



TOWN  
OF

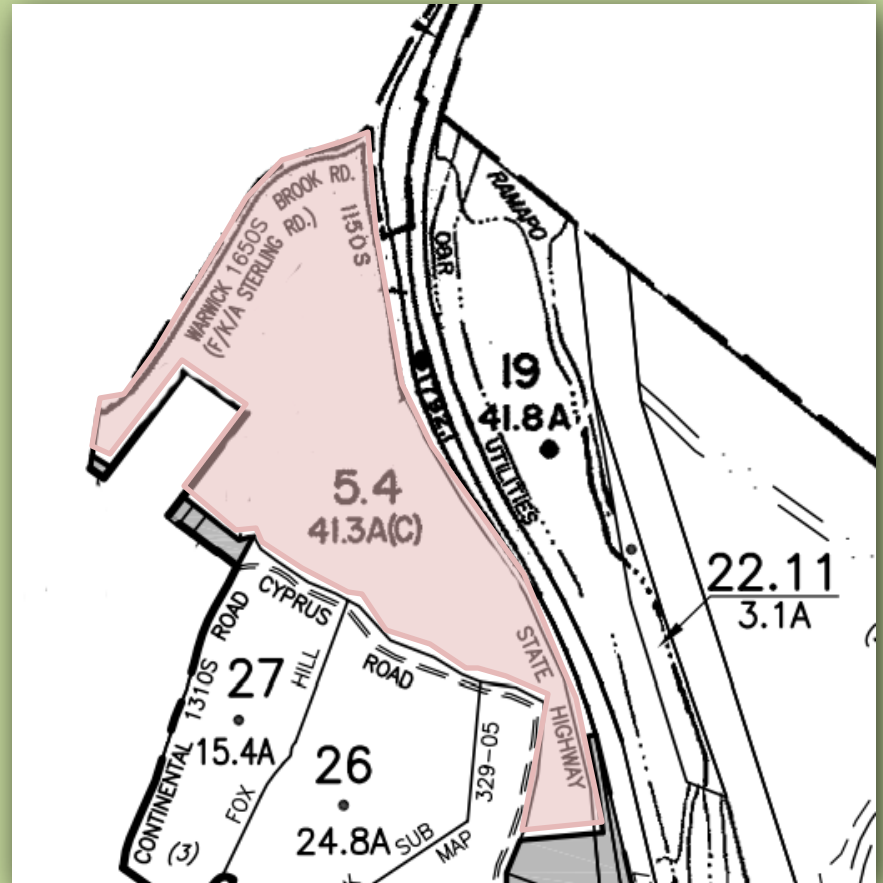
TUXEDO

ORANGE COUNTY, NEW YORK

**Acquisition of Sterling Place®  
Property  
Warwick Brook Road**

# Property Background

- Tax Parcel 9-1-5.4
- Approximately 41.3 acres
- Tuxedo Union Free School District
- Adjoins Village of Tuxedo Park along southerly property boundary
- Adjoins Warwick Brook Road and NYS Route 17
- Owned by Sterling Forest Corporation



# Property Background

- Former location of Tuxedo Park golf course
- Former North Gate to Tuxedo Park
- Developed since approximately 1903



# Environmental Conditions

## SOILS

- Hoosic gravelly sandy soils
- Castille gravelly silt soils
- Chenango gravelly silt soils
- Swartwood and Mardin very stony soils
- Rock outcrop-Hollis complex
- Few soil constraints to development
- Mined extensively in the past





