



BURGIS
ASSOCIATES, INC.

Hamlet Improvement Plan Town of Tuxedo



Orange County | New York

Date: May 18, 2023



Topics for discussion

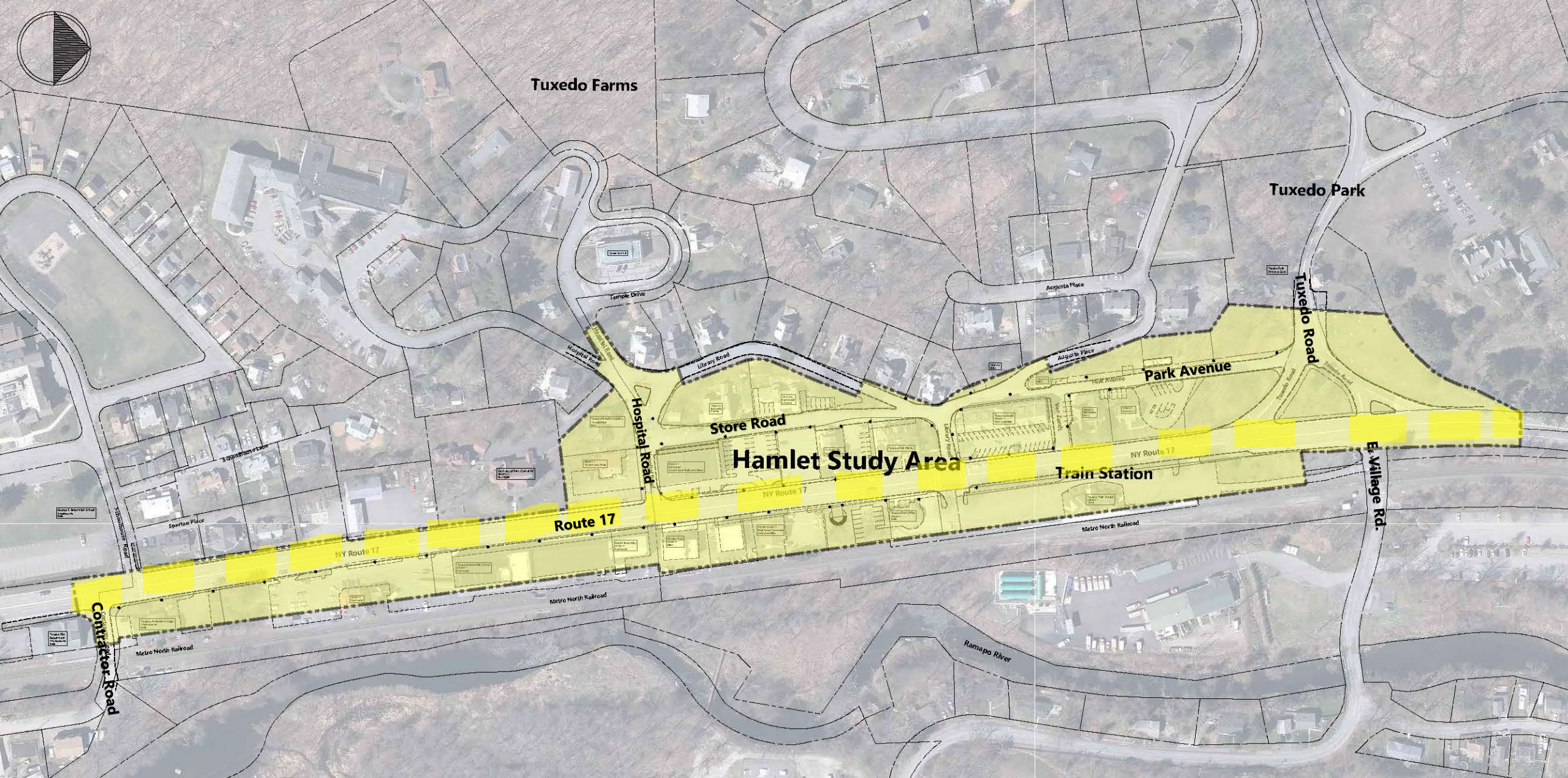
Study of Existing Conditions

Review of the existing-built condition of the eastern and western portions of the hamlet area to highlight features and areas for improvement.

Conceptual Improvement Recommendations

Recommendations to improve the function, vehicular and pedestrian circulation and aesthetic character of the Hamlet.

Offer ideas to enhance the theme of the hamlet district through signage, amenities, and related enhancements.



Hamlet Study Area



Circulation
Aesthetics
Sidewalks
Public Space
Street Furniture
Parking
District Theme
Landscaping
Art
Traffic Calming
Focal Points
Lighting
Transit
Signage
Outdoor Dining

What makes a good downtown streetscape?



Study of Existing Conditions

Project Title
 Tuxedo Hamlet Area
 Streetscape Improvement Study

Town of Tuxedo New York

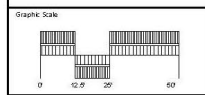
Key Map

Legend
 Study Area Boundary

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Rev.	Description	Date	Drawn	Check

Sheet Title
 Existing Conditions
 Analysis



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 NEW JERSEY LIC. NO. 2450

Project No. 3970.00
 Sheet No. -- of --
 Date 11/1/22
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 ACAD File 3970.00.C1
 Drawn Scale 1"=30'

