

MEMORANDUM

To: Supervisor Michael B. Specht and the Ramapo Town Board

Date: February 12, 2020

Subject: **Pascack Ridge Comprehensive Plan Amendments**

In the course of its review of the proposed Comprehensive Plan Amendments and Zone Change for Pascack Ridge, the Town Board has received comments questioning whether the proposed MR-12 density is appropriate, considering the surrounding densities to the east and south, and specifically the density of the residential area on the east side of North Pascack Road. In addition, the information developed during the Board's environmental review of the proposed zoning shows that certain parcels on the west side of North Pascack Road are individually too small to meet the minimum lot area requirement of the MR-12 District for multi-family development. Even if consolidated into one parcel, these parcels would not contain sufficient area to meet the lot area requirement for multifamily development and would therefore be rendered nonconforming in this regard.

Based upon the above and the entire environmental record in this matter, we recommend that the Town Board consider an alternative zoning of the Site, which would create a transition of density on the Site, with the western portion closest to Spring Valley being zoned MR-12 and an eastern portion of the Site that abuts North Pascack Road remaining zoned R-15. A portion of the Pascack Brook could serve as a line of demarcation between the two above mentioned zoning districts and a separation between the two densities.

This alternative essentially consists of the following:

1. All of the Monsey Lumber and Union Collins Realty parcels (tax parcels 50.19 1-44, 46, 47, 56 through 67, 70 and 71, and 57.07-1-2 and 19) would be rezoned to MR-12;
2. Ten (10) parcels (tax parcels 50.19-1-45, 48 through 53, 68 and 69) in the vicinity of the Christa Lynn Drive right-of-way would be rezoned to MR-12;
3. The R-15 zoning on the 171 North Pascack Corp (Collishaw) parcel (tax parcel 50.19-1-72) on both sides of Pascack Brook would be maintained, recognizing that this parcel does not contain sufficient lot area to meet the minimum lot area of the MR-12 zoning district for multifamily development, that the parcel is split by the Pascack Brook, that the environmental review disclosed that the portion of the parcel on the west side of Pascack

Brook has significant constraints on its use for such purpose, and further that the owner has not actively participated in the environmental review process;

4. The R-15 zoning on the eight (8) parcels on the east side of Pascack Brook to the south of the Collishaw parcel (tax parcels 57.07-1-3, 4, 5, 7, 8, 8.1, 9 and 10) would be retained, recognizing that even if consolidated into one (1) parcel, these parcels would not contain sufficient area to meet the minimum lot area requirement of the MR-12 zoning district for multifamily development.
5. The Christa Lynn Drive right-of-way would be rezoned to MR-12; and
6. In addition, we recommend that a restrictive covenant be placed on tax parcel 50.19-1-46, located at the northeast corner of the Site, which would restrict the use of this parcel to open space, recreation and/or community facilities. With the consolidation of the parcels comprising the Project Area, the MR-12 density from parcel 46 could be shifted to the other parcels within the Project Area.

This alternative would have the following benefits:

1. None of the land to the east of Pascack Brook would contain MR-12 development. The land to the east of the Brook would either be developed in accordance with R-15 zoning, or would be used as for recreational/community facility purposes. This would create an R-15 zoned and used land area on the Site between the MR-12 development on the Site and the R-15 developed neighborhood to the east.
2. The majority of the parcel at the northeast corner of the Site, which was recommended to be "Proposed Open Space" by the 2004 Town Comprehensive Plan, would be used as such, with perhaps a portion of the parcel being used for community facilities or recreation.
3. As noted, the eight (8) properties on the east side of Pascack Brook to the south of the Collishaw property are all undersized relative to the minimum lot area of the MR-12 zoning district for multi-family development, and eliminating those parcels from the MR-12 rezoning would avoid making those lots nonconforming in terms of minimum area.

The attached version of the Comprehensive Plan Amendments reflects the alternative zoning of the Site described above. We look forward to discussing this memorandum with you.

David H. Stolman, AICP, PP
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Attachment