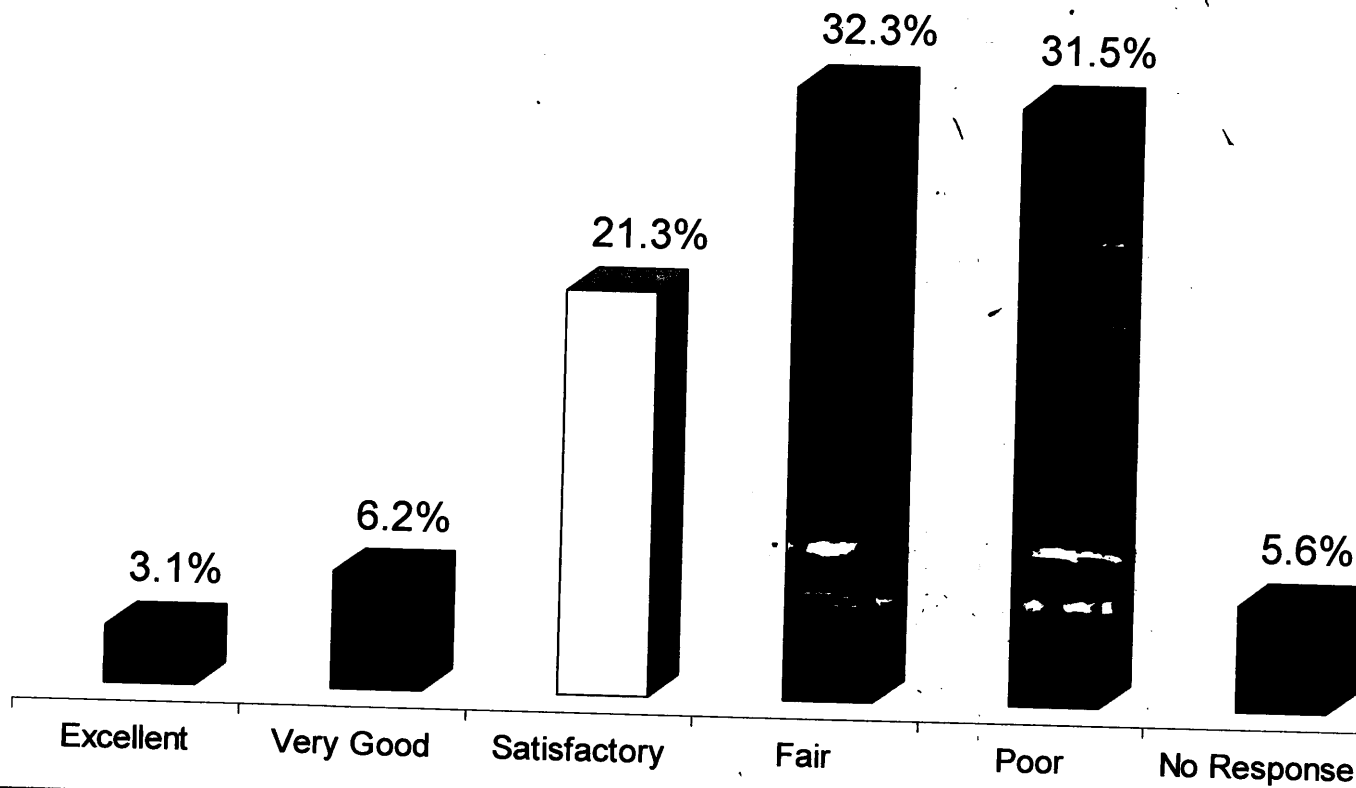
- ▶ About 20% of respondents commented on the schools.
- ▶ Comments from residents with children attending MW schools (38% of total), were nearly unanimous in favor of opting out of the MW school district and into the TUFSD. The remaining 62% were neutral with some reservations; however this group was equally uniform in having no children attending MW schools.
- ▶ Only one respondent in the MW school district expressed a preference for MW schools.
- ▶ Of the comments received from residents in the TUFSD, 24% expressed positive sentiments toward the Tuxedo schools. The remaining 76% were neutral but with some reservations.
- ▶ Among all residents commenting, almost 50% did not have children in either school.
- ▶ In general, the recurring theme of most comments was size of the district; MW being too big and TUFSD not being big enough.

# Business Community

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- ▶ Nearly 70% of respondents rated the number and quality of local businesses as less than satisfactory.

**Rating of Number and Quality of Current Businesses**





# **Business Community**

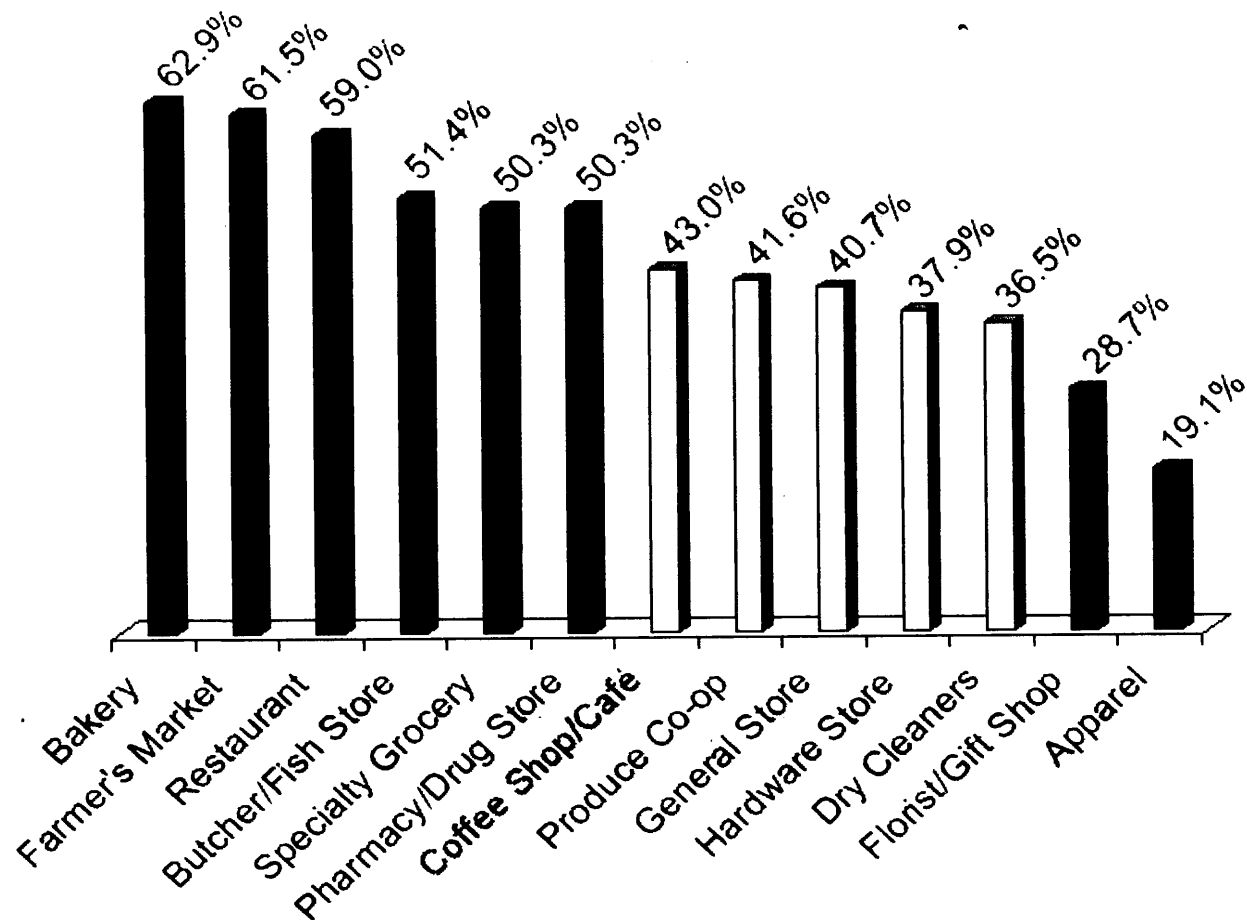
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- ▶ Nearly half the respondents located in Eagle Valley/Woodlands indicated they do not patronize local businesses, whereas the majority of residents in the other sections do.
- ▶ The most cited factor for patronizing a business was the type of business followed by the quality of services and products. Price was also indicated as a significant factor.