EX-1
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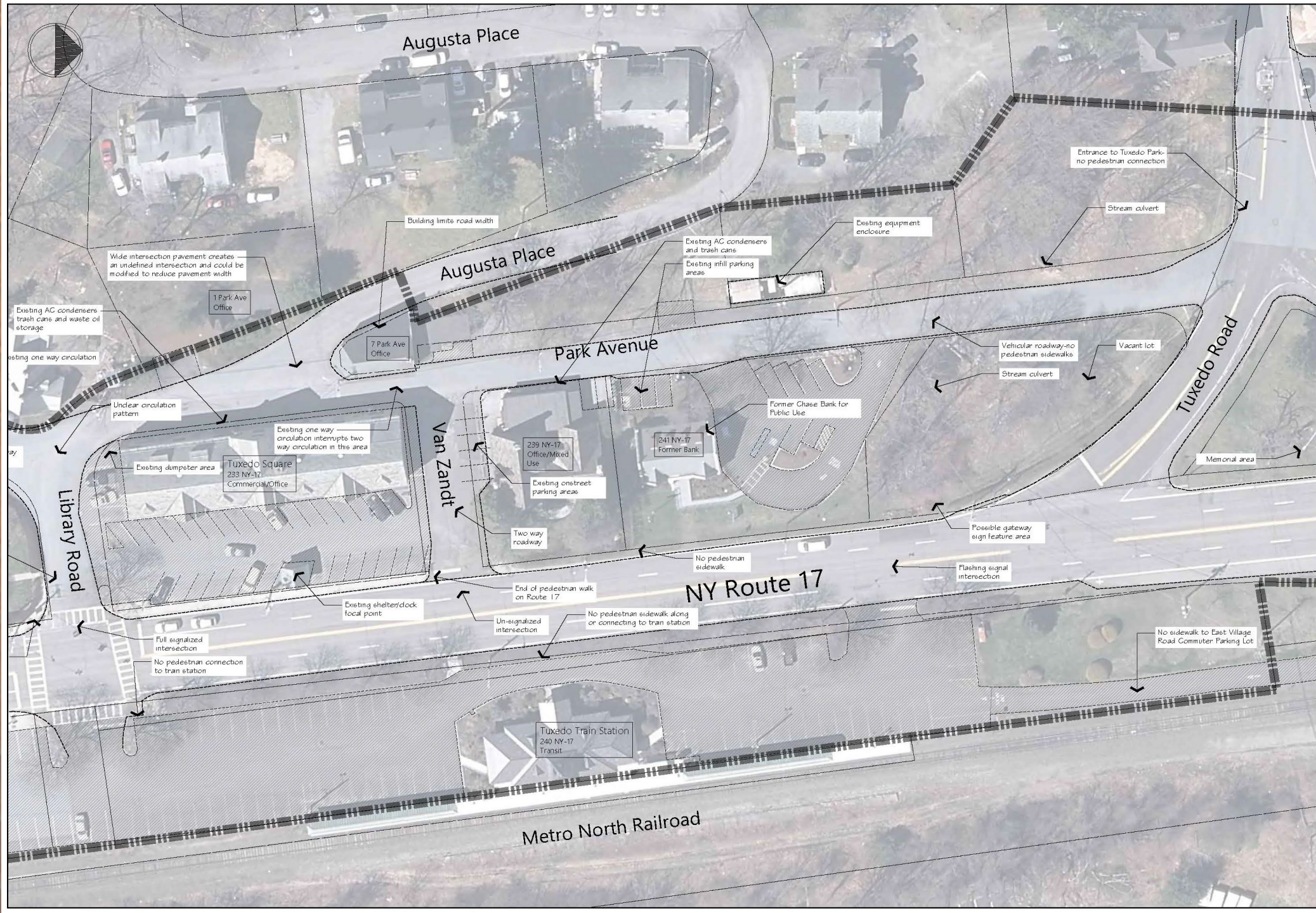




Image 1: Park Ave-view south existing conditions.



Image 4: Park Ave & Augusta Place- service area existing conditions.



DO NOT
ENTER

SLOW

DO NOT
ENTER
WRONG
WAY

ONE WAY
←



Legend

- Study Area Boundary

Graphic Scale
 0 12.5' 25' 50'

Existing Conditions Analysis

Rev	Description	Date	Drawn	Check



Image 7: Store Road-adjacent parking and service areas existing conditions.



Image 12: Hospital Road intersection – adjacent driveway width existing conditions.



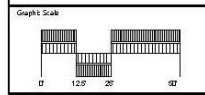
SITE DATA

Study Area Boundary

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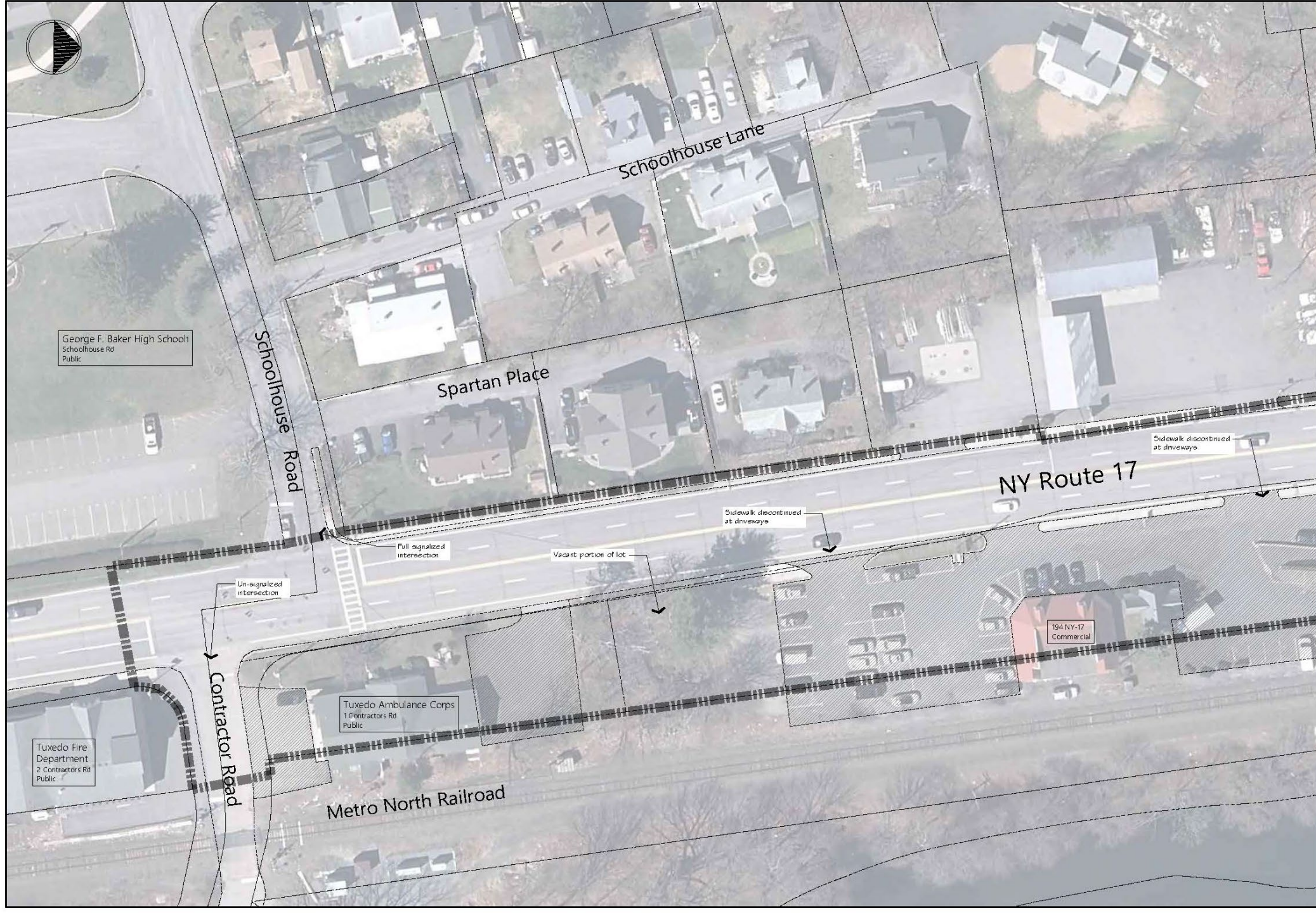
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Existing Conditions Analysis



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Project No.	3870.00
Sheet No.	— of —
Date	9/25/22
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ACAD File	387000.DWG
Dwg. Scale	1"=50'
Dwg. No.	



George F. Baker High School
 Schoolhouse Rd
 Public

Schoolhouse Road

Schoolhouse Lane

Spartan Place

NY Route 17

Contractor Road

Metro North Railroad

Tuxedo Ambulance Corps
 1 Contractors Rd
 Public

Tuxedo Fire Department
 2 Contractors Rd
 Public

Full signalized intersection

Un-signalized intersection

Vacant portion of lot

Sidewalk discontinued at driveways

Sidewalk discontinued at driveways

194 NY-17
 Commercial



Image 18: Route 17 easterly side view south, sidewalk interrupted by driveway.



