

Councilmember Jay H. Reichgott, P.E.
Tuxedo Town Board

The Honorable David C. McFadden
Mayor
Village of Tuxedo Park
80 Lorillard Road
Tuxedo Park, NY 10987

October 7, 2021

Dear Mayor McFadden,

I would like to respond to your “open letter” of October 5. (I must point out, of course, that what follows are my personal opinions. They should not be taken as the position of the Town Council, the other Councilmembers, or the other Candidates.)

At the Town Council meeting of September 27, the Related Company presented, in broad strokes, the outline of their revised development plan. This includes condensing the developed area of the project and concentrating construction in the Phase I portion of the site. It also includes a change to the mix of unit types, increasing the number of townhouses and apartments while reducing the number of detached single family homes. Related indicates that their research shows these changes will create a development more in keeping with the current preferences of the home buyers in this market. I consider their presentation, and the proposed modifications, to be Related’s “opening bid” in the negotiations regarding the Project’s future.

As you point out, a major modification that Related has requested is increasing the number of “housing units” from 1195 to 2000. This represents an increase of approximately 67%. In parallel they have also requested an increase in the total number of bedrooms allowed in the project (possibly a better indicator of the “size” of the project) of approximately 21%. Essentially, they are proposing to construct a larger number of smaller units.

Obviously, whether the number of units is 1195, or 2000, or some “compromise” between the two, such a significant increase in the number of Town residents will have many implications. There will be increased demand for local stores, restaurants, and businesses. The larger property tax rolls will provide millions of dollars of new revenue annually for improved Town services and for the School District. The new families will increase our student body and allow for a broader range of educational offerings.

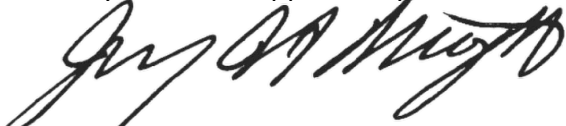
Of course, there is also the potential for negative effects of growth. Many that you mention in your letter have already been addressed in the well developed Environmental Impact Statement (EIS) produced for the Project.

I would like to specifically address the question of Traffic. As part of the EIS already completed, traffic studies were produced. As everyone is aware, in the intervening years since those studies there have been significant alterations to Route 17 to our south. This, combined with the proposed increase in the size of the project, raise questions as to whether the results of those studies are still valid. I requested a review of these studies using the new parameters, and I am happy to report that Related has agreed that this question needs to be addressed further.

In closing, the Tuxedo Farms development has had, and will continue to have, a huge impact on the development of the Town of Tuxedo. Whatever the final size of the development, it will significantly increase the Town's population, both adults and children. While I am in favor of the successful completion of the Project, I will give careful consideration to the impact of any proposed change to the plan for the Development.

To inform my decisions I, and the other Councilmembers, need and want the input, questions, and concerns of the Residents of all of the neighborhoods of the Town of Tuxedo. The best way to get us that input is to email it to the Town Clerk at townclerk@tuxedogov.org. I also urge Residents to attend Town Council meetings to provide comments and receive information firsthand.

Thank you for the opportunity to address this important issue,



Jay H. Reichgott, P.E.
Councilmember
Town of Tuxedo