# Business Community

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## Prospective Businesses Rated High or Very High



# **Business Community**

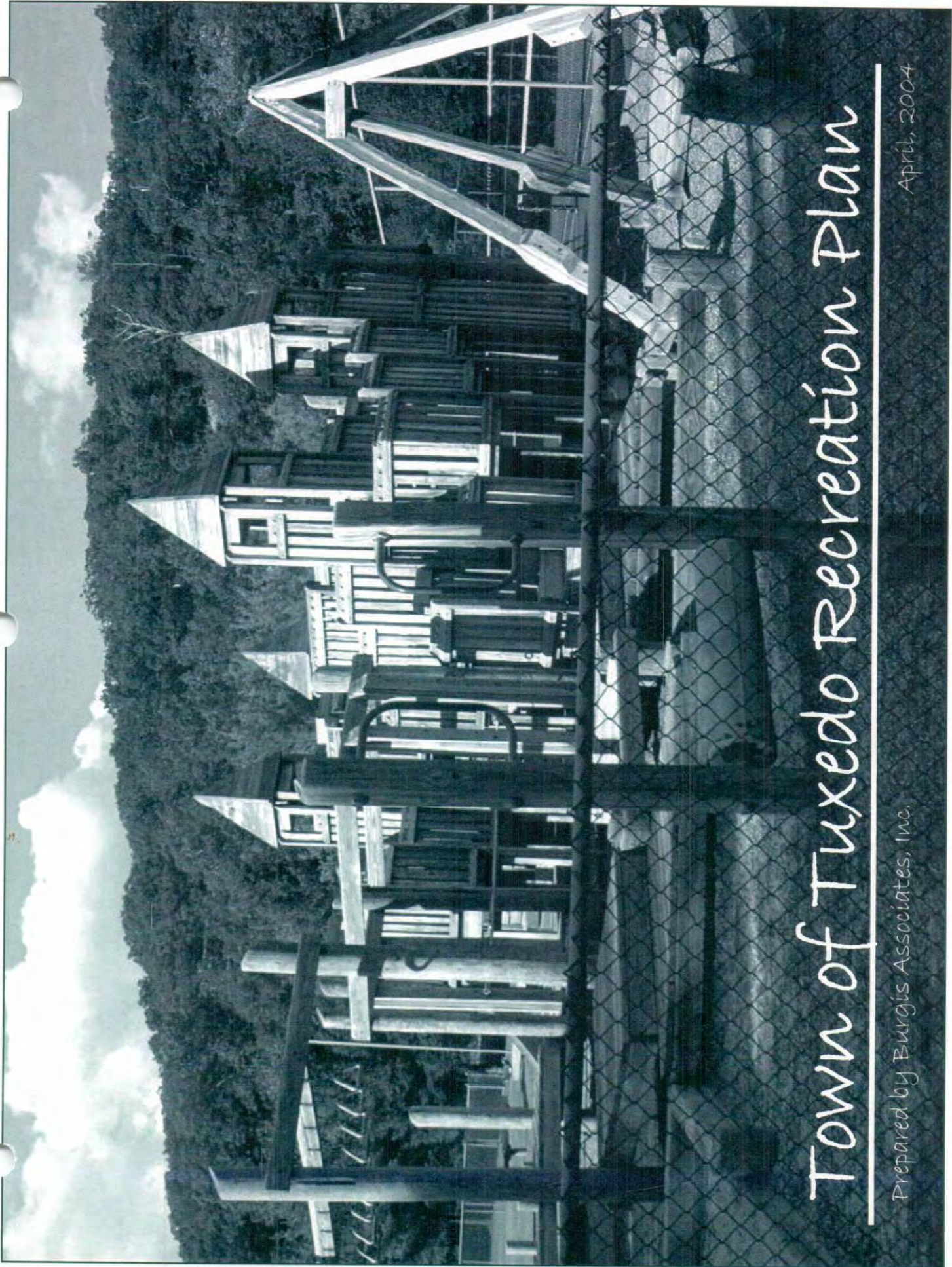
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- ▶ Comments covered the gamut of impediments to attracting and retaining businesses, i.e. size of population, proximity and access, corridor traffic etc.
- ▶ Many commented on the desirability of having a local food store although preferences varied between a conventional super-market to a specialty (high end or organic) store.
- ▶ Many comments expressed reservation about the impact of retail businesses to the extent these might detract from the town's attractive characteristics.
- ▶ Despite the ambivalence, most respondents commented they would support local businesses as long as they provided quality goods and services at reasonable prices.



**Appendix C**  
**2004 Recreation Plan**





# Town of Tuxedo Recreation Plan

Prepared by Burgess Associates, Inc.

April, 2004



# TOWN OF TUXEDO RECREATION PLAN

COMPLETED APRIL 2004

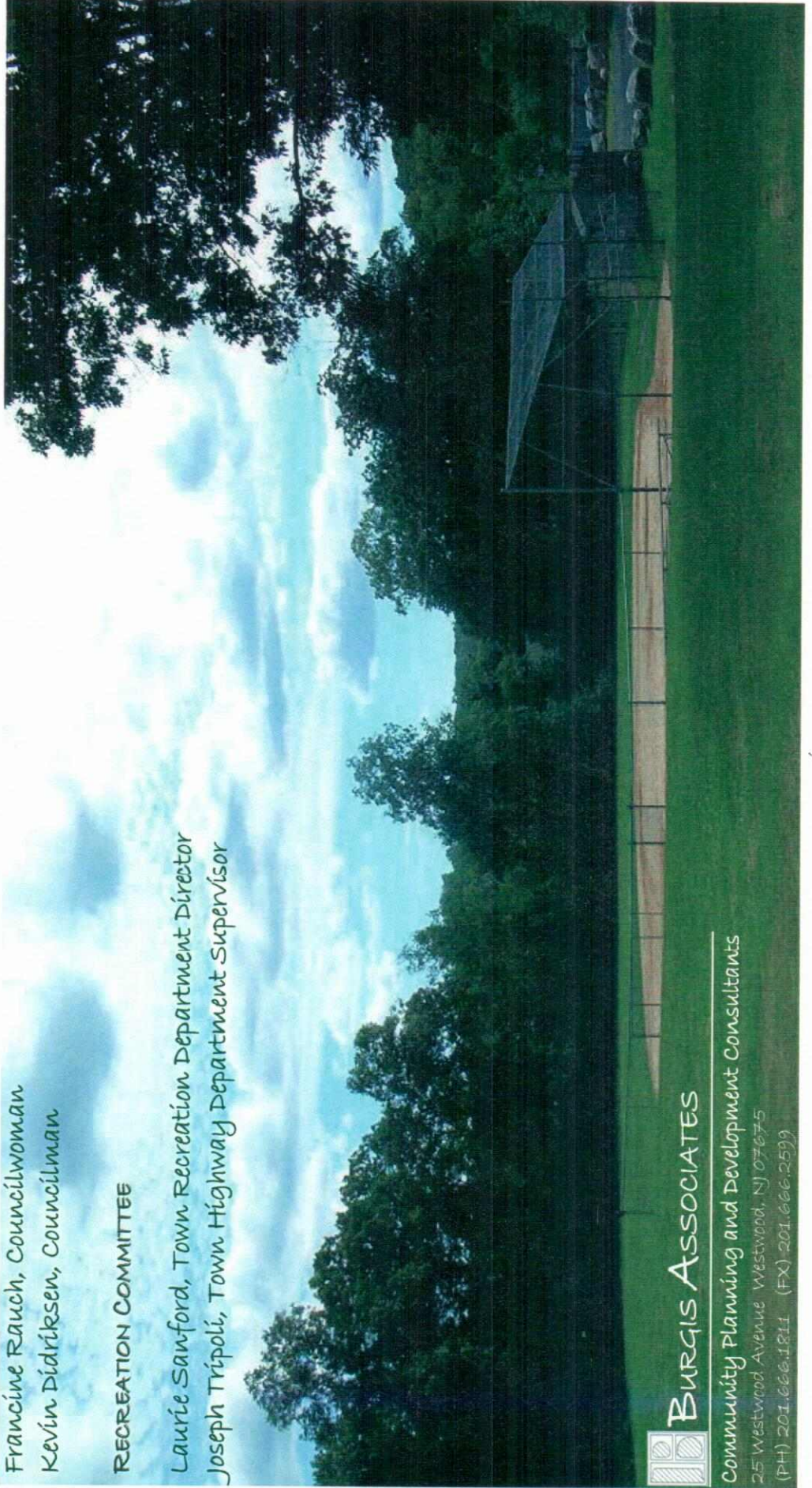
## TOWN OF TUXEDO GOVERNMENT OFFICIALS

Kenneth R. Magar, Town Supervisor  
Alyse Mc Cathern, Deputy Town Supervisor  
William Lemanski, Councilman

Francine Rauch, Councilwoman  
Kevin Didriksen, Councilman

## RECREATION COMMITTEE

Laurie Sanford, Town Recreation Department Director  
Joseph Tripoli, Town Highway Department Supervisor



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## I INTRODUCTION

The Town of Tuxedo has completed numerous planning documents to guide the future development, revitalization and preservation of the Town. This document details the Town of Tuxedo's Recreation Plan, which is an important element in the community's planning process. The town proceeded with this endeavor recognizing the need for the development of a comprehensive and coordinated long-range plan to guide the recreation needs of the community. The document is divided into three sections. First and foremost this recreation plan sets forth goals and objectives regarding the future of the recreational facilities in the Town.

