

INCORPORATED 1952  
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VILLAGE BOARD MEETING  
THIRD WEDNESDAY OF THE MONTH

**VILLAGE OF TUXEDO PARK**  
80 LORILLARD ROAD  
P.O. BOX 31  
TUXEDO PARK, NEW YORK 10987

David C. McFadden  
Mayor

October 12, 2021

**Re: The Related Companies Tuxedo Farms Project – Special Permit Request**

Dear Supervisor English,

An informal Q&A with an incumbent candidate running for Town Council happened at Wee Wah Park on Sunday. The session was informative and very much appreciated by village residents of approximately 35-people who attended.

As you know, how the Town leadership navigates the approval process of the Special Permit is more than just a town issue. The Town's decisions about the Special Permit will play a major, if not defining role, in the future of the Village of Tuxedo Park. As such, we offer our support and advice moving forward. To continue our constructive dialogue, here are several takeaways from Sunday's meeting for your consideration:

- Please do not fast-track this decision.
- Before considering the Special Permit, contemplate bringing the new sewer plant online.
- Think about hiring a firm with experience negotiating with developers that represent municipalities.
- Consider hiring independent experts to evaluate the project from a town planning perspective, including traffic and school taxes.
- Examine securing Mountain Lake as a shared resource with the Town and Tuxedo Farm residents to recreate.

**2000 units and 4500 people are enormous to absorb**

Some residents of the Village are concerned that increasing the number of units to 2000 poses risks to our tax base. For example, the density is approaching that of the apartments in Rockland County recently purchased by the Watchtower Organization (Jehovah's Witnesses). At the same time they are good citizens, a future sale could occur here, removing the property from the tax



rolls. Of further concern, the 2018 count of Tuxedo's total population is 3,507. Therefore, the new residents of Tuxedo Farms could significantly affect the vote to their advantage, disaffecting other parts of Town.

Thank you very much for your consideration and shared concern.

Sincerely,

A handwritten signature in black ink, appearing to read 'David McFadden', with a stylized flourish at the end.

David McFadden

Cc: Town Council Members and Candidates

Posted on the Village Website