# Environmental Conditions

## FLOOD PLAINS

- 100-year
- 500-year

## STREAMS

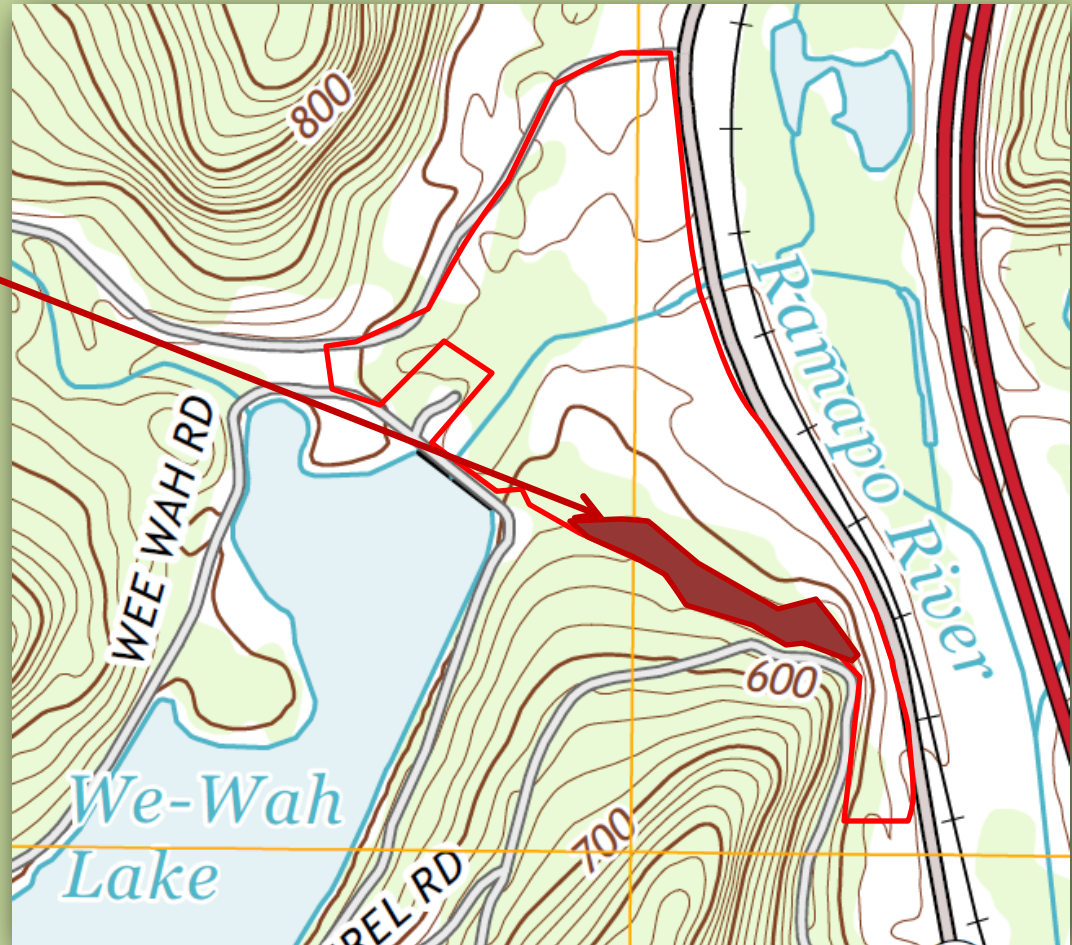
- Warwick Brook – Class C stream
- Potential pocket wetlands



# Environmental Conditions

## SLOPES

- Steepest Slopes at base of “Tower Hill” ridgeline
- Site is primarily flat with some artificial slopes created by excavation as a result of mining activities

