

**TOWN OF TUXEDO
INTRODUCTORY LOCAL LAW NO. 4 OF 2022**

A LOCAL LAW AMENDING LOCAL LAW NO. 3 OF 2011

BE IT ENACTED by the Town Board of the Town of Tuxedo, County of Orange, State of New York, as follows:

Section 1. Findings and History.

- A. Local Law No.4A of 1998 repealed and reenacted zoning regulations governing planned integrated developments in the Town. Section 2 of that Local Law exempted the Tuxedo Reserve Project (also called Tuxedo Farms) from review under the new zoning regulations, subject to the Tuxedo Reserve Project complying with certain limits on the number of single-family dwellings that could be developed, including an overall maximum number of 1,195 residential dwellings of which no less than 866 must be single family detached and semidetached units.
- B. On November 15, 2004, the Town Board issued a Special Permit and approved a Preliminary Plan for Tuxedo Reserve Planned Integrated Development.
- C. The Town Board issued amended Special Permits for Tuxedo Reserve Planned Integrated Development in 2010 (and in 2015).
- D. Local Law #4A of 1998 was amended by the Town Board by adoption of Local Law #5 of 2010 concurrent with the approval of the 2010 Special Permit which authorized a revised unit mix for the Project (Local Law #5 was later renumbered and filed as Local Law #3 of 2011). Local Law #3 provided that “no more than 1,195 residential dwelling units may be constructed on the Tuxedo Reserve planned integrated development of which no more than 180 units shall be rental and no less than 764 shall be single family detached and semidetached. An additional 180 dwelling units may be constructed provided those units are constructed for senior citizens and persons in need of congregate care or assisting living.”
- E. The developer of Tuxedo Reserve has applied to the Town Board to approve certain modifications to the Project’s Special Permit and Preliminary Plan. The application to amend the Special Permit and Preliminary Plan proposes to change the minimum required number of single family detached units to 239 and the minimum duplex units to 174. It also proposes to increase the maximum number of residential dwellings to 1,609, of which no more than 500 units shall be multi-family units.
- F. The Town Board finds that it is in the public interest to continue to grandfather Tuxedo Reserve under the Town’s pre-existing zoning regulations governing planned integrated developments and to change the minimum required number of single family detached units to

239 and the minimum number of duplex units to 174, and to increase the maximum number of residential dwellings to 1,609, of which no more than 500 units shall be multi-family units.

Section 2. Amendment of Local Law No. 3 of 2011

Paragraph 1 of Section 2 of Local Law No. 3 of 2011 is amended to read as follows:

“1. No more than 1,609 residential dwelling units may be constructed on the Tuxedo Farms Planned Integrated Development of which no more than 500 units shall be multi-family units and no less than 239 units shall be single family detached units and no less than 174 shall be duplex units.”

Section 3. Severability.

The provisions of this local law are declared severable, and if any section or subsection of this local law is held to be invalid, such invalidity shall not affect the other provisions of this local law that can be given effect without the invalidated provision.

Section 4. Repeal.

All ordinances, local laws, and parts thereof inconsistent with this Local Law are hereby repealed.

Section 5. Effective Date.

This Local Law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with Section 27 of the Municipal Home Rule