

**PLEASE TAKE NOTICE** that the Town Board of the Town of Ramapo adopted the following local law at a regular meeting held on the 26<sup>th</sup> day of February 2020 at the Ramapo Town Hall, 237 Route 59, Suffern, New York:

**LOCAL LAW NO. 2 OF 2020  
AMENDING CHAPTER 376, ZONING,  
TO CHANGE THE ZONING MAP OF THE TOWN OF RAMAPO  
TO REZONE CERTAIN PARCELS OF LAND  
FROM THE R-15 ZONING DISTRICT CLASSIFICATION TO  
THE MR-12 ZONING DISTRICT CLASSIFICATION**

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

**Section 1: Title**

This Local Law shall be known and cited as “Local Law No. 2 of 2020, Amending the Zoning Map of the Town of Ramapo to Rezone Certain Parcels of Land from the R-15 Zoning District Classification to the MR-12 Zoning District Classification.”

**Section 2: Legislative Intent**

1. The Town Board, upon being petitioned by the owners of certain property, and upon its own initiative, considered the rezoning of certain lands commonly known as Pascack Ridge, and to that end directed that proposed amendments to the Town’s 2004 Comprehensive Plan and this proposed local law be prepared to reclassify certain parcels of land, presently included in the R-15 Residential Zoning District (15,000 square feet per lot), into the MR-12 Multifamily Zoning District (maximum 12 units per acre).
2. The Town Board initially held a public hearing on the petitions in 2014, at which time it considered potential amendments to the 2004 Comprehensive Plan and the Town Zoning Map, thereafter required preparation of an Environmental Impact Statement on the proposed action, accepted a Draft Environmental Impact Statement and held public hearings on a proposed local law, Comprehensive Plan amendments and the DEIS on August 15, 2018, accepted a Final Environmental Impact Statement, referred the proposed zoning amendments to the Rockland County Planning Department and the Town Planning Board for their recommendations, and held public hearings on a revised local law, revised Comprehensive Plan amendments, and a Technical Addendum to the FEIS on August 15, 2019, at which hearing and during the following written comment period, it received public comment on the revised local law, revised Comprehensive Plan amendments, the FEIS and the Technical Addendum thereto. On considering the comments of the public and involved and interested agencies, the reports of the County Planning Department and Town Planning Board, as well as the advice of its planning consultants, the Town Board thereafter directed revisions to the proposed Comprehensive Plan and zoning amendments.
3. The Town Board has adopted, in its capacity as SEQRA Lead Agency, its SEQRA Findings Statement setting forth its findings with respect to the environmental review of the proposed SEQRA action, and alternatives thereto, and has considered therein the recommendation of its consulting planner that certain properties being considered for rezoning should retain their existing zoning.

4. Having studied the proposed rezoning action, including the petitions, proposed amendments to the Town's 2004 Comprehensive Plan to reflect current conditions in the area of the Town that would be rezoned, a conceptual development plan known as Pascack Ridge and the environmental review documents prepared in connection with that action, the Town Board finds that the proposed rezoning, revised to exclude those parcels identified by its consulting planner, is reasonable and appropriate to respond to the growth of the Town's population, meet the current housing needs of the Town and its residents, and further finds that the proposed rezoning fulfills the purposes of Chapter 376 as stated in §§ 376-3.A through J, and is consistent with the goals and objectives of the Town Comprehensive Plan, as amended.

5. The adoption of this Local Law is determined to be an exercise of the Town's powers pursuant to the Municipal Home Rule Law, and is further considered an proper exercise of the police powers of the Town to protect the public health, safety and welfare of its residents by acting to increase the supply of safe housing resources needed to meet the Town's housing needs.

6. The Town Board finds that the revised local law, which excludes certain parcels that were considered for rezoning from being rezoned due to size, location and constraints that indicate they are not suitable for development of multifamily housing and would therefore be rendered nonconforming parcels if they were subject to the MR-12 zoning regulations, to be entirely within the embrace of the duly noticed zoning amendment considered at the August 15, 2019 public hearing, and is consistent with public comment urging the Board to retain the R-15 zoning district on the east side of Pascack Brook.

### **Section 3: Amendment to Article II, Section 376-21, Zoning Map of the Town of Ramapo**

Chapter 376, titled "Zoning," of the Code of the Town of Ramapo is amended by revising the Zoning Map of the Town of Ramapo, which was duly established pursuant to §137-21, titled "Zoning Map," to change the zoning district designation of the list of parcels annexed as Exhibit B from the existing R-15 Residential Zoning District (15,000 square feet per lot) zoning to the proposed MR-12 Multifamily Zoning District (maximum 12 units per acre) zoning, as shown on that portion of the Zoning Map annexed hereto as Exhibit A entitled, "Proposed Zoning Map Amendments Associated with Pascack Ridge Rezoning Petition," dated February 7, 2020.