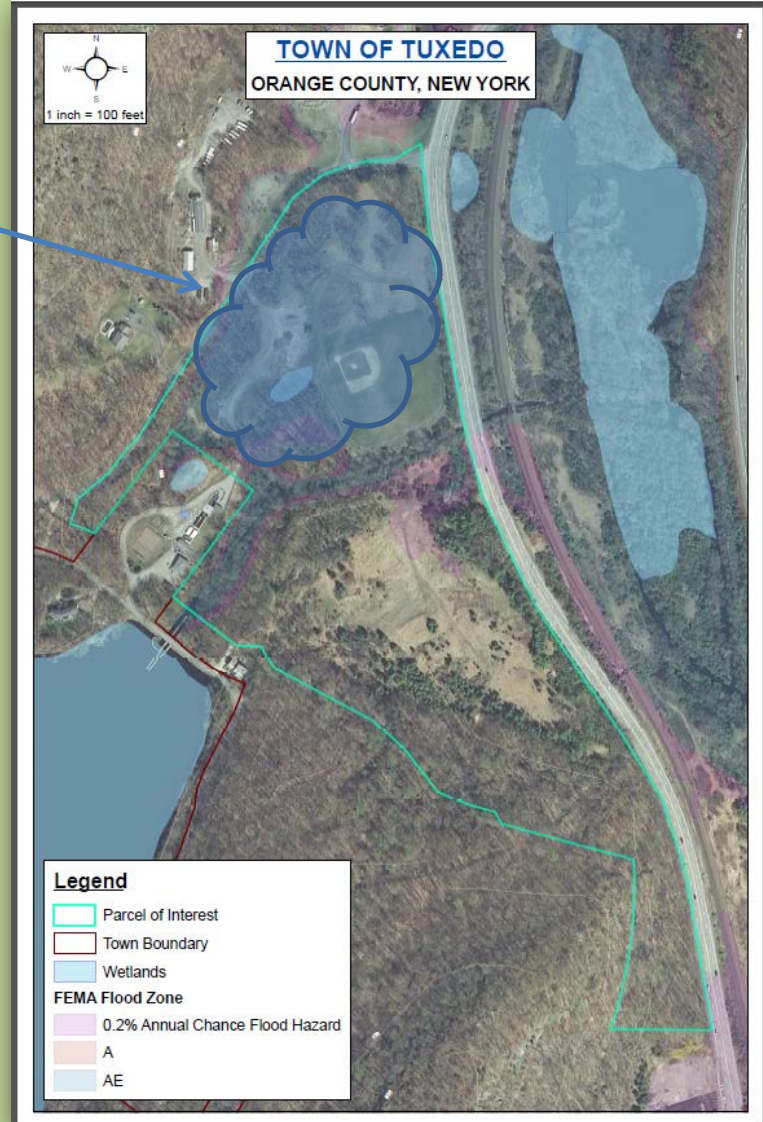




# Site Concept

## DESIGN PARAMETERS

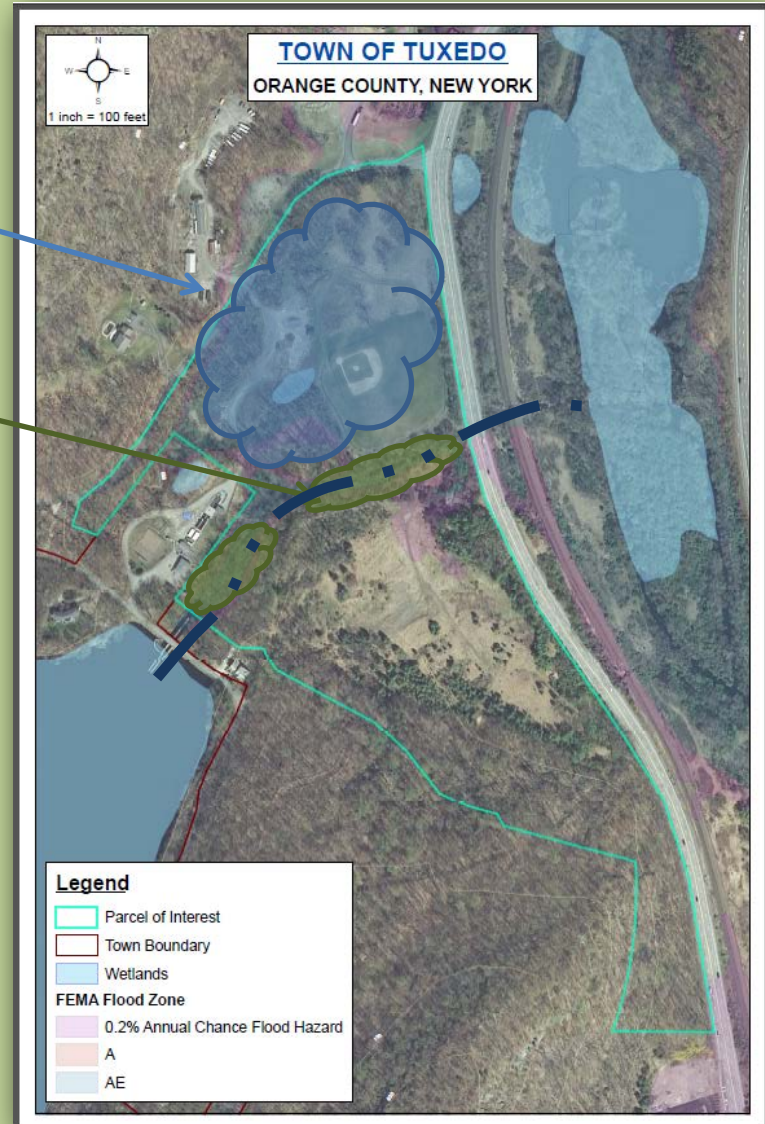