The second part of this document details the analysis of existing facilities, and planning conclusions. The needs analysis was completed utilizing both the National and the New York State recreation standards and guidelines. The comparison between the existing conditions and the recreation guidelines allowed a completed determination regarding the adequacy, both quality and quantity of the existing recreation facilities in the Town.

The third part of this plan is also part of the analysis and includes an inventory of existing recreation facilities in the Town, including maps, photographs and a listing of planning issues that should be addressed. The inventory also includes conceptual design improvements for each facility and cost estimates for the suggested improvements. The facilities include all the existing parks, as well as a new community park that is currently being designed, River Walk Park which is just north of the Town Center.

The plan is configured so that at any point in time, a design and phasing plan can be created when the appropriate time arrives. The detailed cost estimates allows the town to phase the improvements within the individual parks according to the budgets which are established.

## II EXECUTIVE SUMMARY

This plan is based on an analysis of the existing recreation facilities located in the Town of Tuxedo. As noted in the introduction it is detailed by each individual parks and further broken down into individual improvements for each park facility. This was completed based on the following findings:

1. The needs analysis reveals that the Town is currently deficient approximately 5 acres of land devoted to recreation based on its current population. The needs analysis based on the projected population reveals that the Town will be short 66.8 acres of land devoted to recreational facilities.
2. The main short term objective is to acquire land to create several smaller recreational facilities to serve some of the existing residential neighborhoods. The map at the end of this document details the possible location for these facilities.
3. Another major short term objective is to bring the existing facilities up to current standards and meet all code requirements. For example, the playgrounds need to be resurfaced with the appropriate materials, new fences around the fields need to be installed, and the courts need to be resurfaced and redesigned to brought up to typical dimensions and standards.
4. Some of the existing equipment needs to be repaired and cleaned up. For example, some of the wood play structures are splintering and some of the metal parts are rusting and some of the swing sets are rusting and have older metal chains which are no longer appropriate by today's standards.
5. The plan is configured so that improvements for the individual parks can be easily phased based on the budgets which are established. Once the budget is identified and the phasing is decided upon, detailed site plans for each individual site should be created.
6. The main short term objective is the acquire land to accommodate larger recreational facilities that will serve the projected population.



### III GENERAL PLANNING GOALS

The following are the planning goals of the Town of Tuxedo regarding the future of the recreational facilities. These goals and objectives were compiled with the assistance of the recreation committee and the governing body.

**GOAL #1:** To ensure that all residential neighborhoods are adequately served by recreational facilities, by acquiring land to create new facilities and enhance existing facilities.

**GOAL #2:** To continue to enhance the existing recreational facilities and bring them up to current design and safety standards.

**GOAL #3** To seek funding sources to acquire additional land for recreation facilities, and construction of new recreation equipment, walking paths and trails as suggested in this plan.

**GOAL # 4:** To enhance the existing recreation sites with new passive recreation activities such as picnic groves, walking trails, and benches.

**GOAL # 5:** To promote the goals established in the New York Statewide Comprehensive Outdoor Recreation Plan, by encouraging the development of Parks and recreation facilities in accordance with the plan guidelines and standards.

**GOAL # 6:** To encourage the coordination between the Town of Tuxedo and the Palisades Interstate Park Commission in the implementation of bikeways and pedestrian walkways

**GOAL # 7:** To provide areas throughout the town for passive recreation activities that are oriented towards adults. Such activities require the creation of picnic areas, wildlife preservation areas, walking paths, and scenic view corridors.

Town of Tuxedo Recreation Plan

### IV NEEDS ANALYSIS

A majority of the National and State planning standards for recreation facilities are based on population. However, the needs analysis is also based upon location and distribution of existing facilities. Given the fact that the Town of Tuxedo is extremely spread out with little connectivity, this aspect of location and distribution plays a large role in the Town's recreation needs. The following details the Town's recreation needs based on population and distribution.

**EXISTING POPULATION** According to the United State's Census that was conducted in 1999 Table #1 details the age characteristics of the population of the Town of Tuxedo. It is important to note that 21% of the total population of the Town is under the age of 18, this translates into 722 people. This is a significant number of people as it pertains to the development of recreational facilities. According to National Standards and based upon a total population of 3,334 people, a general estimation is that approximately 33 acres of land devoted to recreation is needed, of which 20 acres, should be devoted solely for the community utilization, while the remaining 13 acres can be state or federal recreation facilities. The National standards also detail further how the 33 acres should be utilized. The analysis of existing parks located in Tuxedo is detailed in Section Six of this document.

The New York State Recreation Standards and Guidelines are more detailed and are based on existing patterns of recreational activities that occur in the State. The State standards were created based on the national guidelines, but were modified utilizing a statewide recreation survey, given the fact that these guidelines are based on research of local needs, it is more appropriate to utilize these standards for this study.

According to the State recreational guidelines the Town of Tuxedo should have a total of 85 acres of lands devoted to recreation, of which 50 acres can be identified as a large regional park. Therefore approximately 35 acres of land should be devoted to community recreation within the town. This calculation is based on the town's existing population, which is detailed in the table to the right. There are approximately 29 acres of land devoted to recreation in the town currently, excluding the State recreation land which is located within municipal boundaries. While the existing facilities almost meet the National Recreation standards, which requires 33 acres of land however, they are slightly more deficient as compared to the state standards, which requires 85 acres of land, of which 50 acres may be a large regional park. Sterling Forest, the state facilities met the large regional park requirement, therefore according to state standards the town is currently 5 acre deficient in recreation land, not including the recommendation that specific sites to accommodate a skating area or swimming pool are also needed.

The state provides guidelines for providing such activities as a skating area, hunting land, fishing areas, swimming pools and tennis courts in addition to the land criteria detailed above. The analysis revealed that the Town's current population would require a skating area, 1.65 miles of stream area for fishing and a 2,400 square foot swimming pool. There is a summary of the State Requirements on the following page and the table on page 6 provides the detailed recreational requirements based on the existing 3,334 people which reside in town.

Table #1  
TOTAL POPULATION BY AGE CATEGORY

2000 CENSUS DATA	
AGE CATEGORY	NUMBER OF PEOPLE
Under 5 years	188
5 to 9 years	219
10 to 14 years	210
15 to 19 years	150
20 to 24 years	114
25 to 29 years	158
30 to 34 years	239
35 to 39 years	345
40 to 44 years	288
45 to 49 years	296
50 to 54 years	306
55 to 59 years	239
60 to 64 years	191
65 to 69 years	126
70 to 74 years	99
75 to 79 years	90
80 to 84 years	47
85 to 89 years	12
90 years and over	17
<b>Total population</b>	<b>3334</b>

Source: www.census.gov



**POPULATION PROJECTIONS.** If the population projections for the new Tuxedo Reserve project are calculated, the estimated total population of the Town of Tuxedo will be 6,455 people. This translates into a need of 163.8 acres of land preserved for active and passive recreation, including the requirement for a 97 acre large regional park. If Sterling Forest, the state facility is considered to met the need of a large regional park facility, there is still a 66.8 acre requirement for community land devoted to recreation. This is 37.8 acres more than currently exists in the Town.

In addition the state guidelines suggest that with a population of 6,455 people, there should be 3 sites for skating areas, 3.25 miles of stream devoted to fishing, and 4,875 square feet of swimming area. In all the areas of recreation, based on the projected population, the guidelines recommend an increase of approximately 2 1/2 times more facilities than what currently exist in Town. The table below summarizes the areas in which the Town is currently deficient in recreational facilities according to the State guidelines.

