

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project: Tuxedo Farms							
Project Location (describe, and attach a location map): Town of Tuxedo, Orange County, NY (see attached map)							
Brief Description of Proposed Action: Tuxedo Reserve Owner, LLC is seeking to amend the Tuxedo Farms Design Guidelines (the "Design Guidelines") last approved in April 2015 by the Tuxedo Town Board as part of the 2015 Amendment to the Special Permit for the Tuxedo Farms project (formerly known as "Tuxedo Reserve"). The proposed amendments would clarify the procedural requirements of the design review process for individual buildings, and would also expand the list of permitted building materials to include high quality vinyl products and other composite materials (the "Proposed Action"). The Proposed Action involves no changes to earthwork, limits of disturbance, or other physical improvements related to the Preliminary Plan, last approved in April 2015. The Proposed Action is limited to amendments to the Design Guidelines, and concomitantly the 2015 Special Permit, to clarify the design review procedures and building material regulations.							
Name of Applicant or Sponsor: Tuxedo Reserve Owner, LLC		Telephone: 212-801-1072 E-Mail: adance@related.com					
Address: c/o Andrew Danoe, The Related Companies, 60 Columbus Circle							
City/PO: New York	State: NY	Zip Code: 10023					
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;">☒</td> <td style="text-align: center; padding: 2px;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Amendment to the Tuxedo Farms 2015 Special Permit			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;">☒</td> <td style="text-align: center; padding: 2px;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
3.a. Total acreage of the site of the proposed action?		+/-2,301 acres					
b. Total acreage to be physically disturbed?		NA acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		+/-2,301 acres					
The Proposed Action is limited to a procedural change, and would not affect the previously approved Preliminary Plat.							
4. Check all land uses that occur on, adjoining and near the proposed action. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland							

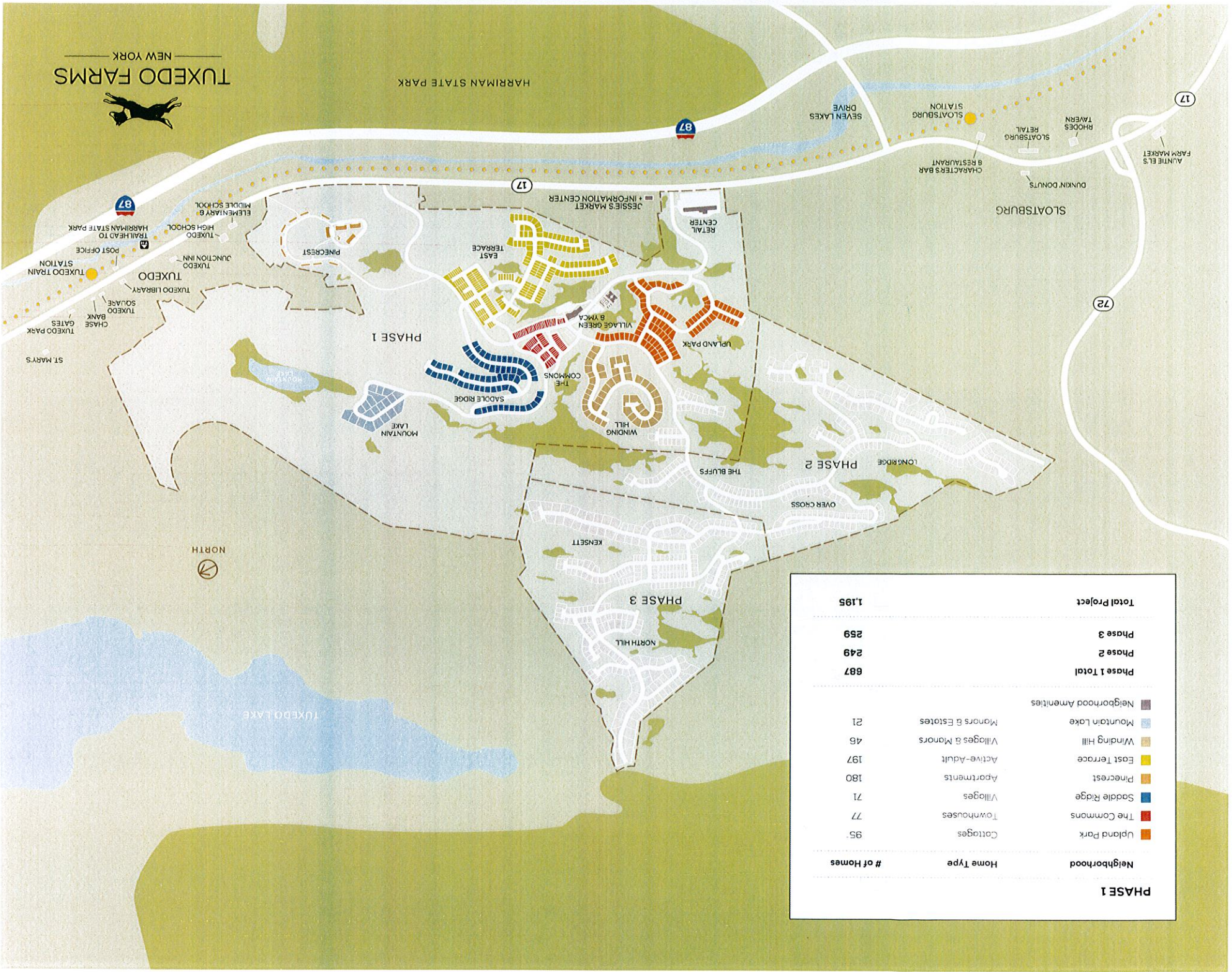
	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	☒	☒
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	☒	YES
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐	☒
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☒	☒
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: The Proposed Action would also permit the installation of roof-mounted solar panels. _____	NO	YES	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	☒	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ The Proposed Action involves amendments to Design Guidelines and procedures. No changes to the previously approved Preliminary Plat would occur.	NO	☒	YES
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☐ Agricultural/grasslands ☒ Early mid-successional ☒ Wetland ☐ Urban ☒ Suburban	NO	☒	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	☒	YES
16. Is the project site located in the 100 year flood plain?	NO	☒	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	☒	YES

