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One Temple Drive, Tuxedo Park, New York 10987

**TOWN OF TUXEDO
NOTICE OF PUBLIC HEARING
TUXEDO FARMS DEVELOPMENT
(Formerly called Tuxedo Reserve)
AMENDMENT OF SPECIAL PERMIT**

PLEASE TAKE NOTICE that the Town Board of the Town of Tuxedo will hold a public hearing at 7:00 p.m. on Monday, March 9, 2015 at the Tuxedo Town Hall, One Temple Drive, Tuxedo, New York, on a proposed amendment of the Special Permit for the Planned Integrated Development now known as "Tuxedo Farms," formerly "Tuxedo Reserve," which Special Permit was initially granted by the Town Board on November 15, 2004 and amended through November 22, 2010.

The Owner has applied to the Town Board seeking amendment of the Special Permit, such amendment consisting of a number of technical revisions to conform to Planning Board and subsequent review of the application as noted below:

1. Add two tax lots to the PID without any increase in dwelling units;
2. Relocate greeting center and meeting hall to a more interior location;
3. Relocate required maintenance facility, subject to final plans;
4. Relocate potential sewer main outside existing road alignment of Quail Road;
5. Construct stormwater infrastructure consistent with current NYSDEC standards;
6. Revise Commons area to permit relocation of types of dwellings, and associated revision to the Regulating Plan;
7. Revise preliminary plan map set, specifying required maps. The special use permit will include guidelines to be used by the Planning Board in determining what constitutes a map change subject to Town Board referral and approval, in compliance with the PID regulations under which the development is grandfathered;
8. Update preliminary plan to depict all three tracts;
9. Revise WWTP size to eliminate excessive capacity;
10. Allow the ownership of the Northern Tract by the Town of Tuxedo;

A copy of the proposed Amended Special Permit with supporting documents and exhibits is on file in the office of the Town Clerk and available for inspection by interested persons from 9:00 a.m. until 3:00 p.m., Monday through Friday, at the Tuxedo Town Hall.

The Town Board will, at the above date, time and place, hear all persons interested in the subject matter hereof. Persons may appear in person or by agent. All written communications addressed to the Town Board must be received by the Town Board at or prior to the public hearing.

**BY ORDER OF THE TOWN OF TUXEDO TOWN BOARD
ELAINE M. LAURENT, TOWN CLERK**

Dated: February 27, 2015

Area Code 845

Town Supervisor - 351-2265
Fax - 351-2190

Building & Highway - 351-4421
Fax - 351-2190

Town Assessor - 351-5602
Fax - 351-2190

Town Court - 351-5655
Fax - 351-2018

Town Clerk - 351-4411
Fax - 351-5593

Highway Garage - 351-2594
Fax - 351-4147

Receiver of Taxes - 351-5658
Fax - 351-5662

Recreation - 351-5598
Fax - 351-2190