Conceptual Improvements

Project Title
Tuxedo Hamlet Area Streetscape Improvement Study

Tuxedo New York



Legend

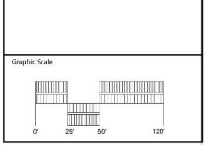
Study Area Boundary

Callouts include:

- Proposed new plantings
- Proposed new streetlights
- Proposed new benches
- Proposed new bike racks
- Proposed new trash enclosures
- Proposed new utility enclosures
- Proposed new water features
- Proposed new art installations
- Proposed new public art
- Proposed new murals
- Proposed new graffiti tags
- Proposed new street art
- Proposed new street furniture
- Proposed new street lighting
- Proposed new street signs
- Proposed new street markings
- Proposed new street paving
- Proposed new street landscaping
- Proposed new street trees
- Proposed new street shrubs
- Proposed new street flowers
- Proposed new street grasses
- Proposed new street mulch
- Proposed new street soil
- Proposed new street water
- Proposed new street air
- Proposed new street sound
- Proposed new street smell
- Proposed new street taste
- Proposed new street touch
- Proposed new street sight
- Proposed new street feel
- Proposed new street sound
- Proposed new street smell
- Proposed new street taste
- Proposed new street touch
- Proposed new street sight
- Proposed new street feel

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Sheet Title
Conceptual Streetscape Improvements

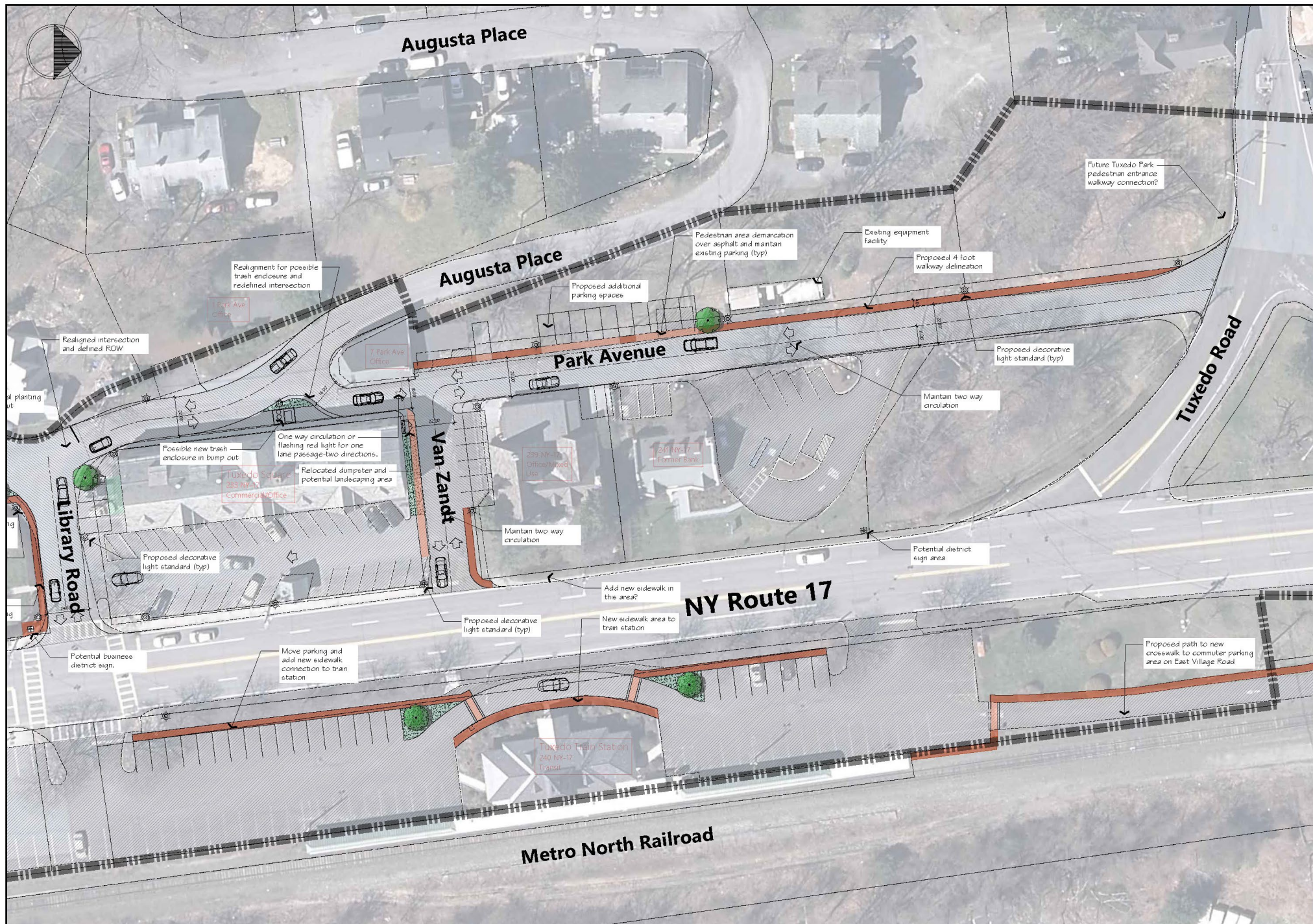


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 ACAD File 3970.00
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Drawn by
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Project Title
**Tuxedo Hamlet Area
 Streetscape Improvement Study**

