

NOTICE OF PUBLIC HEARING

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 7:05 o'clock P.M. (Prevailing Time) at the Ramapo Town Hall, 237 Route 59, Suffern, New York, 10901, on the 25th day of October, 2017, to consider the adoption of a local law entitled **“A LOCAL LAW AMENDING THE ZONING LAW OF THE TOWN OF RAMAPO TO ESTABLISH INTERIM ZONING PROVISIONS PENDING THE CONSIDERATION, PUBLIC HEARING, AND ADOPTION OF REVISIONS WITH RESPECT TO THE R-15A ZONING DISTRICT.”** 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
August 31, 2017

TOWN BOARD OF THE TOWN OF RAMAPO

By
Supervisor

CHRISTIAN G. SAMPSON
Town Clerk

MICHAEL L. KLEIN, ESQ.
Town Attorney, Town of Ramapo
Town Hall, 237 Route 59
Suffern, New York 10901

LOCAL LAW NO. - 2017

A LOCAL LAW AMENDING THE ZONING LAW OF THE TOWN OF RAMAPO TO ESTABLISH INTERIM ZONING PROVISIONS PENDING THE CONSIDERATION, PUBLIC HEARING, AND ADOPTION OF REVISIONS WITH RESPECT TO THE R-15A ZONING DISTRICT.

Section 1. Short Title

This Local Law shall be known as the Moratorium Law for the R-15A Zoning District for the Town of Ramapo.

Section 2. Legislative Intent

The purpose of this Local Law is to suspend temporarily any approvals for construction of dwellings within the R-15A Zoning District that are not in complete compliance with the bulk requirements for said district while the Town considers and adopts possible changes to said bulk requirements. This Local Law is an interim measure intended to preserve the status quo pending the adoption of possible amended regulations and consideration of a Comprehensive Land Use Plan update.

Section 3. Moratorium

Beginning on the effective date of this Local law, and for a period extending no later than six (6) months from the effective date of this Local Law, unless extended by the Town Board for good cause after a public hearing, or ended sooner should the review process be completed ahead of six (6) months, the Director of Building, Planning, and Zoning, or his representative, shall not accept any of the following applications:

- A. Applications for a building permit for a one-family dwelling with an accessory apartment, a one-family semi-attached dwelling with an accessory apartment, a two-family dwelling or a two-family dwelling with an accessory apartment, unless the subject lot complies fully with all applicable bulk requirements or has received Zoning Board of Appeals approval for the individual subject lot or is part of a subdivision which has received final subdivision approval from the Planning Board.
- B. Applications for subdivision approval of residential lots unless the subject lots fully comply with all applicable bulk requirements.

Section 4. Administrative Relief

The Town shall have the power to vary or modify the application of any provision of this Local Law upon its determination, in its absolute legislative discretion, that such variance or modification is necessary to avoid unusual hardships to the affected property owner and is consistent with the health, safety and general welfare of the Town.

- A. Application for such variance or modification shall be filed with the Town Clerk during normal business hours of the Town. Such applications shall then be placed upon the agenda of the next regular meeting of the Town Board, provided, however, that if such application is not filed before twelve noon of the fifth day preceding the day of the next regular Town Board meeting, then such application shall be placed on the agenda of the next regular Town Board meeting following the next regular meeting.
- B. Upon receiving any application for such variance or modification, the Town Board may, at its discretion, refer such application to the Community Design Review Committee for a report with respect to the effect of the prospective variance or modification upon the Town. Such report shall be returned by the Community Design Review Committee to the Town Board no later than twenty (20) days of the referral of the application and shall be placed on the agenda of the next regular meeting of the Town Board. If the application is not denied by the Town Board within seventy (70) days after first appearing before the Town Board, it shall be deemed granted.

Section 5. Severance

The invalidity of any word, section, clause, paragraph, sentence part or provision of this Local Law shall not affect the validity of any other part of this Local Law which can be given effect without such invalid part or parts.

Section 6. Judicial Review

Review of decisions of the Town Board with respect to any portion of this Local Law may be had by an action or suit commenced in the Supreme Court of the State of New York, County of Rockland, within thirty (30) days of the action complained of.

Section 7. Superseding Other Laws

This Local Law is enacted in derogation of Sections 267-b, 276, 277, and 278 of the Town Law by authority of Article 2, Section 10, of the Municipal Home Rule Law of the State of New York.

Section 8. Effective Date

This Local Law shall take effect immediately upon filing with the Office of the Secretary of State and shall remain in force for a consecutive period of six (6) months from its effective date, or until the Town has adopted revisions to the bulk standards for the R-15A District, whichever occurs first.