

**PROPOSED AMENDMENTS TO THE
2004 TOWN OF RAMAPO COMPREHENSIVE PLAN**

The following text on Page B-18 is proposed to be deleted:

The “Lorterdan” property, which is located in the western portion of the Town along Sterling Mine Road, is recommended for development as an age-restricted community. The Town received a request to rezone this property to a zone that would allow an age-restricted (55 and over) planned community. The zoning proposed for this district would restrict maximum development coverage (i.e., the area covered to building and pavement) to no more than 25% of the total site area. In addition, a minimum of 50% of the site area will be required to be open space lands. The Planning Board would be able to designate a portion of these lands including existing sensitive environmental features such as wetlands, stream corridors or steep slopes as conservation easement lands or preserve them through other appropriate means. Development of this property for the purposes of constructing an age-restricted community as currently proposed (i.e., including the maximum development coverage and minimum open space requirements described above) should be done at a density of no greater than 1 unit per gross area. Reflective of this density, the property is indicated within the “Low Density Residential” land use classification on the Land Use Plan. However, if this property is not developed as an age-restricted community according to the parameters currently proposed (e.g., if it is proposed to be subdivided in the standard manner), such development should be subject to the property’s existing RR-80 zoning designation. (Page B-18)

The following text on Page D-5 is proposed to be deleted:

The “Natural Resources and Open Space” section recommends a number of approaches to address public water supply issues. These include: ... Rezoning of the Sterling Mine Road Property to a New Zoning Classification to Permit the Creation of an Age-Restricted (over 55) Active Adult Community; (Page C-17)

The following text on Page D-5 is proposed to be deleted:

The “Lorterdan” property, located in the western portion of the Town along Sterling Mine Road, and which is recommended for development as an age-restricted (55 and over) planned community is indicated within the “Low Density Residential” land use classification on the Land Use Plan. The zoning proposed for this district would restrict maximum development coverage (i.e., the area covered to building and pavement) to no more than 25% of the total site area. In addition, a minimum of 50% of the site area will be required to be open space lands. Further, the Planning Board would be able to designate a portion of these lands including existing sensitive environmental features such as wetlands, stream corridors or steep slopes as conservation easement lands or preserve them through other appropriate means. Development of this property for the purposes of constructing an age-restricted community as currently proposed (i.e., including the maximum development coverage and minimum open space requirements described above) should be done at a density of no greater than 1 unit per gross area. Reflective of this density, the property is indicated within the “Low Density Residential” land use classification on the Land Use Plan. However, if this property is not developed as an age-restricted community according to the parameters currently proposed (e.g., if it is proposed to be subdivided in the standard manner or proposed for

development as a non-age-restricted development), such development should be subject to the property's existing RR-80 zoning designation. (Page D-5)

The following text would be added to the “Mixed-Use Development” section of the 2004 Comprehensive Plan, which begins on Page D-14. This section identifies several areas within the Town where the provision of mixed-use zoning districts to permit or encourage a well-designed mixture of commercial and residential development in a planned development would be appropriate. The proposed text specifically notes that each of these areas differ significantly from one another, thus different approaches should be applied.

Sterling Mine Road (former Lorterdan Property)

The 242 acre former Lorterdan property on Sterling Mine Road is appropriate for a mixed-use development wherein the residential, office, institutional, and accessory uses are integrated in a campus setting comprising one or several adjacent tax lots under common ownership. Development should be clustered to protect ridgelines and scenic views from nearby Harriman State Park and Sterling Forest State Park, and from Sterling Mine Road, which is a town-designated scenic road. To encourage a smaller development footprint, increased heights should be permitted, provided they do not extend above the defined ridgeline peak and employ use of earth tone colors, and materials to minimize offsite visibility. Development coverage (i.e., the area covered to building and pavement) should be restricted to no more than 30% of the net lot area. The preservation of contiguous areas of privately held open space should be encouraged. Sustainability measures, such as green roofs, roof-top solar, electric vehicle charging stations, and low-impact development techniques should also be employed.

The 2004 Plan’s proposed Land Use Map is proposed to be amended to change the Project Site designation from “Low Density Residential (1 to 2 dwelling units per acre)” to “Mixed Use Development (Commercial & Multi-Family Development).”