Town of Tuxedo New York

Key Map

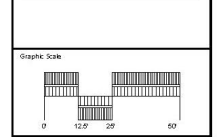
Legend

Study Area Boundary

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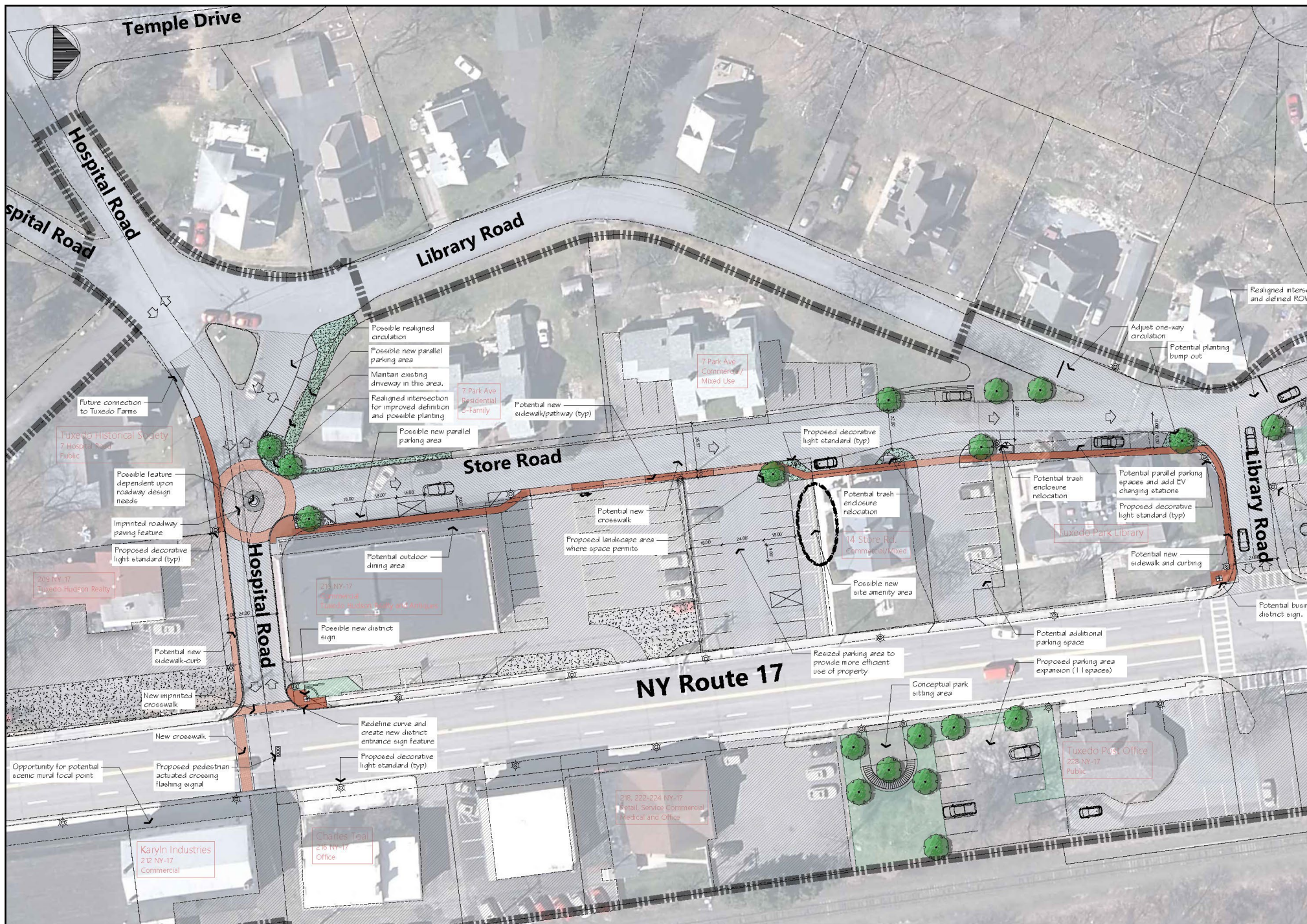
Prop Title
**Conceptual Streetscape
 Improvements**



JOSEPH BURGIS, P.P.A.I.C.P.
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 NEW JERSEY LIC. NO. 2450

Project No. 3070.00
 Sheet No. C-1 of 1
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C-1
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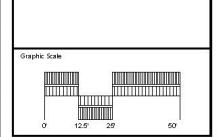
Legend

Study Area Boundary

Use this map to understand how GIS data is used and how to request more data.
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Conceptual Streetscape Improvements



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Project No. 3670.00
Sheet No. — of —
Date 5/15/22
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ACAD File 3670.00.C1
Dep. Scale 1"=50'

Project No.
Sheet No.
Date
Drawn
ACAD File
Dep. Scale

C-2

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Tuxedo Hamlet Area
 Streetscape Improvement Study

Town of Tuxedo New York

Key Map

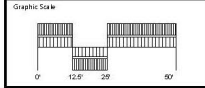
SITE DATA

Study Area Boundary

Base information obtained from GIS and other information provided by Orange County Geographic Information Systems (OCGIS) Orange County, New York. All other information is conceptual. No warranty is made by the author as to the accuracy of the information.

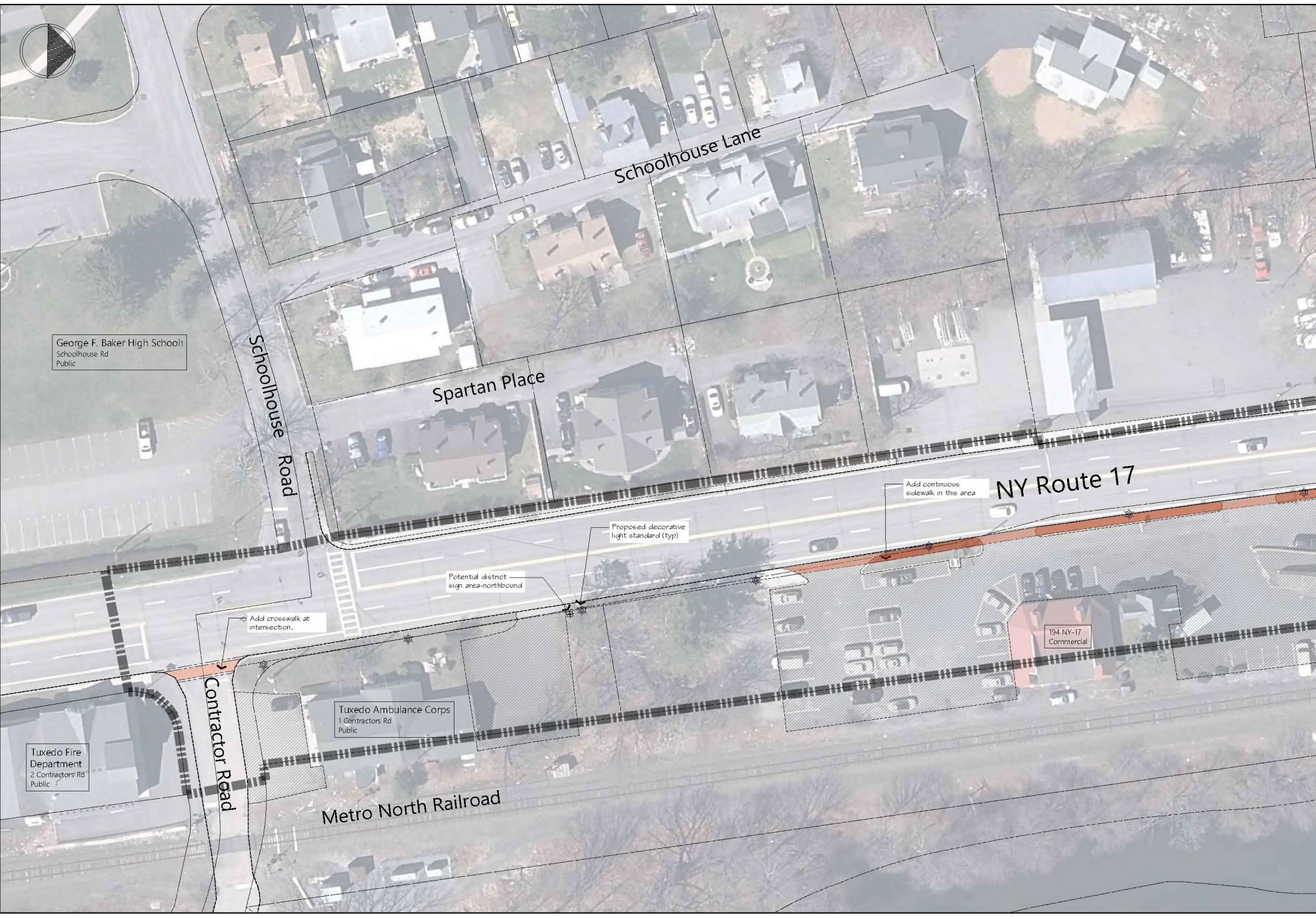
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Conceptual Streetscape Improvements



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Project No.	3970-00
Sheet No.	— of —
Date	9/25/22
Drawn	ES/nc
ACAD File	3970-00-03
Drawn Scale	1"=50'



George F. Baker High School
 Schoolhouse Rd
 Public

Schoolhouse Road

Schoolhouse Lane

Spartan Place

NY Route 17

Add continuous sidewalk in this area

Proposed decorative light standard (typ)

Potential district sign area-northbound

Add crosswalk at intersection.

