

## **ZONING**

### **Exhibit VIII. C.3.b.**

Sterling Forest Resort is located within the Gaming Overlay Zoning District in the Town of Tuxedo. The applicable underlying zoning designations for the Project Site are the Open Space Residential (R-1), Rural Residential (R-2) and Research Office (RO) Zoning Districts under the existing zoning in the Town of Tuxedo (see Figure VIII. C.3.a-1 in **Exhibit VIII. C.3.a**).

On June 23, 2014, the Town Board adopted the Gaming Overlay local law, consistent with the Town of Tuxedo's support for the Sterling Forest Resort and its consistency with the Town of Tuxedo 2011 Comprehensive Plan Update. The Gaming Overlay local law establishes a Gaming Overlay zoning district that would permit a resort development on the Project Site.

According to the Town of Tuxedo's Proposed Zoning Map, which was created by the Town Board prior to the Sterling Forest Resort proposal, the Project Site would be rezoned as Tourism Business (TB) (see Figure VIII. C.3.a-2 in **Exhibit VIII. C.3.a**). Thus, the Gaming Overlay local law combines the Town's existing Planned Integrated Development (PID) zoning with the current draft zoning amendments related to Town Board's proposed Tourism Business district.