**Table #2**  
**SUMMARY OF RECREATIONAL REQUIREMENTS**

	Existing	Recommended from State Guidelines	
		Existing Population	Projected Population
Total Land devoted to Recreation *	29 acres	34 acres	66.8 acres
Deficiency in land as compared to standards	-	5 acres	37.8 acres
Skating Area (# of sites)	0	1 site	3 sites
Fishing (miles of stream)	0	1.65 miles	3.25 miles
Swimming Pool	0	2,400 SF	4,875 SF

\* excluding land is for a large regional park

In addition to the fact that the town is currently short on lands devoted to recreation, there are an additional number planning issues which pertain to the location and distribution of the existing parklands. This general requirement is detailed in the next section of this document.

**Facility Distribution** Both the National Recreation Association and the New York State Office and Parks and Recreation set forth typical guidelines which approximate distances which each type of park facility will serve. The radius maps at the end of this document detail the approximate area each of the existing facilities serves based upon these guidelines. On map was created utilizing the National Guidelines and one map was created utilizing the New York State Guidelines. These maps illustrate that there are a number of residential areas in the Town which are not served by local recreation facilities such as neighborhood play lots or parks. The following residential neighborhoods appear to be need of additional facilities: Maplebrook, the southern portion of Laurel Ridge, Clinton Woods, Southfields, Arden and the Bramertown Road area.

The two maps are almost identical, except for one exception, the map based on the state guidelines illustrates a larger area served by Tichy Field, which would eliminate the requirement of providing a new recreation facility for the Clinton Woods neighborhood. This may not be appropriate considering the fact that Route 17A, a four lane highway, divides the Clinton Woods neighborhood from the Tichy Field facility thereby reducing its accessibility for those without automobiles. It should be noted that this analysis does not include State Park Land.

As a result of the uneven distribution of facilities it is recommended that some additional land be acquired to construct new neighborhood playgrounds and parks in those areas currently lacking service. These facilities could be for either active or passive recreation activities.



## V NATIONAL RECREATION & OPEN SPACE GUIDELINES

- A. The National Park and Recreation Association (NRPA) promulgates nationally accepted standards for the provision of recreation facilities at the local and regional level. The NRPA standards suggest there is a need of 10 acres of passive and active recreation spaces per 1,000 residents. For the Town of Tuxedo this translates into approximately 33 acres of land devoted to recreation. Of this, it is recommended that 6 acres per 1,000 population, or 20 acres for Tuxedo, be provided at the local level and the remainder be provided by County, State or other regional authority. General planning standards for recreation are provided in Table 2.
- B. The imposition of the NRPA guidelines suggests a need for 33 acres of local active/passive recreation space to accommodate the town's existing population. Based on the total acreage of approximately 29 acres, it appears that the Town of Tuxedo is slightly deficient in the amount of land devoted to recreation. It should be noted that the 29 acres includes the River Walk Park which is not constructed yet. However, the population ratio is only one means of assessing whether an appropriate amount of recreational land exists in the town. Using this as the only means of assessing the adequacy of existing recreation does not account for other issues such as accessibility and population density. Since every community is different, individual standards should be developed. Other factors influencing the appropriate amount of recreational facilities are scheduling of events, participation levels and value attributed toward natural features and preservation.
- C. The distribution of recreational acreage and its allocation for active and passive use are more difficult to achieve than the establishment of the total acreage per 1,000 persons. It is desirable for every resident to have reasonable access to a variety of recreational uses. Generally, the types of facilities most commonly provided in a community are divided into the following categories:
1. Play Lots. This is an active recreation facility for school age children. They generally range in size from  $\frac{1}{4}$  to  $\frac{1}{2}$  acre, with a one acre lot considered the maximum size for such a use. They generally have miscellaneous play equipment for toddlers, benches and shaded areas. The lots can be combined with play equipment for older children if properly separated from the toddler area.
  2. Neighborhood Playground. These are larger facilities and accommodate adults as well as school age children. They generally average about 6 acres in size to provide adequate separation of activities. They are generally developed with ball fields, courts, a children's playground and often, a small shelter. They are usually provided at a ratio of 1.25 acres per 1,000 population and each facility should be designed to serve a population of 4,000 to 5,000 people.

3. Neighborhood Parks. These are passive facilities for all ages. They are designed for walking and sitting rather than active games and sports. The main features include walkways, benches and landscaping. They are often provided with a playground. The site size for neighborhood parks is comparable to that of a neighborhood playground. There should be about one acre of park space per 1,000 population, ranging in size from one to five acres.

4. Community Parks. These facilities accommodate both active and passive space and are considerably larger than the neighborhood type facility. They should be provided at a ratio of 1.25 acres per 1,000 population, serving from 12,000 to 20,000 people living in a one mile radius. They are designed for field sports requiring large open areas and should contain from 12 to 20 acres of land. They should also include an indoor recreation center to accommodate a comprehensive active and passive recreation program.

Additional facilities should also be provided including arenas maintained in their natural state, hiking and riding trails, shelters and special features such as gardens, a bird sanctuary or zoo. These parks generally encompass areas of 100 acres and are designed at a ratio of 2.5 acres per 1,000 population. The accompanying table summarizes general planning guidelines for recreation facilities in communities.

TABLE #3  
NATIONAL RECREATION & OPEN SPACE GUIDELINES

Recreation Facilities	Quantity of Facility Recommended	Size of Parcel	Area Served
Mini-Park	0.25 to 0.5 acres/ 1,000 population (NRPA)	1 acre or less (NRPA) 500 sf to 2 acres (DGK)	Less than $\frac{1}{4}$ mile radius  100 yards to $\frac{1}{4}$ mile radius (DGK)
Neighborhood Subdivision Level	1 to 2 acres/1,000 population (NRPA)	1.5+ acres (NRPA) 4 to 20 acres (DGK)	$\frac{1}{4}$ to $\frac{1}{2}$ mile radius to serve population up to 5,000 (NRPA)  $\frac{1}{4}$ to $\frac{1}{2}$ mile radius to serve population up to 5,000 (DGK)
Community Level	5 to 8 acres/1,000 population	25+ acres	Several neighborhoods, 1 to 2 mile radius (NRPA)  Several neighborhoods, 15,000 to 25,000 population (DGK)

NRPA: National Park and Recreation Association, Recreation Parks and Open Space Standards and Guidelines, 1995  
DGK: DeChiara and Koppelman, Time-Saver Standards for Site Planning, 1984



## VI Statewide Comprehensive Outdoor Recreation Plan

The New York State Office of Parks, Recreation and Historic Preservation (OPRHP) periodically prepares the Statewide Comprehensive Outdoor Recreation Plan (SCORP). This document details statewide policy directions and fulfills the agency's recreation and preservation mandate. The 2003 SCORP serves as a status report and as an overall guideline for recreation resource preservation, planning and development through the year 2007 for the State of New York.

Because the OPRHP is a major provider of recreation resources throughout the State, it is important for them to maintain an ongoing knowledge of the needs of visitors to State parks and historic sites. Since the previous SCORP, two system wide surveys were completed. Both surveys collected information on user preferences and concerns, as well as demographic data. This data was utilized in conjunction with the National Recreation Standards to create the State Recreation Guidelines that are based on actual user information and therefore more appropriate for the New York Recreation system than the more general national guidelines. These State standards, which are detailed on the following page, were utilized in conjunction with the National Guidelines in the analysis of the existing recreation system for the Town of Tuxedo.

The NY SCORP has set forth six goals for future park and recreation development for the state. In conjunction with the established goals, there are specific actions identified to accomplish each goal. The following details these goals & actions.

**GOAL:** Address the recreational and open space needs of underserved communities.

### Actions

1. Identify people with the community who can provide insight into the area and an understanding of important issues with the community.
2. Encourage direct involvement of community residents in developing and maintaining parks and open space.

**GOAL:** Explore the use of Public/Private partnerships in the creation and maintenance of urban parks.

### Actions

1. Seek partnerships with the business sector and community groups.
2. Focus on the benefits that can be derived through partnerships.

**GOAL:** Revitalize and improve existing recreation and open space resources.

### Actions

1. Connect parks by developing bikeways and greenways that will provide linkages between open spaces, recreation areas, communities and business districts.
2. Provide adequate funding to maintain public parks and open spaces.
3. Consider recreation and open space opportunities in the redevelopment of Brownfield areas.