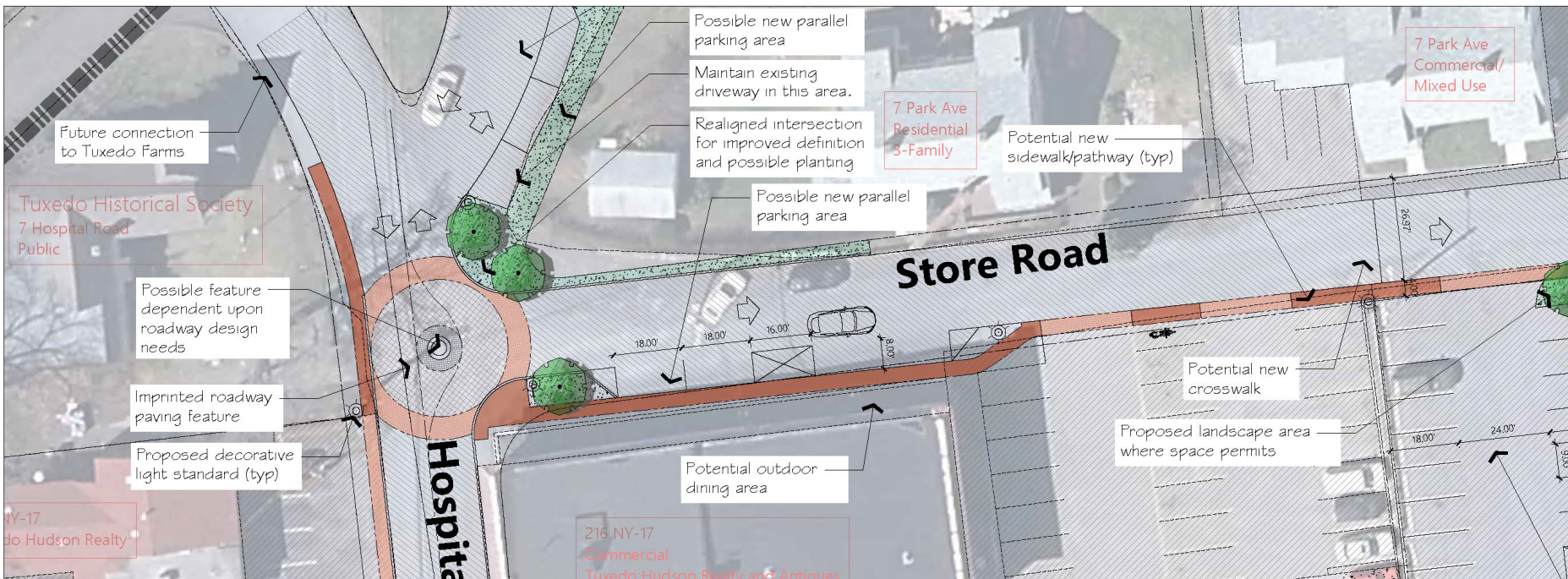
Contractor Road

Tuxedo Ambulance Corps
 1 Contractors Rd
 Public

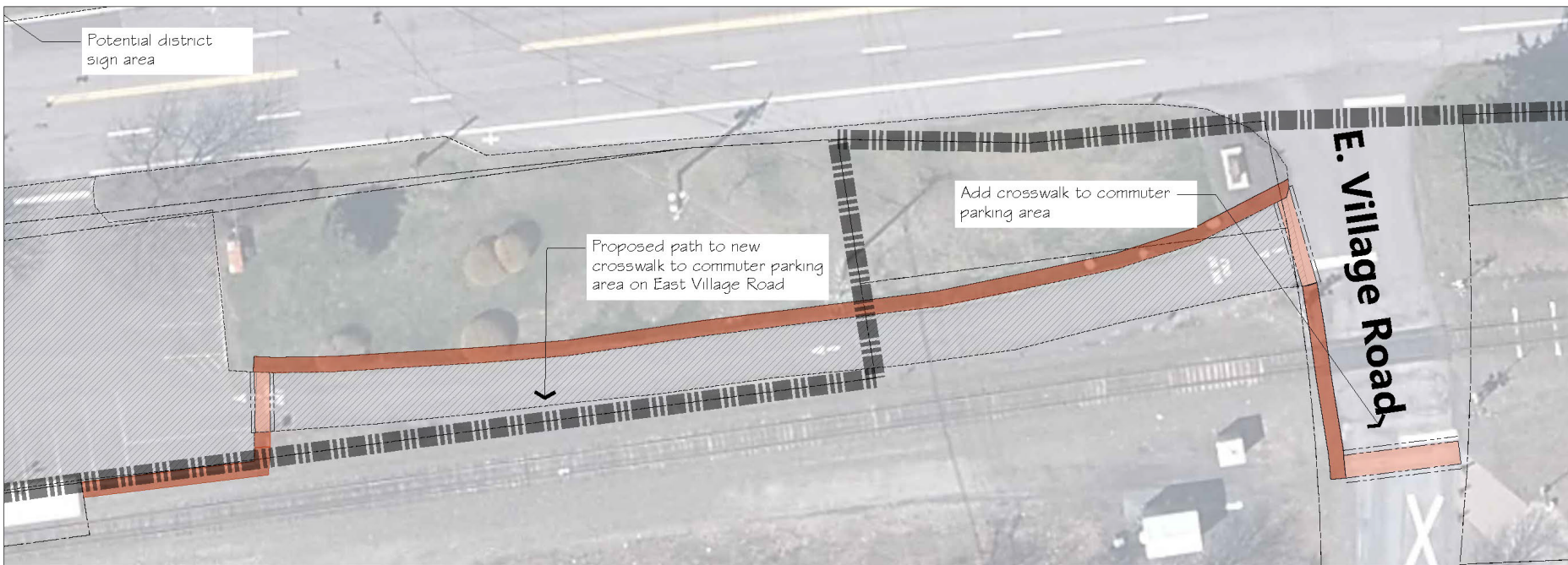
194 NY-17
 Commercial

Tuxedo Fire Department
 2 Contractors Rd
 Public

Metro North Railroad



Hospital and Store Road Enlargement



Park Avenue & Augusta Place Intersection Enlargement



SITE DATA

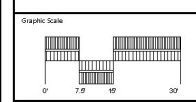
Study Area Boundary

See information sheet for USGS aerial and all other maps obtained from Orange County Geomatics for the Town of Tuxedo, New York. All other information is provided and approved by the client. All other information is provided and approved by the client.

