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Construction Begins on Massive Tuxedo Reserve Project in Lower Orange County

TUXEDO—Homebuilder Lennar and Related Companies broke ground earlier this month on the expansive and long anticipated Tuxedo Reserve project here in Orange County.

The expansive more than 1,600-unit community will bring new single-family homes and town homes built by Lennar, alongside a brand-new town center, The Village at Tuxedo Reserve, developed by Related Companies that will serve as a hub with shopping, dining, year-round curated events, and essential conveniences for residents and the surrounding region.

Tuxedo Reserve is nestled between Harriman State Park and Sterling Forest with extensive trail networks and outlooks. The collaboration between Lennar and Related marks a major milestone in shaping one of the region's most significant new communities, formerly known as Tuxedo Farms, spanning 1,200 acres.



Tuxedo Reserve's The Village and Market Square in Tuxedo is designed by Aufgang Architects. Source: The Related Companies.

"We're excited to expand our presence into the New York market. We're eager to bring Lennar's design expertise and industry-leading innovation to this exceptional location," 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, offering more than just a place to live, but a place to truly thrive. Tuxedo Reserve will be a destination that embodies a vibrant lifestyle."

"Tuxedo Reserve started with a vision over 40 years ago to transform the area by creating the first new built-from-the-ground-up village in generations inspired by small towns and hamlets across America," said Greg Gushee, Executive Vice President at Related Companies. "With our partners at Lennar, City officials and local stakeholders, we are able to make that dream a reality by creating a new neighborhood – with renowned restaurants and retail, rental apartments, year-around events, tailored programming, and more at its core – at the intersection of city living and over 70,000 acres of preserved woodlands."

Tuxedo Reserve, anchored by The Village, will feature premium amenities such as resort-style pools, a state-of-the-art fitness center including indoor basketball, squash and more all set against the backdrop of breathtaking mountain views and a serene, nature-rich atmosphere.

"Tuxedo Reserve is one of the region's most ambitious developments," said Ariel Aufgang, AIA, Principal of Aufgang Architects, which is based in Suffern. Aufgang is working in partnership with The Related Companies, the developer of Market Square and The Village.

"Our Auraa luxury division created something truly special here—a charming downtown that captures the essence of Hudson Valley living while providing important amenities and access for young professionals seeking an alternative to city life," said Aufgang. "This project also showcases our urban planning expertise to create a community that enhances the quality of life for its residents."

The downtown area, planned as Tuxedo Reserve's Main Street, includes four mixed-use multifamily buildings totaling 93 upscale apartments.

Market Square and The Village, designed as the town center, will feature shopping, dining and year-round events. 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.

"Auraa, Aufgang's luxury division, designed Market Square and the Village as an evolution in suburban living," said Aufgang. "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."

The four mixed-use buildings comprising Market Square and The Village feature three floors of one- and two-bedroom rental residential units, ranging from 700 to 1,400 square feet and 38,000 square feet of ground-floor commercial space. The apartments

are designed with appealing features, including spacious den areas and mudrooms with large entryway storage spaces for coats and outdoor gear.

The development embraces environmental sustainability with 100% electric buildings and integration with the surrounding Sterling Forest State Park, including connecting walking trails.

Sales for single-family homes and town homes will begin in 2025. Leasing for The Village at Tuxedo Reserve rental units will launch in 2026.