**GOAL:** Conserve, protect and make accessible open space areas.

### Actions

1. Make shorelines more accessible.
2. Protect natural and cultural resources and public open spaces.



**Table #4**  
**New York State Recreation Facility Design Standards**  
 Derived from the National Recreation and Parks Association Standards

Recreation Facilities	Quantity of Facility Recommended		Size of Parcel	Area Served
	2 acres per 1,000 population	6-6 acres currently required for Tuxedo 12.8 acres required with Tuxedo Reserve		
Play Lot			1-2 acres	Maximum travel time is 10 minutes to facility by foot or bicycle
Pocket Park	.25 acres per 1,000 population	.83 acres currently required for Tuxedo 1.6 acres required with Tuxedo Reserve	.25-.5 acres	Maximum travel time is 10 minutes to facility by foot or bicycle
Neighborhood Park	1 acre per 1,000 population	3.3 acres currently required for Tuxedo 6.5 acres required with Tuxedo Reserve	4-7 acres	Maximum travel time should be 20 minutes by foot or bicycle
District Park	2 acres per 1,000 population	6.6 acres currently required for Tuxedo 12.8 acres required with Tuxedo Reserve	20-100 acres	Maximum travel time is 30 minutes by automobile
City Park	5 acres per 1,000 population	16.7 acres currently required for Tuxedo 32.3 acres required with Tuxedo Reserve	50-100 acres	Maximum travel time is 30 minutes by automobile
Large Regional Parks	15 acres per 1,000 population	50 acres currently required for Tuxedo 97 acres required with Tuxedo Reserve	40 + acres	Maximum travel time is 1-2 hrs by automobile
Metro	.124 acres per 1,000 population	0.4 acres currently required for Tuxedo 0.8 acres required with Tuxedo Reserve	25 acres	Maximum travel time is 30 minutes by limited auto access or any non-auto mode.
Skating Area	1 site per 2,500 population	1 site currently required for Tuxedo 3 sites required with Tuxedo Reserve	-	-
Big Game hunting	200 acres per 1,000 population	660 acres currently required for Tuxedo 1,300 acres required with Tuxedo Reserve	-	-
Fishing	.5 mi of stream per 1,000 population	1.65 miles currently required for Tuxedo 3.25 miles required with Tuxedo Reserve	-	-
Golf Course	.5 holes per 1,000 population	1.65 holes currently required for Tuxedo 3.25 holes required with Tuxedo Reserve	-	-
Field Games	3 acres per 1,000 population	10 acres currently required for Tuxedo 20 acres required with Tuxedo Reserve	-	-
Swimming Pool	750 square feet per 1,000 population	2,475 SF currently required for Tuxedo 4,875 SF required with Tuxedo Reserve	-	-
Tennis Courts	1 court per 2,000 population	2 courts currently required for Tuxedo 3 courts required with Tuxedo Reserve	-	-
Basketball (courts)	1 court per 1,999 population	2 courts currently required for Tuxedo 3 courts required with Tuxedo Reserve	-	-



## VII ANALYSIS OF EXISTING FACILITIES

Based on field surveys of existing recreation facilities, the needs analysis detailed on the prior pages of this document and discussion with the Town's Recreation Committee, the following findings and recommendations are set forth:

1. Both the analyses based on existing and proposed populations concluded that additional recreation facilities are needed. The review of the location and distribution of these facilities concluded that there are a number of residential neighborhoods that are currently not served by recreation facilities, according to State and National guidelines. This plan recommends that some additional land be acquired for the creation larger recreation facilities to fulfill the 66 acre land deficient which was revealed in the projected population analysis. In addition it is also recommended that land be acquired to accommodate smaller neighborhood park facilities to serve the following neighborhoods: Maple brook, the southern portion of Laurel Ridge, Clinton Woods, Southfields, Arden and the Bramertown Road area.

2. The analysis of the existing facilities revealed that a majority of the playground equipment needed to be replaced. In addition, all the basketball courts and tennis courts need to be resurfaced.

3. There is an need for additional adult recreation facilities in the Town. There is an opportunity in some of the existing facilities to provide some formal passive recreation equipment such as walking trails, picnic tables, and grills and benches. Therefore this plan recommends that some of these existing facilities be expanded slightly to provide for a wider range of recreational activities.

4. Planning guidelines for community parks encourage the provision of an indoor recreation center. In Tuxedo, there is no indoor public recreation facility nor any sheltered pavilion for the summer children's program, or adult activities. Given the fact that the Power House structure located in River Walk Park is located adjacent to the Town Center, in a newly designed park it provides the perfect opportunity for a public pavilion/recreation center. It is recommended that this structure be renovated in such a way that it can be utilized as a recreation facility in connection with River Walk Park.

5. The NY State guidelines recommends a swimming pool, a skating area, as well as some fishing and boating facilities to be located in the town. The new River Walk Park provides the perfect opportunity to provide each of these facilities for the community.

The findings detailed above summarize the general conclusions of this recreation facilities analysis. The following 11 pages detail the findings and design suggestions on a site by site basis for the 7 existing recreation sites in the Town. Each site has a two pages of analysis associated with it. The first page describes the existing conditions and suggested design improvements. The second page provides detailed cost estimates for the proposed improvements. It should be noted that Lucky Field has only one page of analysis since the conclusion for this facility is that it be closed and the equipment be reused in another site, due to a number of safety concerns pertaining to its location.

As noted in the introduction, the plan was configured on a site by site basis in order to allow for a detailed phasing plan to be created for each site once a budget was decided upon. It is recommended that once a budget and phasing plan are created detailed site plans be designed for each facility.



## MURPHY FIELD (COMMUNITY PARK)



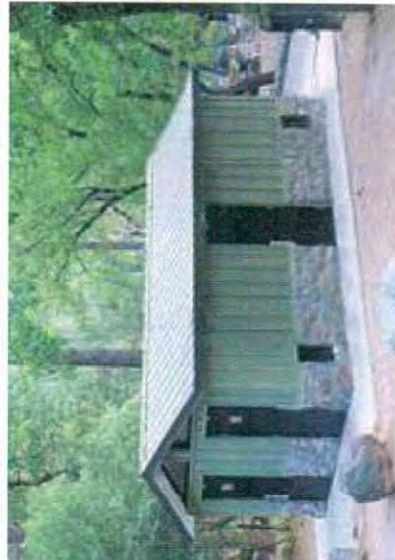
### EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

1. This 9.4 acres park is considered a Community Park according to national recreation standards. A facility of this type typical serves people within a 2 mile radius of the park.
2. One soccer field-there are no spectator stands and no restrooms.
3. One baseball field with 285 feet maximum distance in center field, and 250 feet maximum distance in left and right fields
4. Some of the elements which would be an appropriate addition to the Murphy Field facilities are a little league field, a recreation center building with electricity, public restrooms and a concession stand, a walking course.

### PROPOSED DESIGN CONCEPTS AND FACILITY ENHANCEMENTS



Foot Bridge Over Stream



New Restroom Facility



New Fence Enclosure for Soccer Field



# MURPHY FIELD (COMMUNITY PARK)

## Budgetary Cost Estimate for Murphy Field (Community Park)

Town of Tuxedo, NY,						
Item	Description	Unit	Quantity	Unit Cost	Amount	Subtotal
1	Little League Field					
	New Clay Infield	CY	40	\$12.00	\$480.00	
	Backstop and Fencing	LS			\$10,500.00	
	Topsoiling (3" deep)	CY	370	\$48.00	\$17,760.00	
	Seeding	SY	4444	\$1.00	\$4,444.00	
2	Grand Stand (50 seats - 15' long, 5 rows)	UNIT	2	\$3,000.00	\$6,000.00	
3	Public Restrooms Facility *	UNIT	1	\$65,000.00	\$65,000.00	
4	Walking Course-Crushed Stone Pathway - 1200lf (6' wide)	SY	800	\$9.00	\$7,200.00	
5	Wood Footbridge	UNIT	1	\$15,000.00	\$15,000.00	
6	8' Chain link Fence Enclosure for Soccer Field	LF	500	\$42.00	\$21,000.00	
7	Decorative Lighting (parking area)	UNIT	2	\$4,000.00	\$8,000.00	
						\$155,384.00
8	Design & specifications (Softcosts Budget)					
	Architecture	LS				\$6,500.00
	Landscape Architecture	LS				\$5,000.00
	Civil Engineering	LS				\$2,000.00
9	Construction Supervision	LS				\$4,000.00
	<b>Sum Total- Hardcosts</b>				\$155,384.00	
	Contingency 10%				\$15,538.40	
	<b>Total Hardcosts</b>				<b>\$170,922.40</b>	
	<b>Total Softcosts</b>				<b>\$17,500.00</b>	
	<b>Total</b>					<b>\$188,422.40</b>