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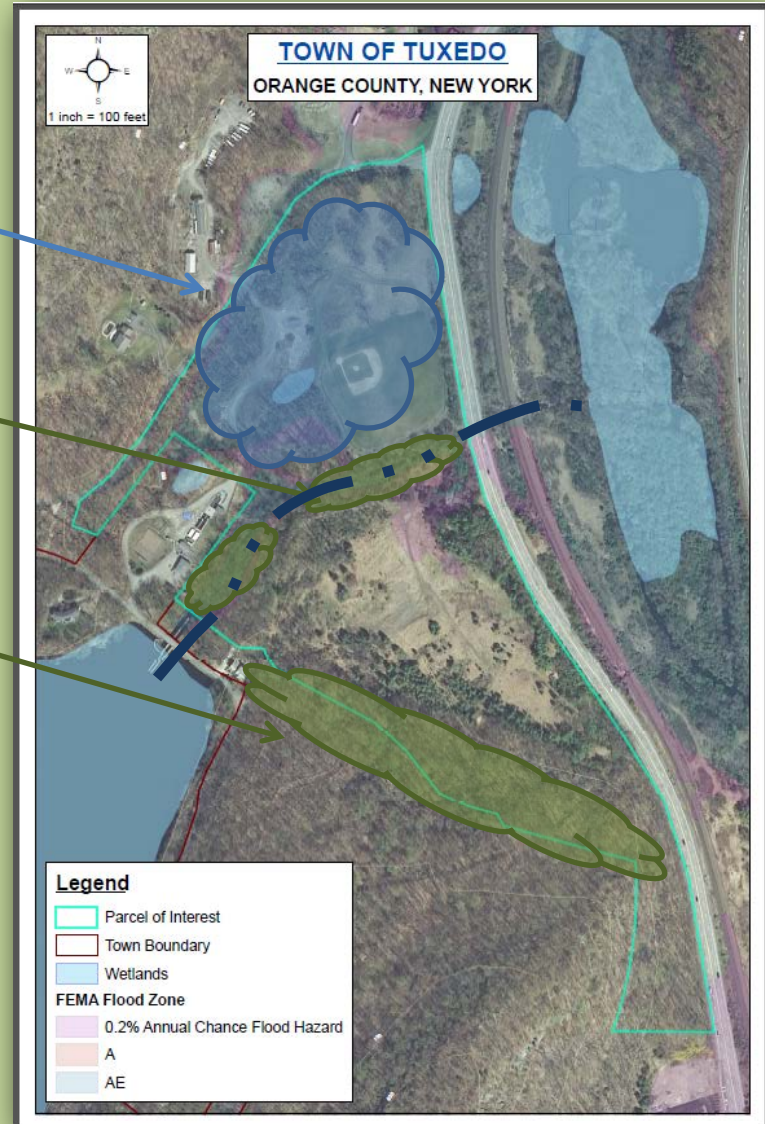




