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Hon. David C. McFadden
Village Office
80 Lorillard Road
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October 9, 2021

Dear Mayor McFadden,

Please forgive my late response as I didn't learn of your open letter until someone mentioned it to me today at the Eagle Valley Firehouse dedication of their new truck. I would ask you, or any member of the community to email me at Dan@CastriconeLaw.com with any questions or concerns.

Tuxedo Reserve/Farms needs a partner, not an adversary to get moving. That said, we face critical decisions regarding the Tuxedo Farms development. I have been involved in helping our neighbors to the north fight an overwhelming bloc vote. I understand the land use decisions they made along the way that led to the crisis they faced. I advised former Supervisor Rost on how and why we should create a co-terminus village in Tuxedo. As an attorney I have studied the RLUPA Law (Religious Land Use and Institutionalized Persons Act) and understand how critical it is for the town leadership to understand it too. As a County Legislator I've seen good projects and their impacts. I've seen poor projects and their detrimental effects too.

Recent news articles have me concerned about actions being proposed to the Town's current leadership. We need the Reserve to build. We need to grow the town but, we need smart growth. We need leadership that can see around the corners at what will come if mistakes are made. We don't need structures that can be spun with RLUPA into uses not originally contemplated in the special permit. We need homes built that hold their value. We need to make sure that property designated for Tuxedo School District use isn't diverted into high density housing. That wasn't the deal we made. The Master Plan I helped author for the town 15 years ago meets all the requirements to make us a fair, open, and diverse community. We



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can stick to our guns about what Tuxedo Farms should be when it's built out, and still get it built out.

I've lived in Tuxedo for more than 25 years and seen most every iteration of the special permit and the arguments of those who supported it and those who've opposed it. At various times depending on the proposal, I've been on one side or the other. The issues haven't changed. There are important concerns about the environment in general, about the Village's and Hamlet's water supply, about traffic, about adding children to the school, about the character and charm of the town and the community, about the need for growth, about the vulnerability of the town in having such a large swath of undeveloped and available land smack in the middle of it, about sewage treatment and the Ramapo River.

Here's what I can assure you. There is nothing that will be proposed to the next Supervisor and Town Board at the negotiating table that I haven't seen or heard before, the plusses and minuses, the costs and the benefits. With me at the table, I feel it is much less likely that something proposed will get passed that will lead to surprises and unexpected consequences down the road.

I commit to open and frank dialogue between all the stakeholders, especially between you as the mayor of the village and myself should I be fortunate enough to be elected. As the current President of the School Board, I haven't been invited to participate in the current discussions even though promises of athletic fields and grants to the school seem to be on the agenda. I can assure you that if elected, no matter who takes my seat as President, they and the Superintendent will be included also. This is too important for political rivalries.

Best Regards,

Dan Castricone