\* Does not include utility hook up costs for restroom facilities



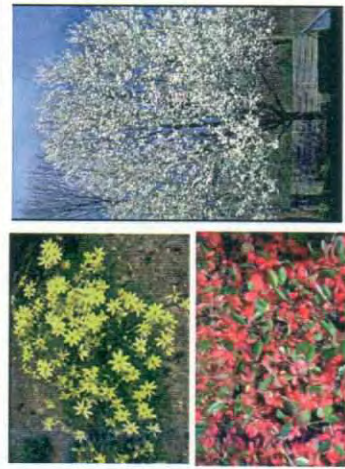
## EAGLE VALLEY MINI-PARK (PLAY LOT)



### EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

1. This 1 acre park is considered a Play lot according to national recreation standards. A facility of this type typical serves people within a 1/4 mile radius of the park.
2. Playground equipment needs to be updated and brought up to today's safety codes. For example- existing swing set needs to be replaced due to safety concerns.
3. A protective ground surface beneath the playground equipment needs to be installed.
4. This could be an appropriate area for a picnic grove with tables and benches.
5. Existing basketball courts need to be expanded to full size and constructed of an appropriate surface.
6. The entire existing fence needs to be replaced

### PROPOSED DESIGN CONCEPTS AND FACILITY ENHANCEMENTS



Landscape Plan with Shade trees



New Playground Equipment



New Expanded Basketball Court

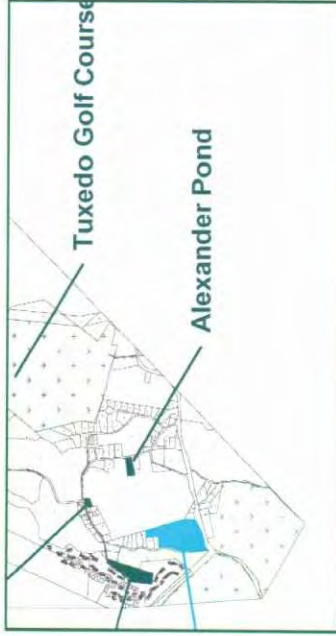


# EAGLE VALLEY MINI-PARK (PLAY LOT)

Town of Tuxedo, NY,							Budgetary
Item	Description	Unit	Quantity	Unit Cost	Amount	Subtotal	
1	Playground Improvements:						
	Playground Equipment	LS	1	\$35,000.00	\$35,000.00		
	Safety Playground Surfacing - 12" mulch	CY	400	\$35.00	\$14,000.00		mulch-\$50)
2	Picnic Grove						
	Picnic Tables	UNIT	4	\$650.00	\$2,600.00		picnic table
	Picnic Grills	UNIT	2	\$150.00	\$300.00		grill cost-\$
	Trash Receptacles	UNIT	2	\$600.00	\$1,200.00		
3	Basketball Court Rehabilitation	LS	1	\$8,000.00	\$8,000.00		
4	4' Chain link Fence Replacement	LF	1000	\$21.00	\$21,000.00		concrete c
5	Shade trees	UNIT	10	\$450.00	\$4,500.00		
						\$86,600.00	
6	Design & specifications Softcosts Budget						
	Landscape Architecture	LS				\$5,000.00	
	Civil Engineering	LS				\$1,500.00	
7	Construction Supervision	LS				\$2,500.00	
	<b>Sum Total- Hardcosts</b>				\$86,600.00		
	Contingency 10%				\$8,660.00		
	<b>Total Hardcosts</b>				<b>\$95,260.00</b>		
	<b>Total Softcosts</b>				<b>\$9,000.00</b>		
	<b>Total</b>					<b>\$104,260.00</b>	



## ALEXANDER POND (NEIGHBORHOOD PARK)



### EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

1. This 2.3 acre park is considered to be a neighborhood park according to national standards. A facility this type typically serves people within a 1/2 mile radius.
2. The current parking area is dirt and loose gravel—need new parking area
3. Pond has gone through eutrophication—needs aeration system
4. Some appropriate design elements for a neighborhood park of this nature would be the inclusion of a picnic area pavilion, designated walkways around pond, benches and additional landscaping.

### PROPOSED DESIGN CONCEPTS AND FACILITY ENHANCEMENTS



Fountains- Aerators



Install native plantings around pond and new parking area





# ALEXANDER POND (NEIGHBORHOOD PARK)

## Budgetary Cost Estimate for Alexander Pond (Neighborhood Park)

Town of Tuxedo, NY,						
Item	Description	Unit	Quantity	Unit Cost	Amount	Subtotal
1	Parking Improvements - 10 parking spaces					
	Gravel	CY	60	\$20.00	\$1,200.00	
	Installation	LS	1	\$400.00	\$400.00	
2	Picnic Grove					
	Picnic Tables	UNIT	8	\$650.00	\$5,200.00	
	Picnic Grills	UNIT	4	\$150.00	\$600.00	
	Trash Receptacles	UNIT	4	\$600.00	\$2,400.00	
3	Pavilion	UNIT	1	\$25,000.00	\$25,000.00	
4	Pond Aeration System	LS	2	\$3,000.00	\$6,000.00	
5	Walkways 4' wide, 1000lf	SY	450	\$9.00	\$4,050.00	
6	Benches	UNIT	5	\$850.00	\$4,250.00	
7	Landscaping	LS	1	\$10,000.00	\$10,000.00	
8	Decorative Lighting	UNIT	2	\$4,000.00	\$8,000.00	
						\$67,100.00
9	Design & specifications Softcosts Budget					
	Landscape Architecture	LS				\$4,500.00
	Civil Engineering	LS				\$3,000.00
	Electrical Engineering	LS				\$3,000.00
10	Construction Supervision	LS				\$1,500.00
	<b>Sum Total- Hardcosts</b>				\$67,100.00	
	<b>Contingency 10%</b>				\$6,710.00	
	<b>Total Hardcosts</b>				<b>\$73,810.00</b>	
	<b>Total Softcosts</b>				<b>\$12,000.00</b>	
	<b>Total</b>					<b>\$85,810.00</b>



## TICHY FIELD (NEIGHBORHOOD PLAYGROUND)



### EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

1. This 6.5 acre recreational facility is considered to be a neighborhood playground according to national standards. A facility of this type typical serves people in a 1/2 mile radius of the facility.
2. Replace broken playground equipment such as the chains, the fabric bridge, the wooden bridge, and swing straps and bumper guards
3. New playground equipment should be budgeted for in near future.
4. Replace basketball courts with proper surface.
5. Need solution to splintered and cracked wood playground frame, picnic tables and benches.
6. Some appropriate design elements for a neighborhood park include items oriented to adults such as tennis courts. Some improvements to the existing courts are necessary such as lighting, new surfacing, and new restroom facilities

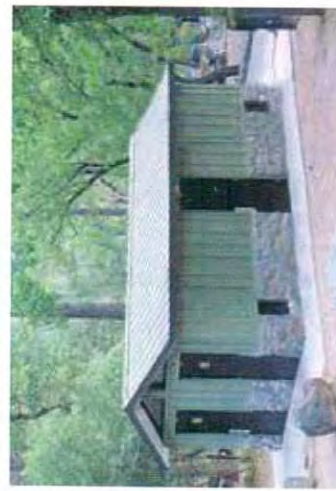
### PROPOSED DESIGN CONCEPTS AND FACILITY ENHANCEMENTS



New Playground Equipment



Rehabilitate existing courts



New Restroom Facilities



# TICHY FIELD (NEIGHBORHOOD PLAYGROUND)

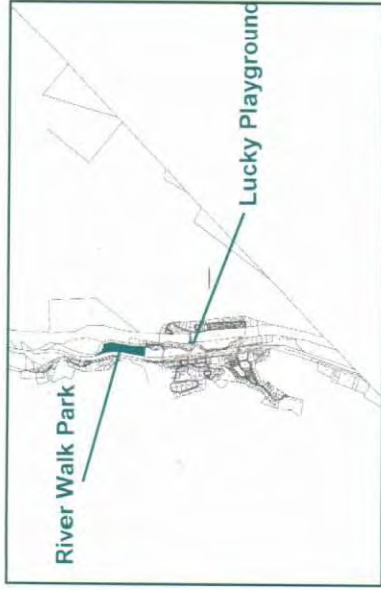
## Budgetary Cost Estimate for Tichy Field (Neighborhood Playground)

