November 22, 2022

Special Meeting of the Town Board

This is an exciting day for the Town of Tuxedo and the Village of Tuxedo Park. A Tuxedo Farms development that would benefit our residents and encourage sustainable economic growth were reasons I ran for office 7 years ago, after following the hard work of previous Town Boards and participating in Public Hearings since 1994.

I believe that our residents can be satisfied that the Town Board, and all of our consultants, have worked cooperatively and thoroughly with Related and Lennar to get to this point today. After many years, we can look forward to a development that meets the current market trends and will provide net positive tax revenue to the Town and to the Tuxedo Union Free School District. At full development, the net positive tax revenue is projected to be (in 2021 dollars) just under $2 million for the Town and over $3 million for the School District. To give additional comfort with the projections, the Town requested that the fiscal analysis include a sensitivity analysis - which found that property values could drop by 25% from estimates and still be tax positive to the School District. In addition, Related will donate 40 acres of land and $2.5 million to the School District.

I, and other Board Members, visited the Lennar projects in New Jersey. We were impressed with the quality of construction. Lennar has been responsive to our feedback about the designs of homes that would fit with Tuxedo and for landscape plans that support a pollinator pathway. Of note, the revised plan will be built on 60 less acres than the previous plan.

The amendments will provide an interesting and vibrant new commercial space in the Commons. At their expense, Related will build a 4000 sq. ft Community Event Space, with seating for 200, that will be shared with the Town and the Library.

Other benefits for Town residents include the trail system to be built by Related for use of Town and Tuxedo Farms residents.  Related will also pay recreation fees for each dwelling unit so the Town can provide additional recreational facilities. And 780 acres of conservation land have been donated to the Town and the Village.

Thank you to our residents who have been supportive of this long process.

Michele Lindsay