Rev	Description	Date	Drawn by	Checked by

Dep. Title
**Conceptual Streetscape
 Improvements**

Enlargements



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Project No.	397000
Sheet No.	— of —
Date	11/02/22
Drawn	ES/les
ACAD File	397000 EX
Dep. Scale	1"=30'

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C-5



Conceptual Simulations



Figure 5: Park Avenue- existing conditions.

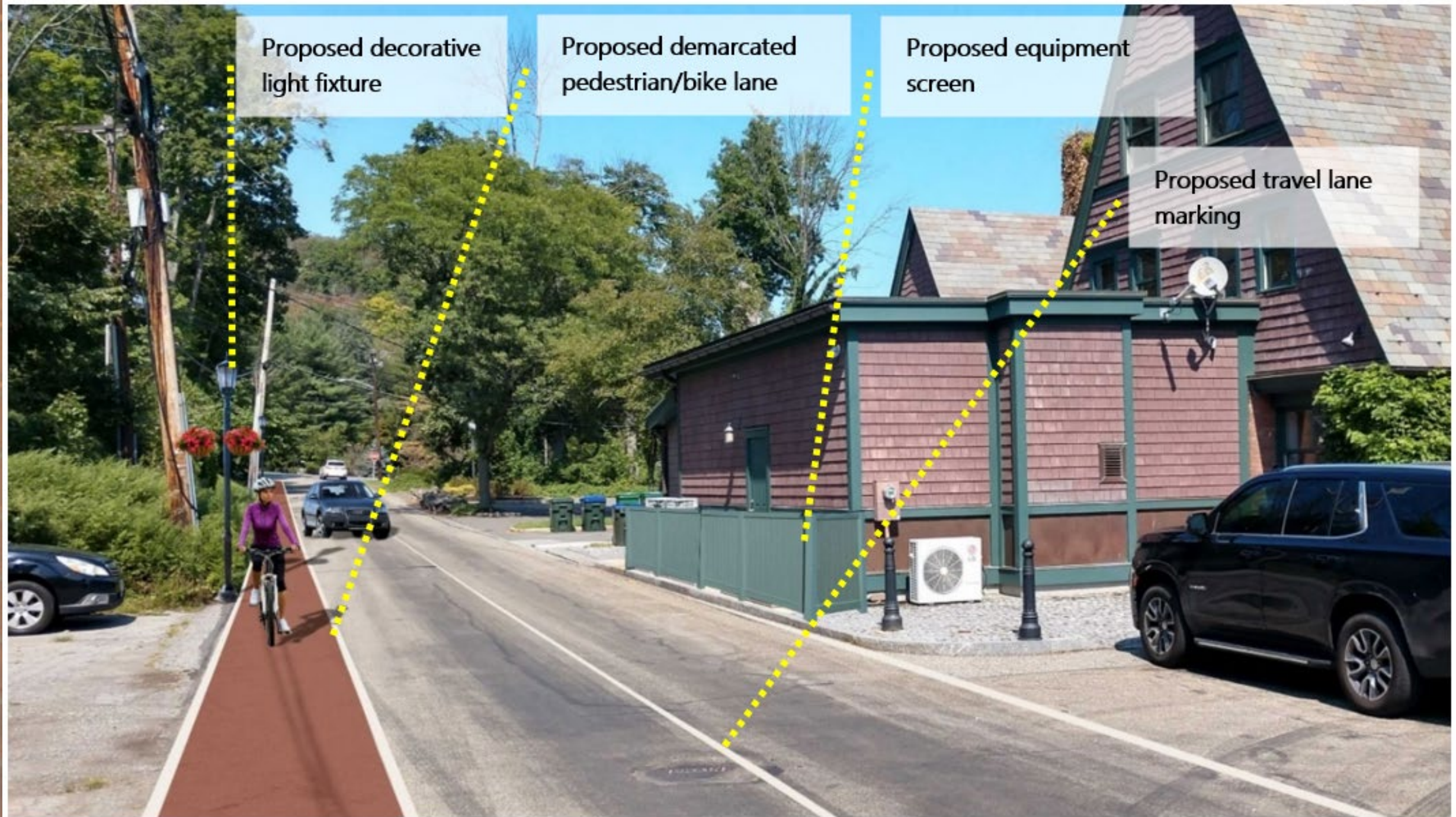


Figure 6: Park Avenue- simulation illustration of streetscape improvements.



Figure 1: Store Road- existing conditions

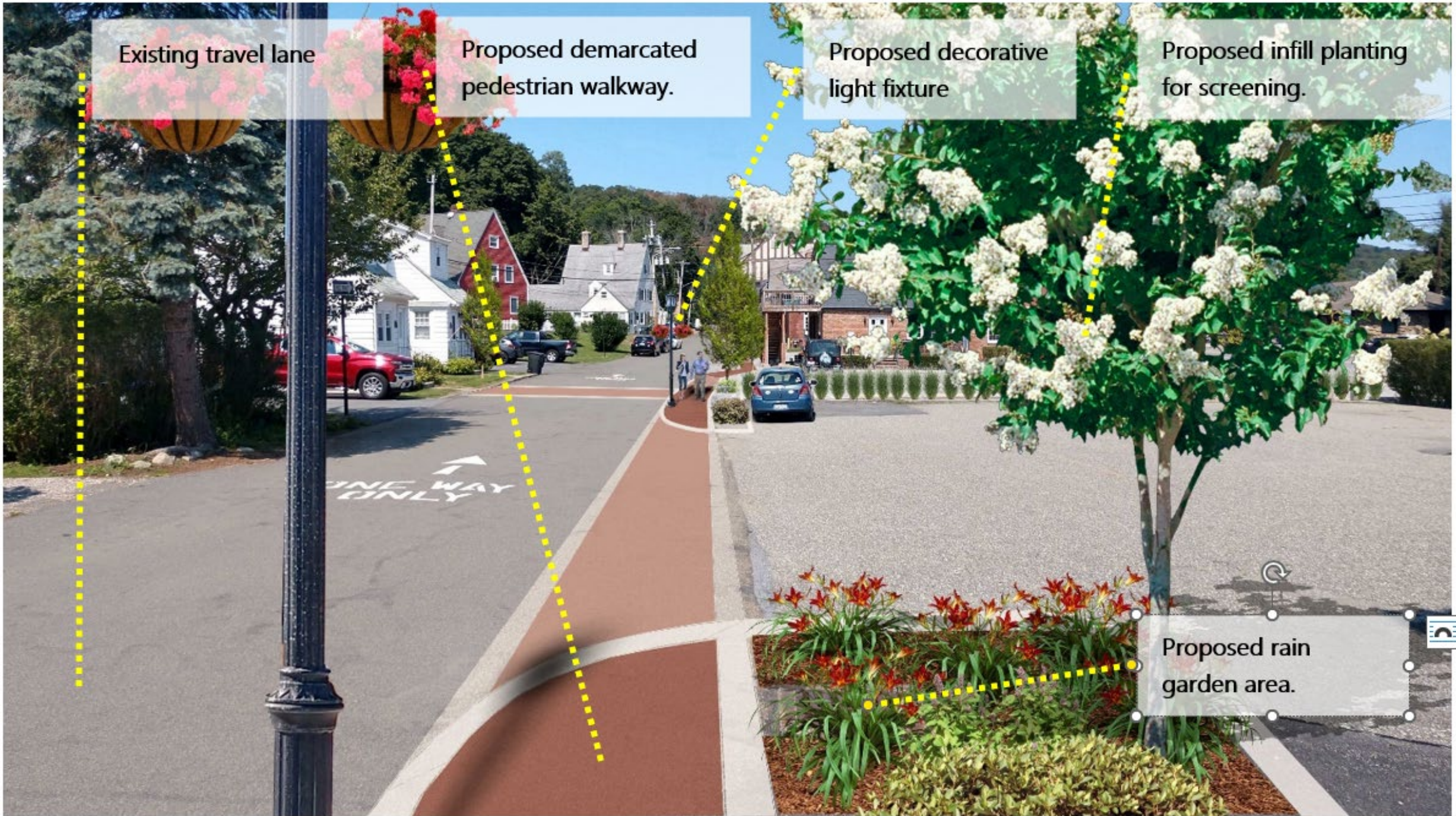


Figure 2: Store Road- Simulation illustration of streetscape options.