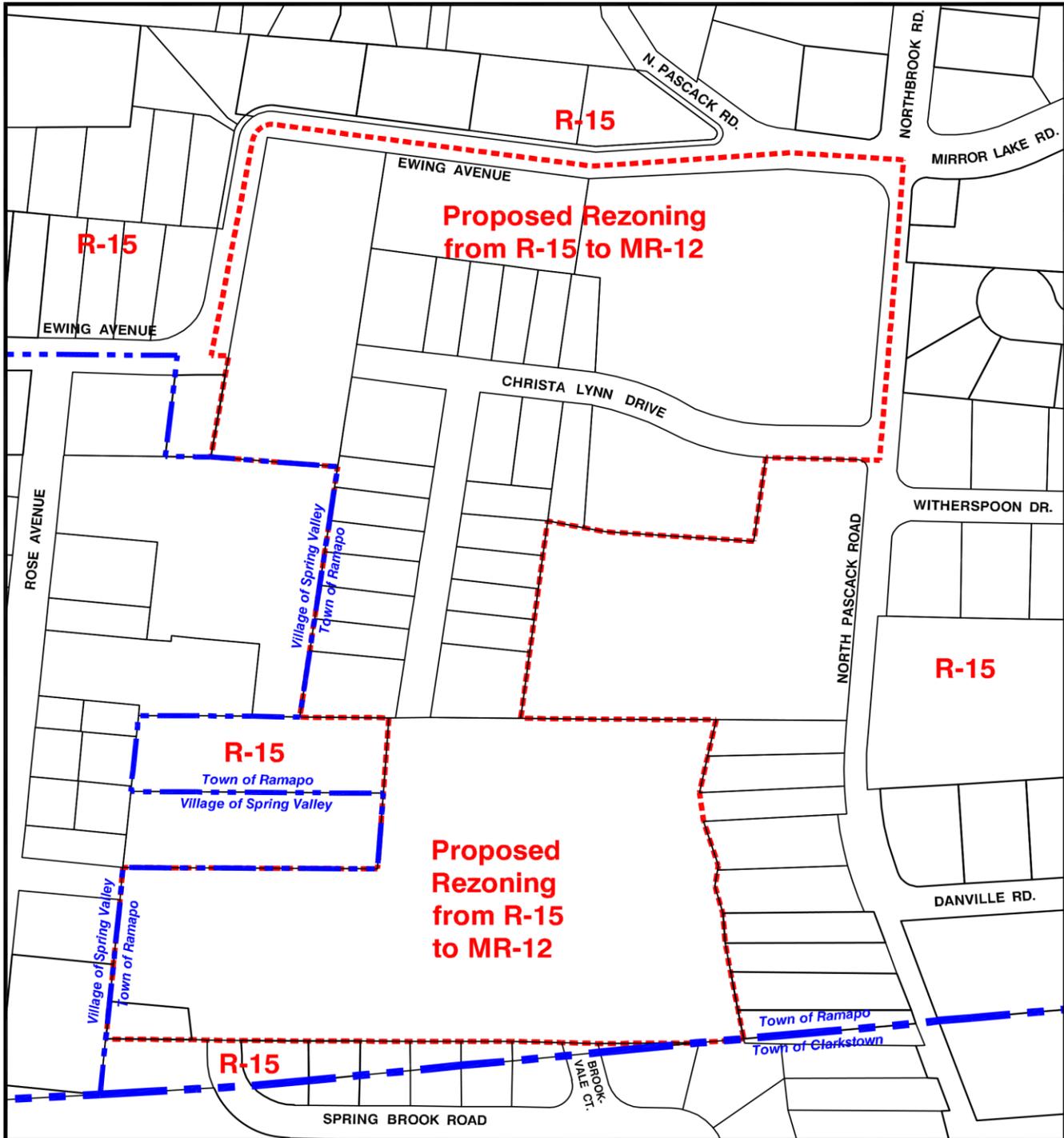
In the event of a conflict between the Zoning Map amendment attached as Exhibit A and the list of tax map parcels annexed as Exhibit B, the inclusion of a tax map parcel, or any portion thereof, in the area shown on the Zoning Map shall be dispositive.

