



TUXEDO FARMS

NEW YORK

TUXEDO FARMS OVERVIEW

How much will homes cost?

Homes are anticipated to range from \$450,000 to \$1,500,000+

What types of homes will be featured?

- Single Family Homes ranging from approximately 2,400 square feet to 6,000 square feet
 - Townhomes averaging approximately 2,000 square feet
 - Active-Adult Single-Family and Townhomes ranging from approximately 1,800 square feet to 3,000 square feet
 - 180 One-, Two- and Three-bedroom rental Apartments
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How many homes will be built?

- Phase 1 – 716 homes
 - Phase 2 – 230 homes
 - Phase 3 – 249 homes
 - 1,195 total homes
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How long to completion?

12 years, constructed in 3 phases

What are some of the community features?

- Approximately 37,000-square-foot state-of-the-art YMCA with a gymnasium, fitness studio, aquatic center, youth center, and childcare
 - Outdoor recreation that includes tennis, platform tennis, playground and a youth recreational field
 - Community center of approximately 6,000 square feet with a residents' lounge, post office, café, business center, conference rooms, great hall for parties and community meetings
 - Village Green for entertainment and general recreation
 - Approximately 800 acres of preserved open space and park areas
 - Extensive network of trails for walking and hiking
 - 20-acre fresh water lake with swimming dock
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What are the school choices?

- Tuxedo Union Free School District is comprised of the George Grant Mason Elementary School (K-6) and the George F. Baker High school (7-12)
 - Private schools in the area: Tuxedo Park School, Bergen Catholic, Don Bosco Prep, Sacred Heart, Rockland County Day School, Delbarton School
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WHO ARE THE KEY PLAYERS IN THE TUXEDO FARMS DEVELOPMENT?

Developer	The Related Companies 60 Columbus Circle, New York, NY 10023
Lead Architect	James G. Rogers Architects
Community Planner	Cooper Robertson Hart Howerton
Landscape Designer	Edmund Hollander Landscape Architects Yost Design
Engineers	LANGAN Lehman & Getz Consulting Proactive Engineering Delaware Engineering
Branding and marketing Public Relations	Strada Advertising HWPR

How will Tuxedo Farms affect the schools?

Tuxedo Farms will generate approximately \$12.2 million annually in property taxes to the Tuxedo Union Free School District upon completion. Providing a much needed boost in student population by adding approximately 175 new students (K-12) in Phase 1 and 470 new students over 12 years. The net result will be better-funded, more competitive schools.

How will Tuxedo Farms affect the town's tax base?

Tuxedo Farm will increase the town of Tuxedo's tax base, providing approximately \$2.4 million in annual surplus tax revenues upon completion. Which will go a long way towards continued improvement, maintenance and community building.

What recreational opportunities will Tuxedo Farms provide?

Tuxedo Farms will come with many new public recreational facilities, including a state-of-the-art YMCA totaling approximately 37,000 square feet and outdoor recreation with tennis courts, platform tennis courts, playground and turf field.

Will Tuxedo Farms create more jobs?

Tuxedo Farms will become an economic drive for the area's economy. An estimated 2,222 construction jobs will be created on-site over 12 years. Phase 1 will generate an estimated 1,219 construction jobs per year. In addition, the project will generate jobs associated with insurance agencies, real estate firms, law firms, accounting firms, architecture firms, engineering firms, and marketing firms. Approximately 340 full- and part-time jobs will be created in the Hudson Valley.

How much of the land in Tuxedo Farms will be preserved?

Approximately 800 of 1,250 acres of the Tuxedo Farms site will be preserved open space for wildlife habitat, daily exploration and views.

How will the town handle the added population?

Among other improvements, we are replacing the town's aging waste water treatment facility with a state-of-the-art system.

Phased development ensures orderly growth over 12-years.

How will Tuxedo Farms affect home values?

The development will increase property values for all Tuxedo residents based on improvements made to town infrastructure and recreational facilities. And it will stimulate the local housing market through development, marketing and home sales.

What is Tuxedo Farms doing to stimulate the economy and create opportunity?

We are putting our financial support behind the town:

- Created a \$250K small business loan fund to seed new ventures in downtown Tuxedo with an aggregate total of \$4 million.
- Providing a \$2 million dollar grant for downtown beautification
- Formed a local development corporation which issued \$30 million in bonds to replace the aging Tuxedo sewer plant
- Gifting \$2.5 million dollars to the Tuxedo Union Free School District and donating 40 acres of land for future expansion
- Restored the Tuxedo Rail Station
- Gifting a new archway to welcome Rails-to-Trails visitors to the trailhead
- Funding, developing and donating a \$12 million YMCA facility