Item	Description	Unit	Quantity	Unit Cost	Amount	Subtotal
1	Repairs to Existing Playground Equipment	LS	1	\$3,500.00	\$3,500.00	
2	Additional Playground Equipment	LS	1	\$15,000.00	\$15,000.00	
3	Resurface Existing Basketball Courts	LS	1	\$5,000.00	\$5,000.00	
4	Crack Repairs to Wood Structures and Furniture	LS	1	\$2,000.00	\$2,000.00	
5	Tennis Courts Improvements					
	Resurfacing	LS	1	\$8,000.00	\$8,000.00	
	Lighting	LS	1	\$30,000.00	\$30,000.00	
6	Public Restrooms Facility *	UNIT	1	\$25,000.00	\$25,000.00	
7	Decorative Lights	UNIT	3	\$4,000.00	\$12,000.00	
						\$100,500.00
8	Design & specifications Softcosts Budget					
	Landscape Architecture	LS				\$3,500.00
	Electrical Engineering	LS				\$3,500.00
9	Construction Supervision	LS				\$1,500.00
	<b>Sum Total- Hardcosts</b>				\$100,500.00	
	Contingency 10%				\$10,050.00	
	<b>Total Hardcosts</b>				<b>\$110,550.00</b>	
	<b>Total Softcosts</b>				<b>\$8,500.00</b>	
	<b>Total</b>					<b>\$119,050.00</b>

\* Does not include utility hook up costs for restroom facilities



## RIVER WALK PARK (COMMUNITY PARK)



### EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

1. This 9.4 acre parcel of land is centrally located and therefore very accessible to a significant number of residents. It is an appropriate location for a community park facility.
2. While the park design is not finalized, the national standards for a park of this nature suggest that this facility should include a recreation center, both passive and active recreation facilities and possible sports fields.
3. This park should include a combination of walking paths, a picnic area, and active recreation areas such as playgrounds, an inline skating rink, water oriented play feature in a comprehensive design that incorporate improved access to the adjacent river.

### PROPOSED DESIGN CONCEPTS AND FACILITY ENHANCEMENTS





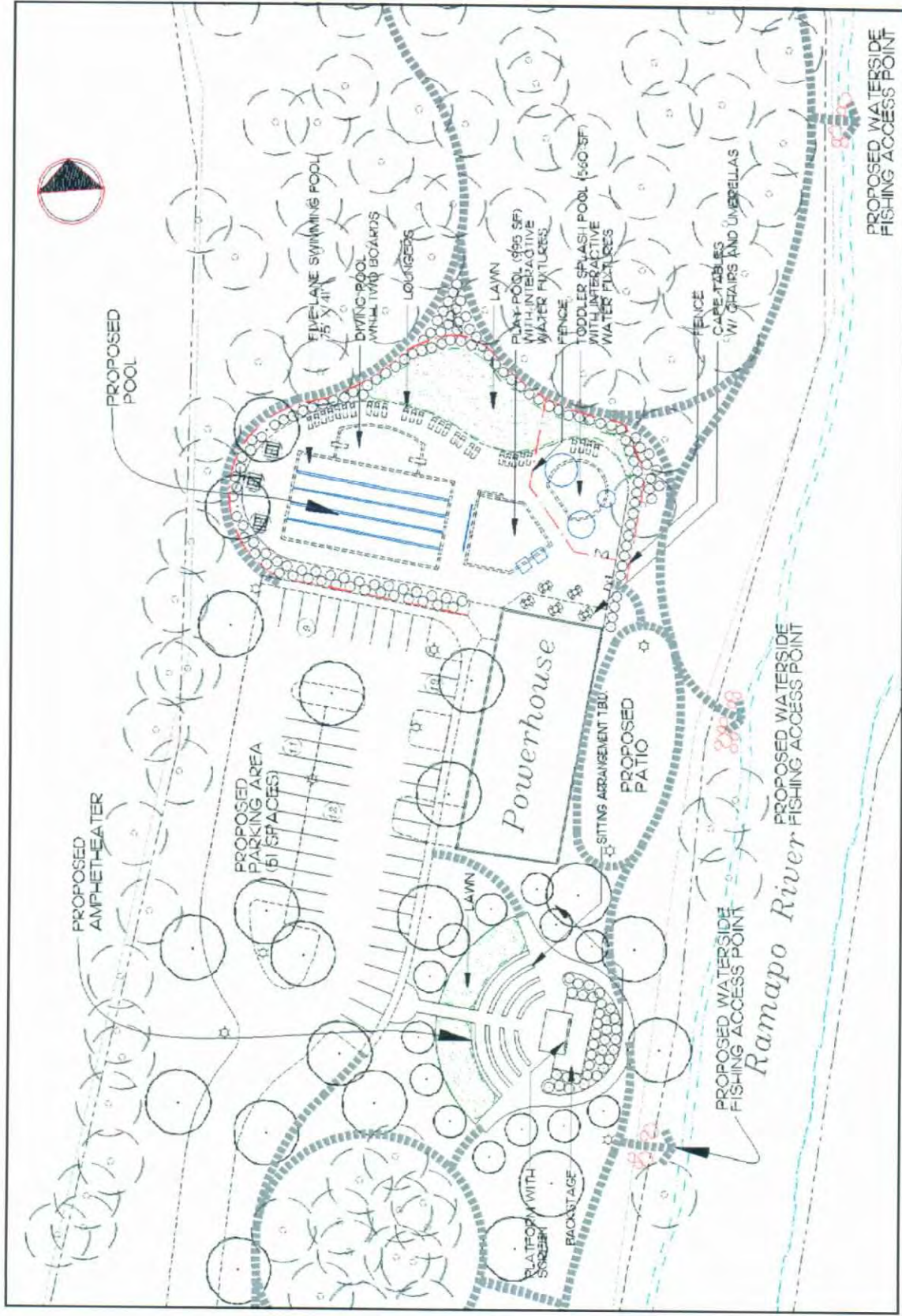
# RIVER WALK PARK (COMMUNITY PARK)

Item	Description	Unit	Quantity	Unit Cost	Amount	Subtotal
1	Roadway / Parking Area Improvements	LS	1	\$150,000.00	\$150,000.00	
2	Playground System	LS	1	\$60,000.00	\$60,000.00	
3	Picnic Grove					
	Picnic Tables	UNIT	8	\$650.00	\$5,200.00	
	Picnic Grills	UNIT	3	\$150.00	\$450.00	
	Trash Receptacles	UNIT	3	\$600.00	\$1,800.00	
4	Pavilion	UNIT	1	\$25,000.00	\$25,000.00	
5	Crushed Stone Pathways - 6'ave.	SY	4670	\$9.00	\$42,030.00	
6	Benches	UNIT	13	\$850.00	\$11,050.00	
7	Trash Receptacles	UNIT	5	\$600.00	\$3,000.00	
8	Basketball Court	LS	1	\$8,000.00	\$8,000.00	
9	In line/Ice skating Hockey Rink	UNIT	1	\$85,000.00	\$85,000.00	
10	Bleachers (15' Long)	UNIT	1	\$3,000.00	\$3,000.00	
11	Public Pool *	LS	1	\$500,000.00	\$500,000.00	
12	Amphitheater	LS	1	\$60,000.00	\$60,000.00	
13	Public Restrooms Facility *	LS	1	\$15,000.00	\$15,000.00	
14	Landscape Improvements	LS	1	\$60,000.00	\$60,000.00	
15	Pedestrian Bridge -Ramapo River	LS	1	\$60,000.00	\$60,000.00	
16	Decorative Lighting	UNIT	16	\$4,000.00	\$64,000.00	
					\$1,153,530.00	
17	Design & Specifications Softcosts Budget					
	Surveying	LS				\$6,000.00
	Civil Engineering	LS				\$30,000.00
	Landscape Architecture	LS				\$15,000.00
	Electrical Engineering	LS				\$3,500.00
18	Construction Supervision	LS				\$9,000.00
	<b>Sum Total- Hardcosts</b>				\$1,153,530.00	
	Contingency 10%				\$115,353.00	
	<b>Total Hardcosts</b>				<b>\$1,268,883.00</b>	
	<b>Total Softcosts</b>				<b>\$63,500.00</b>	
	<b>Total</b>					<b>\$1,332,383.00</b>