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	☒	☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: Ashley Ley, AICP, AKRF, Inc. Date: 4/13/2017 Signature: 		

TUXEDO FARMS



HARRIMAN STATE PARK



PHASE 1		
Neighborhood	Home Type	# of Homes
Upland Park	Cottages	95
The Commons	Townhouses	77
Saddle Ridge	Villages	71
Pinecrest	Apartments	180
East Terrace	Active-Adult	197
Winding Hill	Villages & Manors	46
Mountain Lake	Manors & Estates	21
Neighborhood Amenities		
Phase 1 Total		
Phase 2		249
Phase 3		259
Total Project		1,195



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Technical Memorandum Amendments to Tuxedo Farms Design Guidelines

April 13, 2017

A. INTRODUCTION

Tuxedo Reserve Owner, LLC is seeking to amend the Tuxedo Farms Design Guidelines (the "Design Guidelines") last approved in April 2015 by the Tuxedo Town Board as part of the 2015 Amendment to the Special Permit for the Tuxedo Farms project (formerly known as "Tuxedo Reserve"). The proposed amendments would clarify the procedural requirements of the design review process for individual buildings, and would also expand the list of permitted building materials to include high quality vinyl products and other composite materials (the "Proposed Action"). The Proposed Action involves no changes to earthwork, limits of disturbance, or other physical improvements related to the Preliminary Plan, last approved in April 2015. The Proposed Action is limited to amendments to the Design Guidelines, and concomitantly the 2015 Special Permit, to clarify the design review procedures and building material regulations.

B. NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)

The Tuxedo Farms project, a Planned Integrated Development (PID) comprising 1,195 residential units, 14,000 square feet of commercial/retail space, and 30,000 square feet of recreational building space, along with associated infrastructure and stormwater improvements on $\pm 2,376$ acres, has been the subject of extensive environmental review under SEQRA. The original Preliminary Plan and Special Permit for the Tuxedo Farms project were issued in 2004 after publication of the Final Environmental Impact Statement in 2003, and the adoption of a SEQRA Findings Statement in 2004. In 2008 Tuxedo Reserve Owner, LLC, an affiliate of the Related Companies (the "Developer" or "Applicant"), submitted an application to amend the previously approved development plan to include new areas of disturbance and to amend the unit distribution. A Supplemental Environmental Impact Statement (SEIS) and Final SEIS were prepared, and a new SEQRA Findings Statement, amendment to the 2004 Special Permit, and amended preliminary plat approval were adopted by the Town Board in 2010. In 2015, additional minor amendments to the Special Permit and Preliminary Plat, for which the Town of Tuxedo Town Board issued a Negative Declaration, were pursued and approved.

The Proposed Action would not result in any changes to the 2015 Preliminary Plat dated February 27, 2015, last revised April 20, 2015. In so far as the current Special Permit approved on or about April 20 2015, references the Design Guidelines, the Proposed Action would require an amendment to refer to the revised Design Guidelines. Since the Proposed Action involves no physical improvements or changes to land development, but rather a minor procedural change and amendments to the allowable list of building materials, the Proposed Action should be considered an Unlisted Action under SEQRA.

C. DESCRIPTION OF THE PROPOSED ACTION

The upfront site work for the Tuxedo Farms project is currently underway. However, as the Applicant has marketed the project to homebuilders certain aspects of the Design Guidelines have been consistently objected to. These aspects, which were approved as part of the 2004 Special Permit, do not reflect the standards and requirements of today's homebuilding community. Furthermore, they do not reflect the significant design and durability improvements that have been made to vinyl, asphalt shingle, and other composite building products since 2004.

Therefore, the Applicant proposes to update the "Materials" page included within the Design Guidelines to comport with the best practices of today's production homebuilders. The proposed changes are identified in Attachment A and the fall into the following three categories:

- Include highest quality vinyl as an approved building material;
- Permit the installation of roof mounted solar panels;
- Incorporate conventional roof pitches for the various approved house types;
- Affirm for builders that if a home design complies with the Design Guidelines then it will be approved by the Architecture Review Board.

The Proposed Action would not change the overall implementation of the Design Guidelines, or result in homes of a lesser quality. As described in the memorandum James G. Rogers Architects (see Attachment B), "when designed thoughtfully and installed with care, today's vinyl products offer an improved aesthetic to the vinyl products of the past. Polypropylene (PVC) trim products offer versatility in detailing and improve the overall look, but thorough knowledge of the products along with quality craftsmanship are both essential to optimizing the end product." As recommended in the architect's report, the amended Design Guidelines specifies manufacturers that offer multiple systems (e.g. siding, trim, roofing, foundation, etc.) that can work together to ensure quality installation, design, and craftsmanship. In fact, these building materials have been used successfully in comparable developments throughout the Tri-State area, as indicated in Attachment C.

D. POTENTIAL EFFECTS OF THE PROPOSED ACTION

ZONING

The Proposed Action is consistent with the Town of Tuxedo Zoning Code. The Town of Tuxedo Zoning Code requires Architectural Review Board (ARB) approval of all buildings and structures within a PID (§ 98-56E ad § 98-59A.(5)). The Proposed Action, which seeks to amend the Design Guidelines, would clarify that home plans consistent with the Design Guidelines would be approved by the ARB. Consistent with the PID regulations and ARB jurisdiction, the amended Design Guidelines will be referred to the ARB for review and comment prior to the Town Board considering its approval of the amended Special Permit. Therefore, any building designed in accordance with the Design Guidelines should be subject to a streamlined review process. Furthermore, the Code allows for such streamlining in § 98-60B which states "applicants for subdivision approval may, at their discretion, submit model plans for approval by the ARB. Upon approval by the ARB, up to 20% of the residences in a subdivision may be built in conformity with an approved model without further approval by the ARB. Construction of more than 20% of the residences in a subdivision according to any one model or according to any non-preapproved plans is subject to prior approval by the ARB." Therefore, since the proposed amendments to the Design Guidelines and clarification of the review process is consistent with the Code, no significant adverse impacts to zoning are anticipated.

