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<https://westfaironline.com/combined/construction-begins-at-tuxedo-reserve-project-in-tuxedo/>

Construction begins at Tuxedo Reserve project in Tuxedo

By Peter Katz

Construction has begun on what will be the downtown area of Tuxedo Reserve, a new community in Tuxedo in Orange County. Lennar and Related Companies are the developers of the project.

Tuxedo approved an Amended Special Permit for the development consisting of 1,609 dwelling units in a variety of single-family homes, townhouses and apartment buildings. Part of the project is in the Village of Sloatsburg. The total land area of the site is about 2,247 acres, of which about 1,200 acres will be developed.

The Amended Special Permit provides that no less than 269 units shall be single-family detached units and no less than 112 units shall be duplex units. The Amended Special Permit requires a minimum of 35,000 square feet of commercial uses with a maximum of 100,000 square feet of combined commercial uses and amenities.

The developer is required to build an approximately 4,000-square-foot Event Building for community events. The developer also is required to construct a system of trails on the property, as well as preserving undeveloped sections of the property.



Rendering of Tuxedo Reserve. Image from **The Related Companies**.

Portions of the project known as Market Square and The Village were designed as the town center. The Village will feature rental apartments. Amenities for the entire community include a

high-end grocery and a café, a seasonal ice-skating rink that converts to public yoga and event space during warmer months, a pavilion for food trucks, surface parking and a state-of-the-art fitness center with a basketball court, dance and yoga studios. The complex also features a four-lane lap pool, with hot tub and children's play area.

Ariel Aufgang, principal of Aufgang Architects, which designed Market Square and The Village, said that the downtown area they've designed for the project captures the essence of Hudson Valley living.

"We're creating spaces where residents can live and work, in a walkable downtown setting, amidst the natural beauty that makes the Hudson Valley so special," Aufgang said.

According to Greg Gushee, executive vice president for Related Companies, the design of the project was inspired by the small towns and hamlets found all across America.

Lennar will be offering single-family residences and townhouses.

"We're excited to expand our presence into the New York market," said Dana Romano, Lennar's New York/New Jersey division manager. "It's been an honor to collaborate with the Town of Tuxedo and Related Companies to create this master-planned community."

Sales for single-family homes and townhouses are planned to begin this year. Leasing for rental units in The Village is expected to begin next year.