\* Does not include utility hook up costs for restroom facilities

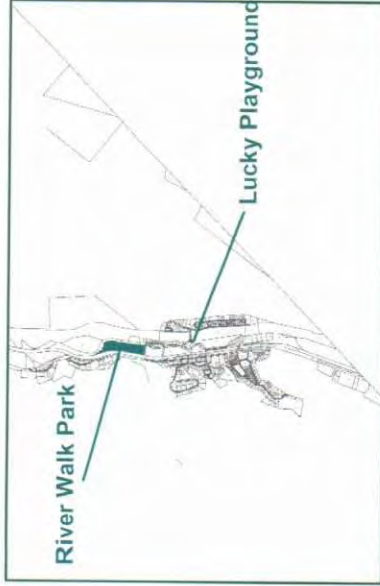


# RIVER WALK PUBLIC POOL AND AMPHITHEATER (COMMUNITY PARK)





## LUCKY PLAYGROUND (PLAY LOT)



### EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

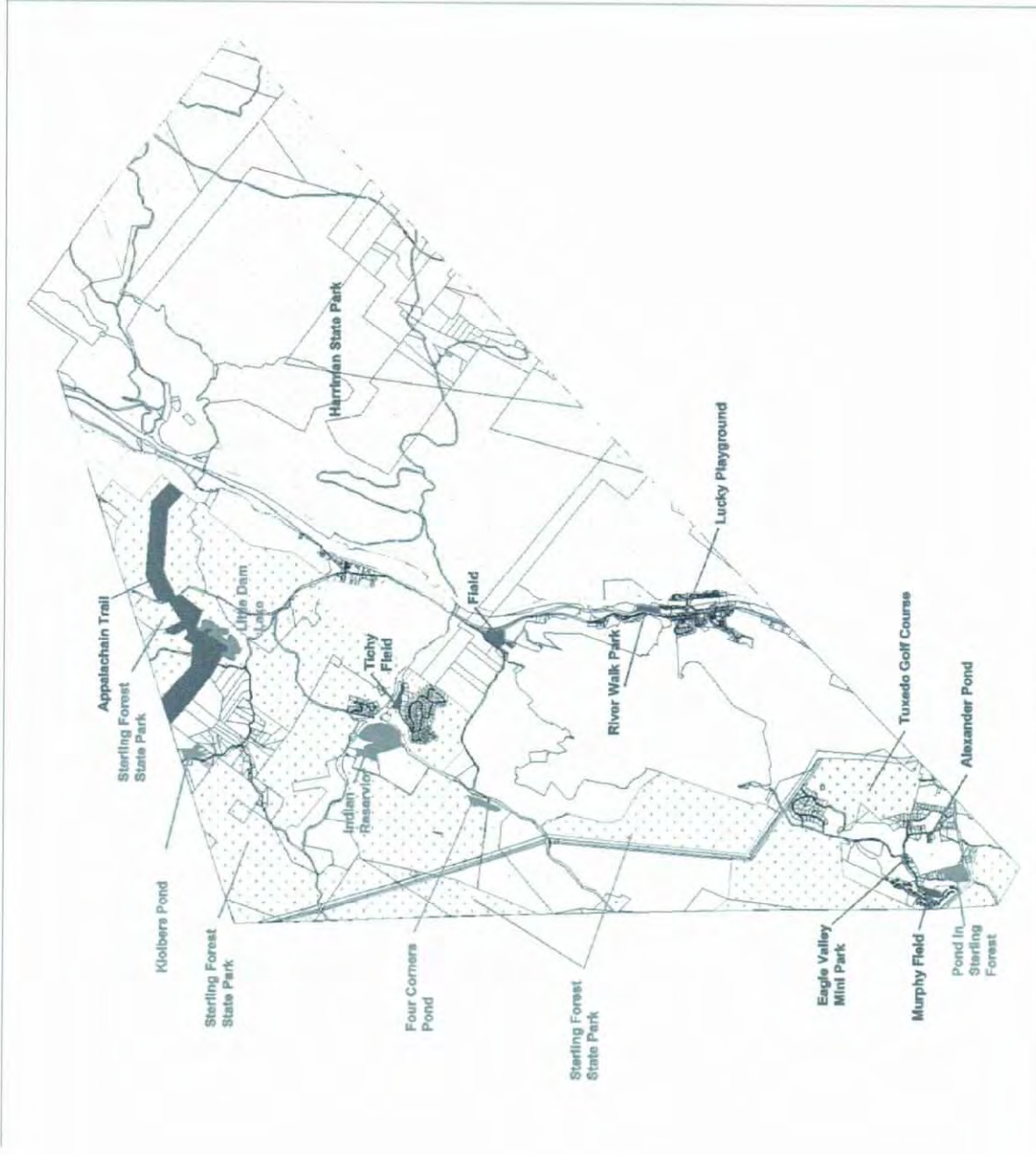
1. According to national standards, this site is considered a neighborhood play lot which serves people within a 1/2 mile radius of the site.
2. This site is in an unsafe location between the railroad right of way and Route 87.
3. The new recreation facility located at the River Walk Park site will serve the area of Tuxedo which this site currently serves.
4. Since there are a number of security problems associated with this site, it is recommended that the playground equipment be removed from this location and be utilized in a different location. This park area should be closed
5. Possible reuse as a supplementary parking area with connections to the existing bridged stream crossing to service the CBD improvements.

# COST ESTIMATE SUMMARY

Town of Tuxedo, NY,						
Item	Description	Unit	Quantity	Hardcosts	Softcosts	Subtotal
1	Murphy Field	LS	1	\$211,611.40	\$17,500.00	\$229,111.40
2	Eagle Valley Mini-Park	LS	1	\$95,260.00	\$9,000.00	\$104,260.00
3	Alexander Pond	LS	1	\$73,810.00	\$12,000.00	\$85,810.00
4	Tichy Field	LS	1	\$110,550.00	\$8,500.00	\$119,050.00
5	River Walk Park	LS	1	\$1,268,883.00	\$63,500.00	\$1,332,383.00
	<b>Total Hardcosts</b>				<b>\$1,760,114.40</b>	
	<b>Total Softcosts</b>				<b>\$110,500.00</b>	
	<b>Total</b>					<b>\$1,870,614.40</b>



# APPENDIX



## PARK AMENITIES (DETAILS)



**PROPOSED DECORATIVE  
LIGHT FIXTURE**

Manufacturer: Sternberg  
Vintage Lighting MS805-B  
12' Kenilworth 5700-DFP



**PROPOSED BENCH**

Manufacturer: Landscape Forms Inc.  
Woven Seat and Grotto Powder Coat  
Model # SC3005-B-S-72, black



**PROPOSED PICNIC TABLE**

Manufacturer: Dumor  
77 Series-PL-Black-Cedar Recycled



**PROPOSED GRILL**

Manufacturer: Dumor  
21 Series-Black; Embed in concrete



**PROPOSED TRASH RECEPTACLE**

Manufacturer: Victor Stanley  
Ironsites Series  
Trash Receptacle Model # S-Y2  
Ash Urn Model # S-20



**PROPOSED BICYCLE RACK**

Manufacturer: Mandra X, Inc.  
The Gramercy Rack



# TUXEDO RECREATION DEPARTMENT YEARLY ACTIVITIES

Month	Activity
January	Resident ski night at Sterling Forest Kid's bingo 1 1/2 hours of play time with prizes
February	Resident ski night at Sterling Forest Kid's bingo 1 1/2 hours of play time with prizes Friday night bus trip for 6th, 7th, and 8th graders
March	Friday night bus trip for 6th, 7th and 8th graders
April	Tuxedo T-shirt baseball league
May	Tuxedo T-shirt baseball league Kids fishing derby
June	Adult softball league Tuxedo summer camp Day and night bus trips very Wednesday for 5 weeks
July	Adult softball league Tuxedo summer camp Sports clinic basketball, baseball, and soccer
August	Adult softball league Tuxedo summer camp
September	Soccer clinic (4 weeks)
October	* Family Fall Festival for Tuxedo residents Halloween parade
November	Letters to Santa
December	Tree Lighting ceremony followed with a holiday party including crafts, snacks, and pictures with Santa

# MAPS