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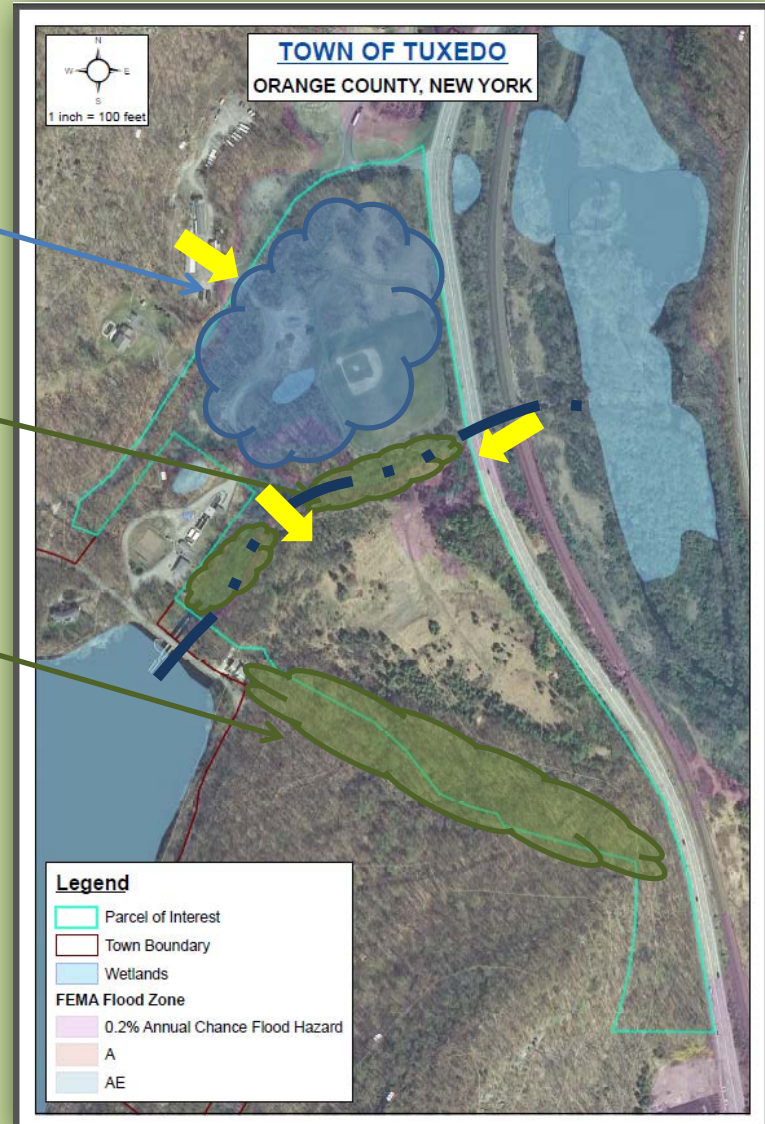
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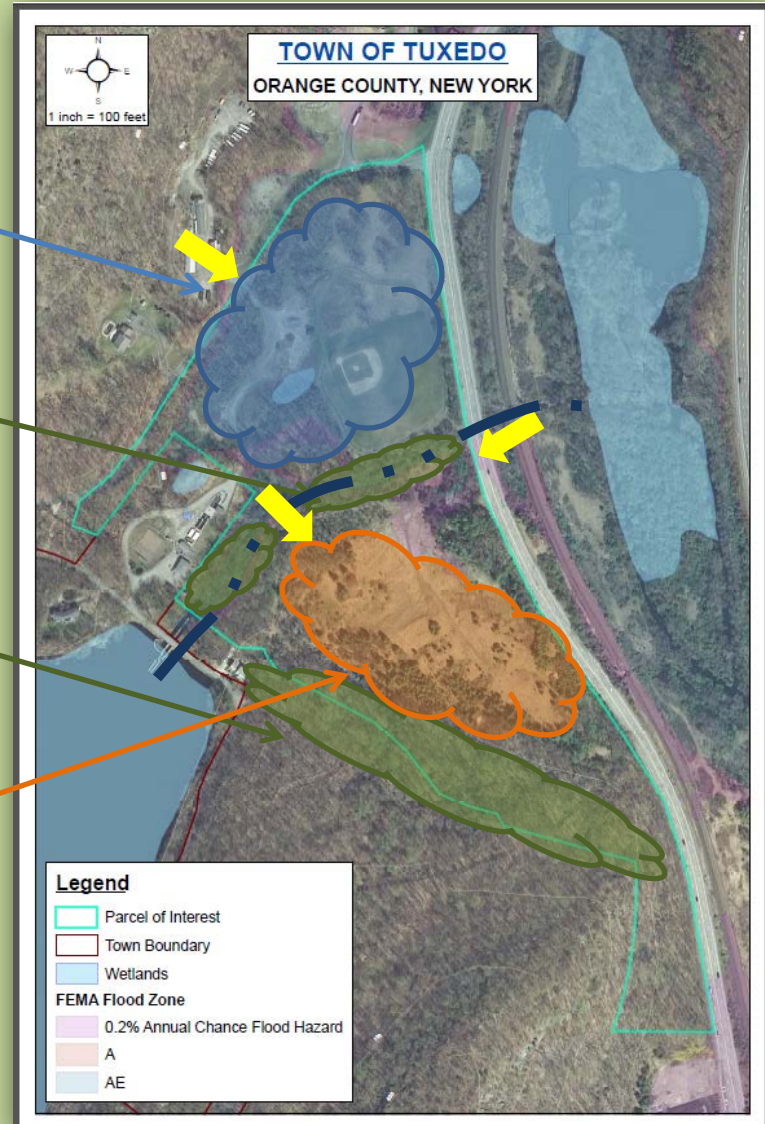
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- Buildings and structures





# EXAMPLE DESIGN

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- Recreation Center
- Leisure Pool
- Tennis Courts
- Soccer Field
- 2 Softball/Baseball Field
- Accessory Parking and Drive
- Trails

Components will be driven by Town Recreation Plan and Survey- Community Preferences