### **Section 4: Severability**

If any clause, sentence, paragraph, section or part of this Local Law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall be confined to the clause, sentence, paragraph, section or part thereof directly involved in the controversy in which such judgment shall have been rendered, and shall not affect, impair or invalidate the remaining portions hereof, which shall remain in full effect.

### **Section 5: Effective Date**

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



**LEGEND:**

■ ■ ■ ■ Proposed Zoning District Boundary

**PROPOSED ZONING MAP  
AMENDMENTS ASSOCIATED  
WITH PASCACK RIDGE  
REZONING PETITION  
Ramapo, New York**

**FREDERICK P. CLARK ASSOCIATES**  
A HARDESTY & HANOVER COMPANY

Scale in Feet  
200 150 100 50 0 200



Exhibit

**A**

2/7/20

**Exhibit B: List of Tax Map Parcels**

<b>Exhibit B</b>				
<b>Tax Parcel Number</b>	<b>Address</b>	<b>Owner's Name</b>	<b>Existing Zoning District</b>	<b>New Zoning District</b>
50.19-1-44	100 Ewing Avenue	Union Collins Realty Inc.	R-15	MR-12
50.19-1-45	110 Ewing Avenue	Brown, Paul & Simpson, Paulette	R-15	MR-12
50.19-1-52	21 Christa Lynn Drive	Christa Lynn Properties LLC	R-15	MR-12
50.19-1-51	19 Christa Lynn Drive	Christa Lynn Properties LLC	R-15	MR-12
50.19-1-50	17 Christa Lynn Drive	Christa Lynn Properties LLC	R-15	MR-12
50.19-1-49	15 Christa Lynn Drive	Christa Lynn Properties LLC	R-15	MR-12
50.19-1-48	13 Christa Lynn Drive	Christa Lynn Properties LLC	R-15	MR-12
50.19-1-47	11 Christa Lynn Drive	Union Collins Realty Corp	R-15	MR-12
50.19-1-46	7 Christa Lynn Drive	Union Collins Realty Corp	R-15	MR-12
50.19-1-71	2 Christa Lynn Drive	Union Collins Realty Corp	R-15	MR-12
part of 57.07-1-2 <sup>1</sup>	167 N. Pascack Road	Union Collins Realty Corp	R-15	MR-12
57.07-1-19	3 Spring Brook Road	Union Collins Realty Inc	R-15	MR-12
50.19-1-61	39 Christa Lynn Drive	Union Collins Realty Corp	R-15	MR-12
50.19-1-60	37 Christa Lynn Drive	Union Collins Realty Corp	R-15	MR-12
50.19-1-59	35 Christa Lynn Drive	Union Collins Realty Corp	R-15	MR-12
50.19-1-58	33 Christa Lynn Drive	Union Collins Realty Corp	R-15	MR-12
50.19-1-57	31 Christa Lynn Drive	Union Collins Realty Corp	R-15	MR-12
50.19-1-56	29 Christa Lynn Drive	Union Collins Realty Corp	R-15	MR-12
50.19-1-55	27 Christa Lynn Drive	Union Collins Realty Corp	R-15	MR-12
50.19-1-53	23A-23B Christa Lynn Drive	Christa Lynn Properties LLC	R-15	MR-12
50.19-1-68	10A-10B Christa Lynn Drive	Christa Lynn Properties LLC	R-15	MR-12
50.19-1-69	8 Christa Lynn Drive	Christa Lynn Properties LLC	R-15	MR-12
50.19-1-70	6 Christa Lynn Drive	Union Collins Realty Corp	R-15	MR-12

<sup>1</sup> Excludes the small, narrow strip of land to the east of the Pascack Brook.

50.19-1-67	12 Christa Lynn Drive	Union Collins Realty Corp	R-15	MR-12
50.19-1-66	14 Christa Lynn Drive	Union Collins Realty Corp	R-15	MR-12
50.19-1-65	16 Christa Lynn Drive	Union Collins Realty Corp	R-15	MR-12
50.19-1-64	18 Christa Lynn Drive	Union Collins Realty Corp	R-15	MR-12
50.19-1-63	20 Christa Lynn Drive	Union Collins Realty Corp	R-15	MR-12
50.19-1-62	22 Christa Lynn Drive	Monsey Lumber & Supply Inc	R-15	MR-12
NA	Right-of-way of Christa Lynn Drive and its Extension		R-15	MR-12

Dated: February 28, 2020

MAUREEN PEHUSH  
Deputy Town Clerk

Town of Ramapo  
Ramapo Town Hall  
237 Route 59  
Suffern, New York 10901