Figure 3: Hospital Road- existing conditions. (Photo courtesy of Google Streetview)

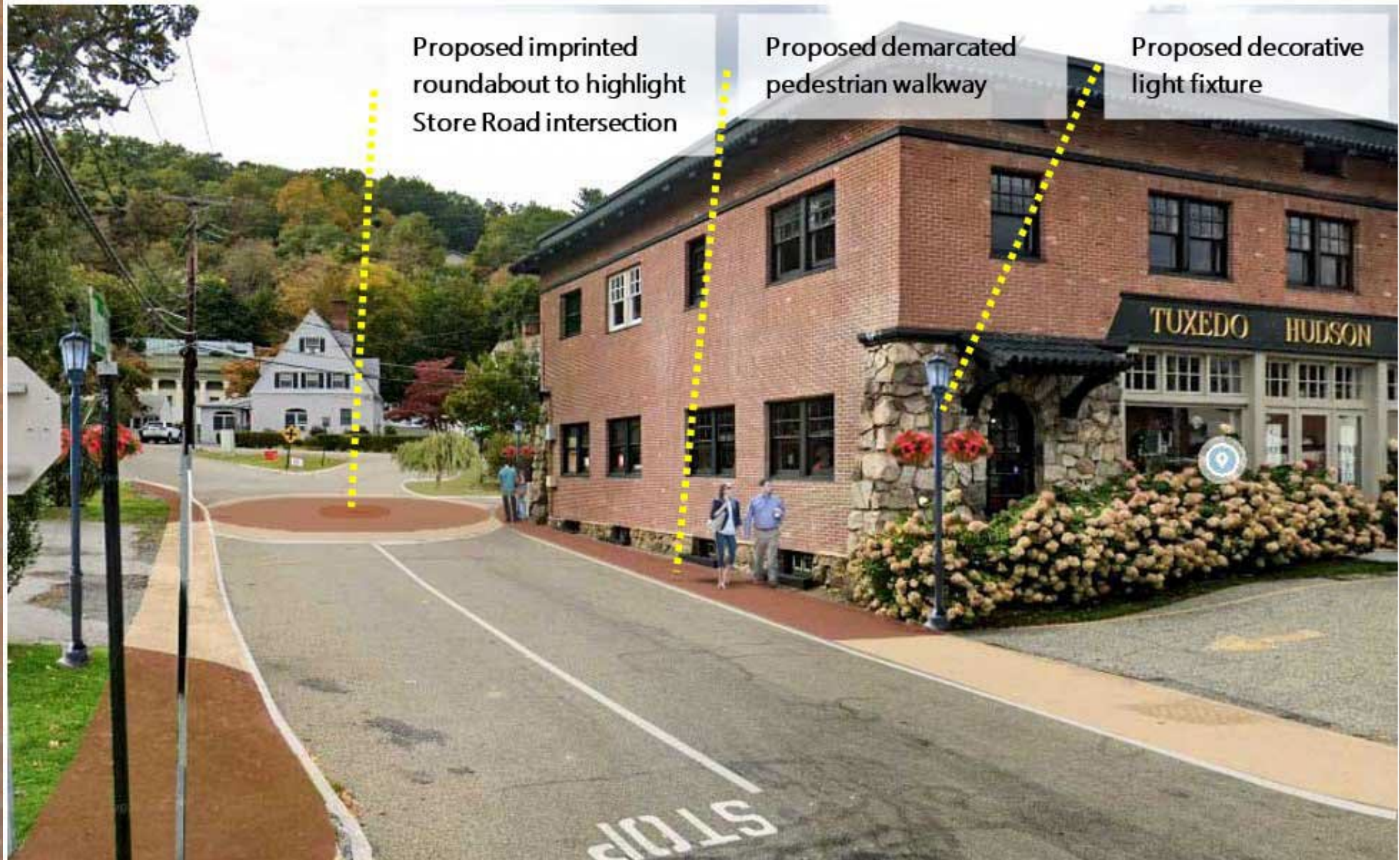


Figure 4: Hospital Road- simulation of proposed concept. (Photo courtesy of Google Streetview)

Motor Driven
Toys



KINGSBURY
KEENE
NEW HAMPSHIRE



KINGSBURY MACHINE TOOL CORP.

1890-2016



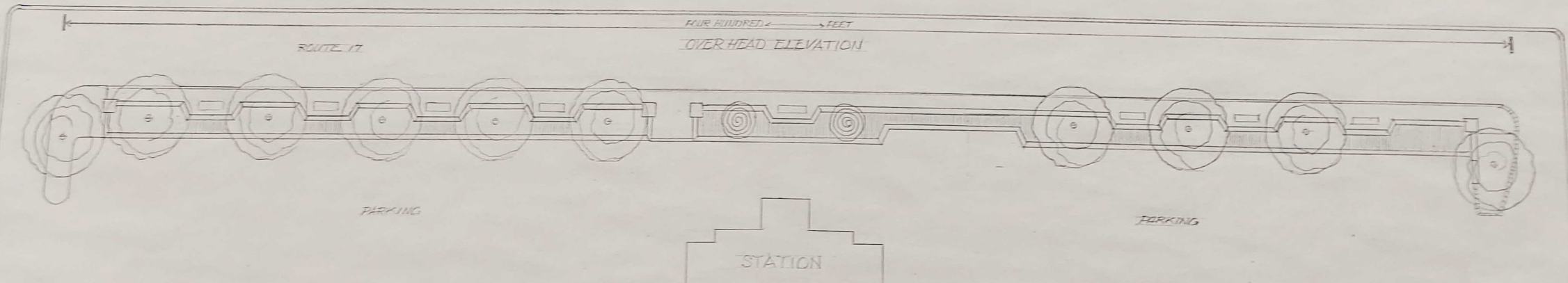
Figure 7: Existing warehouse wall condition (Photo courtesy of Google Streetview)



Figure 8: Mural simulation #1-Town of Tuxedo historic image. (Photo courtesy of Google Streetview)