PUBLIC POLICY

The Proposed Action is consistent with the 2016 Comprehensive Plan Update (CPU), as adopted by the Town Board in 2017. The CPU states that "In response to the requirements of the PID, the Tuxedo

Reserve developer established a set of design standards which are to guide the construction of buildings within the PID – the design standards require that buildings conform to a high standard of quality, and the applicant’s fiscal analysis and projected market value are predicated on buildings and dwellings meeting these high design standards (pg. 82).” The Proposed Action, while allowing greater flexibility in the building materials, retains the high quality of design referenced in the CPU. The building materials, which is proposed to include high quality vinyl, asphalt shingles, and other composite materials, is consistent with new construction homes valued at price points considered in the fiscal analysis prepared as part of the 2010 FSEIS, and updated in 2013. In addition, the proposed amendments to roof pitch, which would allow for conventional roof pitches for the various approved house types, is consistent with the images previously shown within the Design Guidelines.

COMMUNITY CHARACTER

The Proposed Action would not have a significant adverse impact on community character. As discussed above, these building materials have been used successfully in comparable developments throughout the Tri-State area. Furthermore, with thoughtful selection and proper installation, these products have the look, durability, and low-maintenance that many homeowners seek. The proposed products are common in the industry, in particular among homes within the target market. The amended Design Guidelines would ensure that only the highest quality vinyl and composite building products would be used, and that they would be installed in appropriate applications.

E. CONCLUSION

The Proposed Action involves no physical improvements or changes to land development, but rather a minor procedural change and amendments to the allowable list of building materials. Therefore, for the reasons identified above, the Proposed Action is not anticipated to result in any significant adverse impacts.

