

NOTICE OF PUBLIC HEARING{PRIVATE }

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 7:00 o'clock P.M. (Prevailing Time) at the Ramapo Town Hall, 237 Route 59, Suffern, New York, 10901, on the 30th day of January, 2019, to consider the adoption of a local law entitled “**A LOCAL LAW AMENDING LOCAL LAW NO. 10 – 2004 (ZONING), AS AMENDED, TO PERMIT HOUSES OF WORSHIP IN MULTI-FAMILY DWELLINGS**” 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
January 9, 2019

TOWN BOARD OF THE TOWN OF RAMAPO

By Michael B. Specht
Supervisor

CHRISTIAN G. SAMPSON
Town Clerk

ALAN BERMAN, ESQ.
Deputy Town Attorney
Town of Ramapo
237 Route 59
Suffern, New York 10901

LOCAL LAW NO. – 2019

A LOCAL LAW AMENDING LOCAL LAW NO. 10 – 2004 (ZONING),
AS AMENDED, TO PERMIT HOUSES OF WORSHIP
IN MULTI-FAMILY DWELLINGS

Section 1. Legislative Intent

The Zoning Law currently prohibits the use of a portion of a multi-family dwelling for a House of Worship. The Town wishes to permit a House of Worship to be located in a portion of a multi-family dwelling subject to site plan approval. The bulk requirements shall be the use group for the multi-family dwelling in which the House of Worship is located.

Section 2. Amend Section 376-5 “Definitions” by adding the following definition:

“Neighborhood House of Worship – A portion of a multi-family dwelling used exclusively for the conduct of organized religious services. No school or outside catering is permitted. At least seventy-five (75) percent of the membership must live within a three quarter mile radius of the House of Worship. The bulk requirements shall be the use group for the multi-family dwelling in which the House of Worship is located.”

Section 3. Amend Section 376-31, Table of General Use Requirements, Part I:

Residential districts, Column B “uses permitted by right” and Column B-1 “use Group,” R-15, by adding the following:

<u>Column B</u>	<u>Column B-1</u>
8. Neighborhood House of Worship	*See Section 376-5 for Bulk Requirement.

Section 4. Amend Section 376-31, Table of General Use Requirements, Part I:

Residential districts, Column B “uses permitted by right” and Column B-1 “use Group,” R-15A, by adding the following:

<u>Column B</u>	<u>Column B-1</u>
4. Neighborhood House of Worship	*See Section 376-5 for Bulk Requirement.

Section 5. Amend Section 376-31, Table of General Use Requirements, Part I:

Residential districts, Column B “uses permitted by right” and Column B-1 “use Group,” R-15C, by adding the following:

<u>Column B</u>	<u>Column B-1</u>
8. Neighborhood House of Worship	*See Section 376-5 for Bulk Requirement.

Section 6. Amend Section 376-31, Table of General Use Requirements, Part I:

Residential Districts Column F “minimum off-street parking spaces” by adding the following:

3(A) Neighborhood House of Worship As determined by the Planning Board.

Section 7. Effective Date

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