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June 15, 2022

Kenneth English, Tuxedo Town Supervisor  
Town Board Members  
1 Temple Drive  
Tuxedo, NY 10987

**Electronic Send Only Re: Tuxedo Farms Application**

Dear Supervisor English and Members of the Town Board,

I understand that the Town Board is considering the application of the Tuxedo Farm group for an Amended Special Permit (Preliminary Plan and Regulating Plan) and updates to the related Design Standards regarding a mixed-use development of up to 1,609 homes. My team and I had a chance earlier this spring to tour the Tuxedo Farms site and review the design concept plans for the planned community. We are unable to attend the Public Hearing this week, so we respectfully submit this letter instead.

It is our understanding that the proposed application would provide a mix of single-family homes, townhomes, stacked townhomes, age restricted homes and multi-family homes, as well as a town center area known as the Commons. This mix of homes would create an important opportunity to provide a diverse housing plan for the "Missing Middle" housing market as opposed to a housing plan limited to a substantial number of single-family homes.

Please be assured that my office supports this application based on our understanding that it is planned to be fiscally positive for both the Town and the Tuxedo Union Free School District, will meet the need for diverse housing types for a variety of home buyers, reduces the overall limits of land disturbance with a denser housing plan, and it will assist the School District with a sizable influx of new students. We also see this as a unique opportunity to provide a new group of residents and consumers to support and grow local businesses and attract new ratables to Tuxedo.

We applaud the Town Board and its staff as they embark on this path to revitalizing Tuxedo with this exciting new development plan. My office remains available for follow up conversations and meetings to assist the Town Board in its evaluation of this application and taking the appropriate steps to bring this new community to fruition.

Sincerely,

James Skoufis  
Senator, 39<sup>th</sup> District