Attachment A

	Wall Cladding	Roofs, Chimneys & Gutters	Decks, Terraces & Porches	
Materials	Exterior building walls shall be constructed of brick, stone, stucco, clapboard, board and batten, or cedar shingles, high-quality vinyl, or fiber cement siding. Wood may be painted, and may be substituted by (Hardie board or equivalent). Masonite or other paintable material as approved by the Architectural Review Board. Cladding materials are a critical component to any style; refer to the style guidelines for appropriate materials. High-quality vinyl includes siding products from the following list: Wolverine by CertainTeed, Insulated Siding by Alsida, ProVia Heartland and Heartech, Georgia-Pacific GP Vinyl Siding, and Mastec by Plygem (or equivalent). Pitched Roofs: roofs shall be constructed of one of the following materials: cedar shakes, slate, artificial slate, standing-seam metal. Asphalt or fiberglass shingles are allowed but must be approved for color and type by the Architectural Review Board permitted. Colors are to be earthtones. Browns and grays are encouraged. Reds and greens are not permitted. Solar panels are permitted. Copper accents are encouraged. Gutters should be constructed of steel, aluminum or copper. Chimneys should be clad in brick, stone, cedar shingle or stucco.	Porches shall be constructed of wood, painted wood or painted synthetic/composite materials. Front porch decking should be of tongue and groove type. Synthetic tongue and groove decking is allowable subject to approval by the Architectural Review Board. Masonry or stucco piers allowed under the appropriate style guidelines. Rear or side decks shall be made of pressure treated wood, brick, stone or cast stone as appropriate to the house style. Or as appropriate to the material palette of the house. Synthetic decking material is allowed subject to approval by the Architectural Review Board.	Architectural elements like columns, piers, pilasters and cornices should be either of the Tuscan or Doric order and should be dimensioned and proportioned according to The American Vignola – A Guide to the Making of Classic Architecture. Piers must be at least 12 in. wide and 12 in. deep. The depth of a wall with arches must be at least 12 in. deep.	Architectural elements like columns, piers, pilasters and cornices should be either of the Tuscan or Doric order and should be dimensioned and proportioned according to The American Vignola – A Guide to the Making of Classic Architecture. Piers must be at least 12 in. wide and 12 in. deep. The depth of a wall with arches must be at least 12 in. deep.
Details	All brick colors and stone types must be approved by the Community Architect. All facades should be clad in the primary cladding material. All joints in siding must be painted or caulked. Vertical corner trim on clapboard structures should be a minimum of 3 1/2 inches wide. All Hardie board, high-quality vinyl, and masonry applications should only be used to replace painted wood cladding and must employ typical wood dimensions. Exposed channels are not to be used with high-quality vinyl siding.	Residential roof forms are to be simple and express primary, secondary and tertiary (dormers) volumes. Roof pitches should typically be as follows: A minimum of 9:12 for French and English Country; a minimum of 8:12 for Arts and Crafts and Shingle Style; between 4:12 and 6:12 for Greek Revival and Adirondack; and 4:12 slopes on the top 1/3 of the roof and 9:12 on the bottom 2/3 of the roof for Hudson Valley Dutch. Flat and sloped roofs less than 8:12 shall be permitted on secondary and tertiary roof forms, such as entry porches and porticos, attached townhouses and row houses, as well as any portion of a primary building form mostly hidden from view in the public way, whether occupied or unoccupied. Roofs of any pitch, including flat roofs, are allowed in non-residential buildings including commercial, civic, and community buildings. Roof forms are governed by the description and pitch ranges in the appropriate style guidelines. Flat roofs are permitted over entry porticos and porches but must be accompanied by an architectural cornice a minimum of 2 ft. in height. Any other flat roofs should be used as an exterior deck accessed from the interior of the main building and should be edged with a parapet wall or railing consistent with the style of the house. All gutters should be set against a trim a minimum of 4 in. wider than the gutter itself. Unless made of copper, gutters should be painted to match the color of the main building or the color of the trim.	Porches should be of a style and massing consistent with the style architectural character, and massing of the main house as directed by the appropriate style guidelines. Porches should be painted to match the predominant trim color of the main house. Any area below a deck must be screened by a material appropriate to the house style and appropriate landscaping. Screened porches should adhere to the same regulations as Side Wings.	Porches should be of a style and massing consistent with the style architectural character, and massing of the main house as directed by the appropriate style guidelines. Porches should be painted to match the predominant trim color of the main house. Any area below a deck must be screened by a material appropriate to the house style and appropriate landscaping. Screened porches should adhere to the same regulations as Side Wings.
Techniques	Brick should be coursed in horizontal running bond, common bond or Flemish bond. No brick re-cut surfaces should be visible in the building exterior. Accent patterns may be used on sills, lintels, chimneys, etc. All clapboard siding should be arranged 4 in to 8 in to the weather. All stucco should receive a smooth sand finish. All rectangular with a smooth surface. Rainwater collection systems are permitted.	Gutters should be half-rounds or of a shape that completes the entablature of the house. Down-spouts must be full rounds or rectangular with a smooth surface. Rainwater collection systems are permitted.	Architectural elements like columns, piers, pilasters and cornices should be either of the Tuscan or Doric order and should be dimensioned and proportioned according to The American Vignola – A Guide to the Making of Classic Architecture. Piers must be at least 12 in. wide and 12 in. deep. The depth of a wall with arches must be at least 12 in. deep.	Architectural elements like columns, piers, pilasters and cornices should be either of the Tuscan or Doric order and should be dimensioned and proportioned according to The American Vignola – A Guide to the Making of Classic Architecture. Piers must be at least 12 in. wide and 12 in. deep. The depth of a wall with arches must be at least 12 in. deep.

Attachment B

Memorandum

Re: Tuxedo Farms: Residential Design Guidelines – Vinyl Siding

The following overview is in response to a request to clarify possible vinyl siding options in lieu of hardiplank or other natural building products (e.g. cedar shakes, brick) to reduce residential unit construction cost while maintaining the Project's Design Standards to the maximum extent possible.

