

INTRODUCTORY LOCAL LAW NO. ____ OF 2019

**A LOCAL LAW 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 “Introductory Local Law No. ____ of 2019, 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, based upon the petitioning of the owners of certain property and on its own initiative, has decided to reclassify certain parcels of land, presently included in the R-15 zoning district, into the MR-12 zoning district.
2. Having considered and 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 is reasonable and appropriate to meet the current needs of the Town, 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.
3. Further, this Local Law is determined to be an exercise of the police powers of the Town to protect the public health, safety and welfare of its residents.

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 parcels listed below from the existing R-15 Residential District (15,000 square feet per lot) zoning to the proposed MR-12 Multifamily (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 July 1, 2019.

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

Tax Parcel Number	Address	Owner's Name	Existing Zoning District	New Zoning District
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
50.19-1-72	171 N. Pascack Road	One Hundred Seventy One N Pascack Rd Corp	R-15	MR-12
57.07-1-3	169A N. Pascack Rd	Oringer, David	R-15	MR-12
57.07-1-4	169B N. Pascack Rd	Oringer, David	R-15	MR-12
57.07-1-2	167 N. Pascack Road	Union Collins Realty Corp	R-15	MR-12
57.07-1-5	161 N. Pascack Road	Davids Capital Const Corp	R-15	MR-12
57.07-1-7	159 N. Pascack Road	Davids Capital Const Corp	R-15	MR-12
57.07-1-8	157 N. Pascack Road	Acosta, Radames & Sandra	R-15	MR-12
57.07-1-8.1	155 N. Pascack Road	Vasquez, Edwin	R-15	MR-12
57.07-1-9	151 N. Pascack Road	Roberson, Daniel & Daisy	R-15	MR-12
57.07-1-10	149 N. Pascack Road	Roberson, Daisy & Daniel	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
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

Section 4: **Effective Date**

This Local Law shall take effect immediately upon filing with the Secretary of State as provided by the Municipal Home Rule Law.

Attachment: Exhibit A