

NOTICE OF PUBLIC HEARING{PRIVATE }

NOTICE IS HEREBY GIVEN by the Town Board of the Town of Ramapo, that pursuant to the provisions of the Town Law of the State of New York, a public hearing will be held at 7:00 o'clock P.M. (Prevailing Time) at the Ramapo Town Hall, 237 Route 59, Suffern, New York, 10901, on the 14th day of November, 2018, to consider the adoption of a local law entitled “**A LOCAL LAW AMENDING LOCAL LAW NO. 10 – 2004 (Zoning), As Amended, TO REMOVE CERTAIN RESRICTIONS REGARDING SECONDARY DWELLING UNITS**” which local law shall provide as follows:

(INSERT LOCAL LAW ATTACHED HERETO)

NOTICE IS HEREBY FURTHER GIVEN that all interested persons will be given an opportunity to be heard.

Dated: Suffern, New York
October 26, 2018

TOWN BOARD OF THE TOWN OF RAMAPO

By Supervisor Michael B. Specht

CHRISTIAN G. SAMPSON
Town Clerk

ALAN BERMAN, ESQ.
First Deputy Town Attorney
Town of Ramapo
237 Route 59
Suffern, New York 10901

LOCAL LAW NO. – 2018

**A LOCAL LAW AMENDING LOCAL LAW NO. 10 – 2004 (Zoning),
As Amended, TO REMOVE CERTAIN RESRICTIONS
REGARDING SECONDARY DWELLING UNITS**

BE IT ENACTED, by the Town Board of the Town of Ramapo as follows:

Section 1. Legislative Intent

The Town Board, in 2012, amended the Zoning Law to authorize the sale of accessory apartments as secondary dwelling units subject to price or size restrictions. The Town Board has been advised that the price or size restrictions have hampered the ability of prospective purchasers to obtain mortgage financing. Therefore, the purchase of said units is beyond the financial ability of many prospective purchasers. This Local Law is to address said issues.

Section 2. Amend Section 367-68 “Secondary Dwelling Units” to read as follows:

A secondary dwelling unit may receive a separate certificate of occupancy and be separately conveyed subject to the following:

- (1) Application to the Director of Building, Planning and Zoning upon forms prescribed by the Town Board and shall contain the information required by the application and the required fee in accordance with the Standard Schedule of Fees of the Town of Ramapo.
- (2) Dwelling unit was previously approved by the Town as an accessory apartment.
- (3) Application to the Assessor upon forms prescribed by the Town Board and shall contain the information required by the application and the required fee in accordance with the Standard Schedule of Fees of the Town of Ramapo for issuance of an individual tax lot number.
- (4) Dwelling unit cannot be further subdivided.

Section 3. Effective Date.

This Local Law shall take effect immediately upon filing with the Secretary of State.