Our research yielded the following;

- In the planning, design and construction process special care and attention should be taken;
 - a. Selecting an architectural style that suits the available systems of vinyl products. Simple flat stock trim, basic crown molding and bead-board profiles are less prone to mistakes than more ornate trims. Ornate prefabricated systems exist but their application and detailing are less refined when compared to their traditional counterparts. Stylistically, a Craftsman Style might lend itself more to a vinyl solution than a Victorian style.
 - b. Applying the available systems using best practices of installation to provide the highest quality end product.
 - c. Proper detailing and use of pvc trim products, accessories and procedures can help to make vinyl a viable alternative for the Project's Design Standards.

- A key factor in making a vinyl sided structure more aesthetically pleasing is to minimize the appearance or visibility of the "j-channel".

The "j-channel" is the vinyl accessory that accepts the vinyl panels at corners, around window casing trim, against frieze boards, soffits, etc. This clunky detail/condition creates the "fake" or "plastic" look of vinyl.

Newer pvc trim products have channels pre-routed to accept the vinyl siding, in effect integrating the "j-channel". For example, Restoration Millwork by CertainTeed (<http://www.certainteed.com/products/trim/more-info/Restoration-Millwork.aspx>) is a product that should be considered.

- Use of proper fastening systems and adhesive products should be a requirement;

Cortex Fastening System (<http://www.fastenmaster.com/details/product/cortex-concealed-fastening-system-pvc-trim.html>) should be specified in conjunction with any pvc trim installation. This is a screw and plug fastening system which assures proper

fastening of materials while neatly recessing and plugging screw heads for proper finishing.

Christy Vinyl Adhesive (<http://www.tchristy.net/rhwva.php>) should also be specified. This adhesive is a powerful binder that provides superior adhesion at joints and seams which is necessary to minimize separation.

- Proper and persistent quality control plays a critical role in proper installation.
- Manufacturers offering a comprehensive package of products may prove to be the most valuable in terms of warranties, integration between systems, and overall aesthetics. CertainTeed (www.certainteed.com) is a manufacturer that provides such products, including LEED related programs, energy conscious construction and detailing specifications.

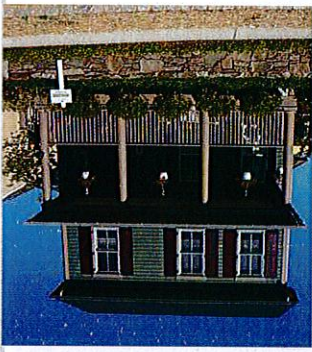
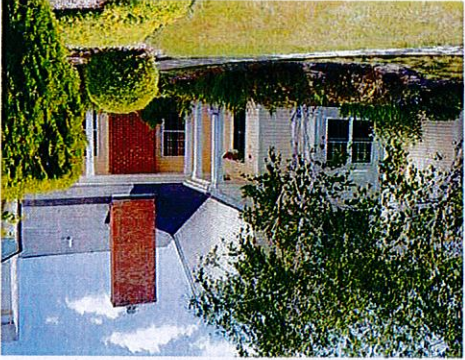
In summary, when designed thoughtfully and installed with care, today's vinyl products offer an improved aesthetic to the vinyl products of the past. Polypropylene (PVC) trim products offer versatility in detailing and improve the overall look, but thorough knowledge of the products along with quality craftsmanship are both essential to optimizing the end product. Specifying a manufacturer that offers multiple systems (e.g. siding, trim, roofing, foundation, etc.) may offer additional advantages to the total building package.

As the design of the residential properties develops these points should be considered and applied accordingly.

