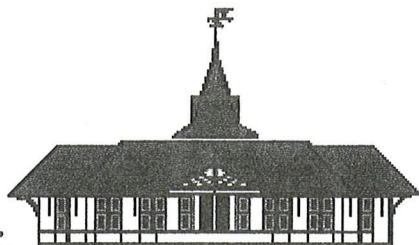




www.tuxedogov.org



One Temple Drive, Tuxedo Park, New York 10987

OCT 19 2009

**TOWN OF TUXEDO
NOTICE OF PUBLIC HEARING
INTRODUCTORY LOCAL LAW
"AMENDMENTS TO LOCAL LAW NO. 4A OF 1998"**

PUBLIC NOTICE is hereby given that there has been introduced before the Town Board of the Town of Tuxedo, New York, on October 13, 2009, a local law entitled "Amendment to Local Law No. 4A of 1998," which local law is intended to continue the exemption, granted pursuant to Local Law No. 4A of 1998, of the Tuxedo Reserve Project from review under current zoning regulations, thereby allowing Tuxedo Reserve to be grandfathered under the Town's pre-existing zoning regulations governing planned integrated developments and to change the number of required single-family detached and semidetached units from 866 to 764. A complete copy of the Introductory Local Law is available for inspection at the Town Clerk's office and at the Town website, www.tuxedogov.org.

NOW, THEREFORE, pursuant to §20 of the Municipal Home Rule Law, the Tuxedo Town Board will hold a public hearing on the aforesaid Introductory Local Law at the **Eagle Valley Firehouse, 14 Scott Mine Road, Tuxedo, New York**, on Monday, October 26, 2009, at 7:30 p.m., or as soon thereafter as the business of the Board permits, at which time all persons interested therein shall be heard.

The Town of Tuxedo will make every effort to assure that the hearing is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodations should contact the Town Clerk.

**BY ORDER OF THE TOWN BOARD
ELAINE M. LAURENT, TOWN CLERK**

Dated: October 15, 2009

Area Code 845

Town Supervisor – 351-2265
Fax – 351-2190

Building & Highway – 351-4421
Fax – 351-2190

Town Assessor – 351-5602
Fax – 351-2190

Town Court – 351-5655
Fax – 351-2018

Town Clerk – 351-4411
Fax – 351-5593

Highway Garage – 351-2594
Fax – 351-4147

Receiver of Taxes – 351-5658
Fax – 351-5662

Recreation – 351-5598
Fax – 351-2190

INTRODUCTORY LOCAL LAW NO. 6 OF 2009

A LOCAL LAW AMENDING LOCAL LAW NO. 4A OF 1998, RELATING TO TUXEDO RESERVE, CHANGING THE REQUIRED MINIMUM NUMBER OF SINGLE-FAMILY RESIDENTIAL UNITS

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF TUXEDO:

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A. Local Law No.4A of 1998 repealed and reenacted zoning regulations governing planned integrated developments in the Town.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 from review under the new zoning regulations, subject to Tuxedo Reserve 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 the Tuxedo Reserve Planned Integrated Development.

C. 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 and semidetached units to 764.

D. The proposed modifications, including the change in the minimum required number of single-family detached and semi-attached units, have been reviewed as required under the New York State Environmental Quality Review Act. A Supplemental Environmental Impact Statement was approved by the Town Board on _____, 2009 and published as required by law on _____, 2009. A Lead Agency Statement of Findings was issued by the Town Board on _____, 2009.

E. Pursuant to General Municipal Law § 239-m, on October 16, 2009, the proposed amendment of Local Law #4A of 1998 was referred to the Orange County Department of Planning, which issued its report on _____, 2009.

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 number of required number of single-family detached and semidetached units to 764.

Section 2. AMENDMENT OF LOCAL LAW #4A OF 1998

The following paragraph of Section 2 of Local Law #4A of 1998 is hereby amended to read as follows:

“5. 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 ~~866~~ 761 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 assistive living.”