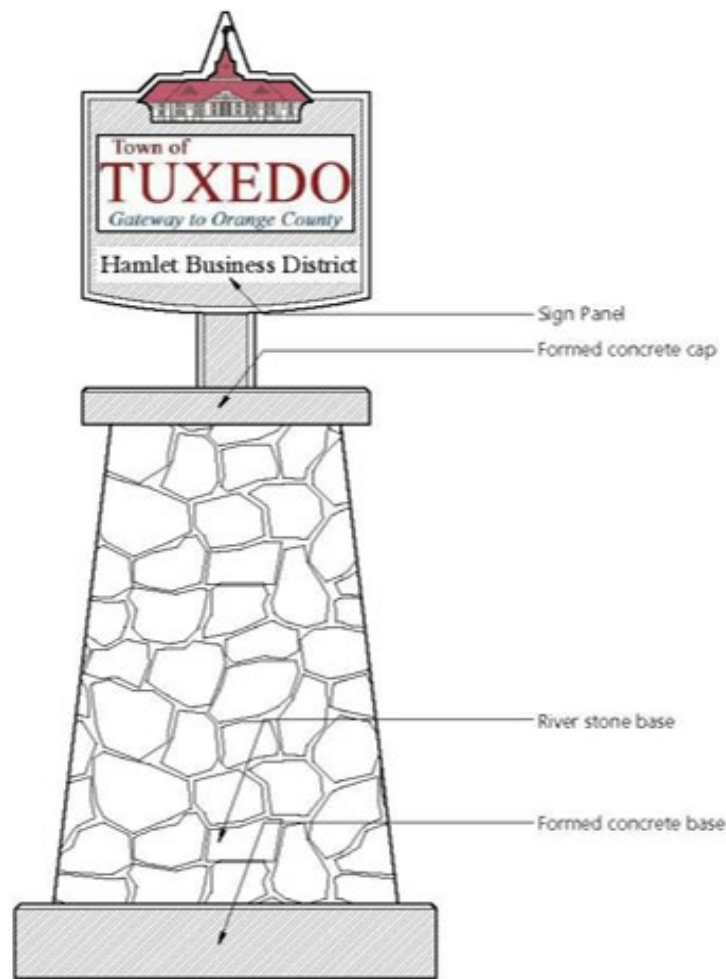
Figure 9: Mural simulation #2-image of regional interest-Harriman State Park. (Photo courtesy of Google Streetview)





Conceptual Streetscape Details





00 Hamlet Business District Sign Concept
1" = 1'-0"

DETAIL-FILE



Tuxedo Farms



MOUNTAIN LAKE

MOUNTAIN LAKE

WEST TERRACE

SPECIAL PURPOSE PARCEL A-123 AG

EAST TERRACE

NORTH RIDGE

Hamlet Study Area

Train Station





Project Title
Tuxedo Hamlet Area
Streetscape Improvement Study

Town of Tuxedo New York



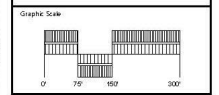
Legend
Study Area Boundary

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Rev	Description	Date	Drawn	Check

Existing Conditions
Analysis-

Tuxedo Farms



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Project No.	3970-00
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Date	9/25/22
Drawn	ES/ee
AGID File	3970-00-EX
Drawn Scale	1"=100'

EX-TF
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← Proposed Well Site
Tuxedo Farms trail around Mountain Lake.

Tuxedo Farms Development Area
Tuxedo Farms property frontage on Hospital Road.

Westerly hamlet area

Easterly hamlet area

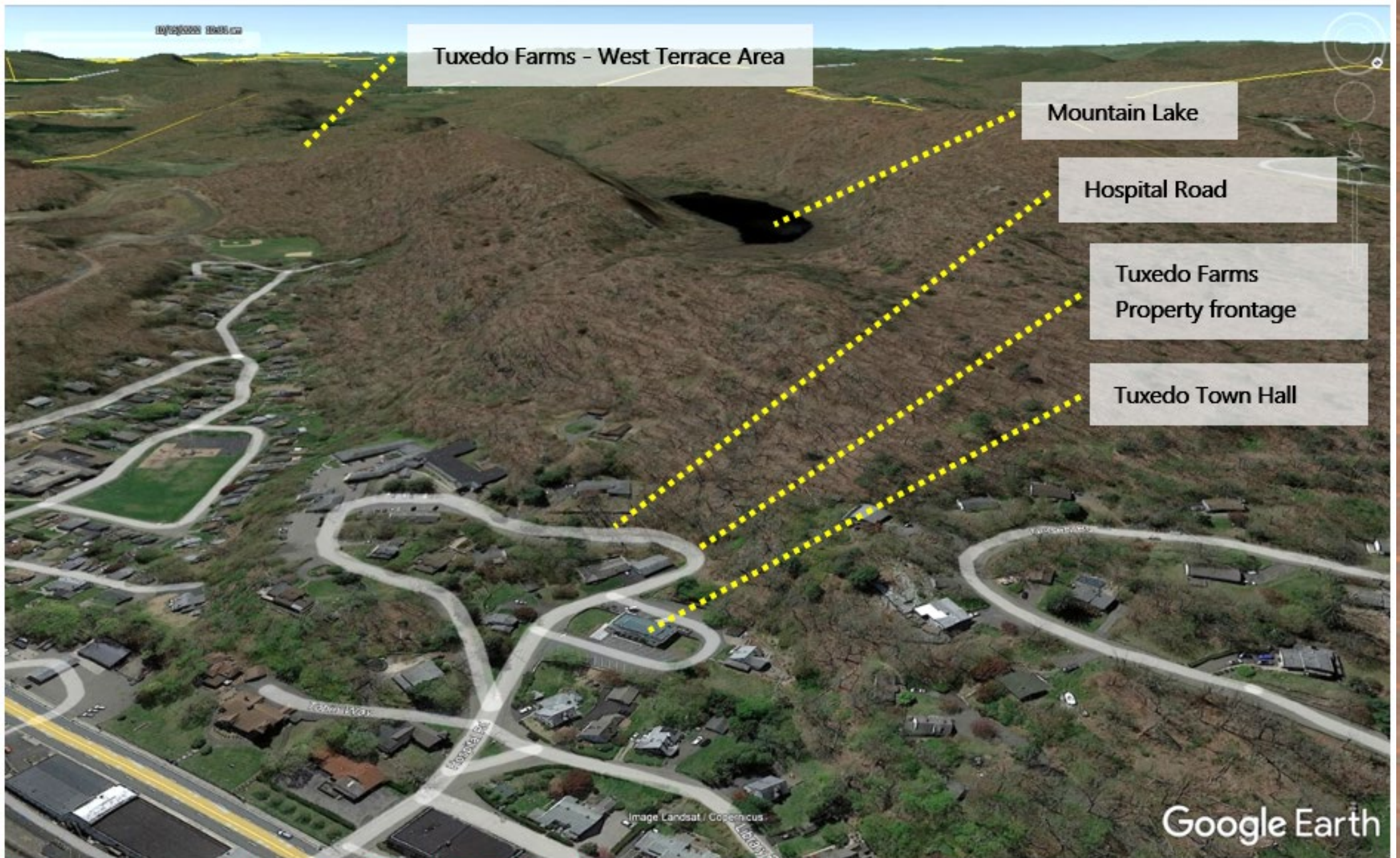


Image and terrain model courtesy of Google Earth Pro software-terrain and locations approximate



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Hamlet Improvement Plan-DRAFT Town of Tuxedo



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Thank you!

Questions or recommendations?