END MEMO:

Attachment C

Comparable Communities: Orange County

		HAMILTON ESTATES Town: Tuxedo, NY County: Orange Home Types: Single Family Materials: Vinyl Brick/Stone Veneer Cement Board Stucco
		TABLE ROCK ESTATES Town: Tuxedo, NY County: Orange Home Types: Single Family Materials: Vinyl Brick/Stone Veneer Stucco
		
WARWICK GROVE (LEYLAND ALLIANCE) Town: Warwick, NY County: Orange Home Types: Single Family, TH, Condo Years Built: 2006-2015 Materials: Vinyl Cement Board		

Comparable Communities: Bergen County

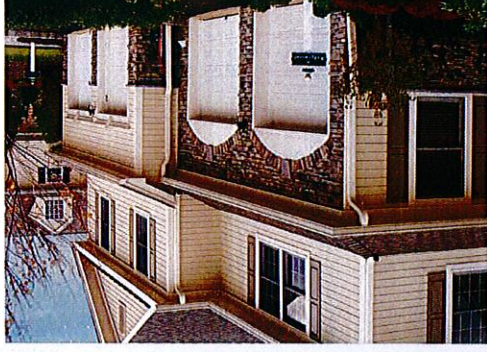
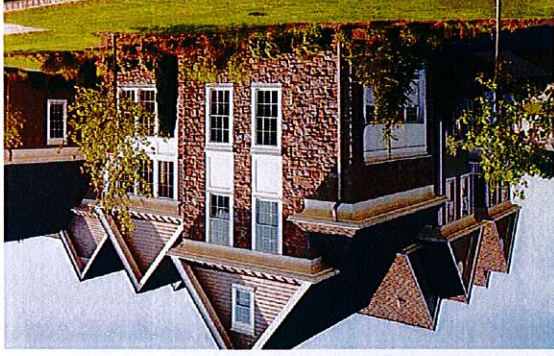
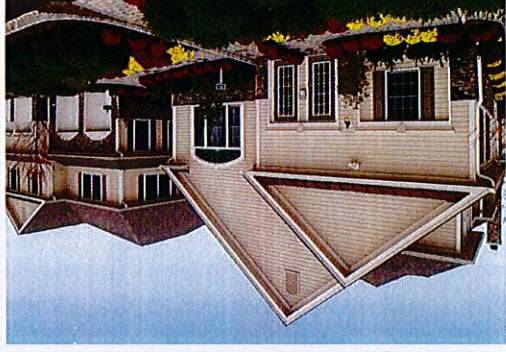
RAMAPO RIVER RESERVE (BAKER)
 Town: Oakland, NJ
 County: Bergen
 Home Types: Single Family, Townhouse
 Years Built: 1990-2008
 Materials: Vinyl
 Brick/Stone Veneer
 Stucco



ENCLAVE AT MONTVALE (WOODMONT)
 Town: Montvale, NJ
 County: Bergen
 Home Types: Single Family, Townhouse
 Years Built: 2008
 Materials: Vinyl
 Brick/Stone Veneer



ORCHARD HILL (STERLING PROPERTIES)
 Town: Upper Saddle River, NJ
 County: Bergen
 Home Types: Townhouse
 Years Built: 2003-2005
 Materials: Vinyl
 Stone Veneer



Comparable Communities: Morris & Passaic

		WESTMONT STATION (SOMERSET) Town: Ridge-Wood, NJ County: Passaic Home Types: Townhouse Years Built: 2011-2015 Materials: Vinyl Brick Veneer
		GREENBRIAR FOX RIDGE (LENNAR) Town: Rockaway Township, NJ County: Morris Home Types: Condominium Years Built: 2015 Materials: Vinyl Stone Veneer
		MORRIS CHASE (TOLL BROTHERS) Town: Mount Olive Township, NJ County: Morris Home Types: Single Family Years Built: 2010- Materials: Vinyl Stone Veneer Brick Veneer

Comparable Communities: Westchester & Fairfield

	ARDSLEY CHASE (TOLL BROTHERS) Town: Scarsdale, NY County: Westchester Home Types: Single Family Years Built: 2013-2016 Materials: Vinyl Brick/Stone Veneer
	HILLS AT ROOSEVELT WOODS (BAKER) Town: Stratford, CT County: Fairfield Home Types: Single Family Years Built: 2012-2016 Materials: Vinyl Brick/Stone Veneer
	ENCLAVE AT RYE BROOK (TOLL BROTHERS) Town: Rye Brook, NY County: Westchester Home Types: Townhomes Years Built: 2015- Materials: Vinyl Stone Veneer