

B. HOUSING

Summary of Planning Issues

The majority of the housing stock within the unincorporated area of the Town of Ramapo consists of single-family detached homes. While the diversity of the housing stock has increased slightly over the last decade, there is still a growing need to significantly increase the variety of housing within the unincorporated area of the Town, particularly within certain areas such as Monsey. Many families simply cannot afford to purchase or rent a home within the unincorporated area of Ramapo, partly due to the relatively little diversity in the housing stock.

The Courts have held that in enacting a zoning ordinance, consideration must be given to regional and local housing needs and requirements. There must be a balancing of the local desire to maintain the status quo within the community and the greater public interest that regional and local needs be met. A municipality that has been found to be zoned in an exclusionary fashion can be required by the courts to amend its zoning ordinance to meet its fair share of housing needs.

According to the 2000 Census, the median value of owner-occupied dwellings within the Town as a whole (i.e., including the incorporated villages) was \$229,600. The median value of owner-occupied dwellings within the unincorporated area of the Town is even higher. For example, the median value of a home in the Monsey area was \$251,000; while the median value in the Viola area was \$321,600. More recent studies indicate that housing prices have continued to escalate. For example, the average selling price in Rockland County has increased from \$291,987 in December 1999 to \$341,320 in November 2001. Home ownership is a goal for many families, and a greater variety of housing options will help more families achieve it.

The availability of reasonably-priced rental opportunities appears to be an even greater issue in the unincorporated area of the Town. The median monthly rent in the Town as a whole of Ramapo was \$833 according to the 2000 Census. The median monthly rent in Monsey (which has the largest number and percentage of renter-occupied units of any area in unincorporated Ramapo) was even higher at \$982. In line with owner-occupied housing, rental costs have continued to rise. As a result, renters in Ramapo are paying an inordinate amount of their monthly income on housing costs. For example, in Monsey, 53% of renters spent 35% or more of their household income towards rent, whereas it is generally recommended that households spend no more than one-third of their monthly income towards housing. Spending a high percentage of monthly income towards rent

makes it difficult for such families to save to purchase a home, and makes them more vulnerable to changes in the economy.

In addition to the general issue of housing diversity for the general population, providing housing opportunities for particular segments of the population, such as young families, seniors and "empty-nesters," and municipal employees and public safety volunteers is becoming an increasingly important issue in Ramapo (as it has throughout the country).

Goals and Objectives

Goal: Address the Town's housing needs and provide for a diversity of housing opportunities for the Town's growing and changing population

- Objective:** Provide a diversified housing supply that consists of residential development at appropriate densities and in appropriate locations in consideration of proximity to community shopping, community facilities and services, and public transportation, and in consideration of the adequacy of existing infrastructure.
- Objective:** Allow higher density housing in appropriate areas if such housing meets local needs and is balanced with the objective of maintaining the integrity and appearance of Ramapo's residential neighborhoods.
- Objective:** Promote a range of rental and home ownership opportunities in varied densities, housing types and prices for Town residents, especially senior citizens, singles and families.
- Objective:** Encourage inclusion of housing to meet identified housing needs in the development of large parcels of land.

Planning Recommendations and Implementation Strategies

1. Creation of Multi-Family Housing Districts

Over the last decade or so, the Town Board has reacted to the continual and growing need in the Town for more housing through the creation, amendment and expansion of the R-15C zoning district. The R-15C District, which permits 1, 2 and 3 family detached and semi-attached dwellings on lots of varying size, has provided additional housing in the Monsey area at densities up to approximately 12 units per acre, which is comparable to densities permitted in standard multi-

family districts (e.g., those that allow garden apartments and/or townhouses¹) found in other communities similar to the Town of Ramapo. However, numerous concerns have been raised regarding the appearance of developments constructed in accordance with the requirements of the R-15C District. As described in the "Community Resources and Character" section, most of these concerns result from the fact that the R-15C District allows relatively high-density residential development through the subdivision process so that the development is comprised of numerous separately-owned lots with no common design or architectural theme from lot to lot, and no central responsibility regarding property maintenance, refuse disposal, provision of open space and recreation facilities, and other facilities and services commonly associated with higher density residential development.

For these reasons and those described in the "Community Resources and Character" chapter, this plan recommends limited extension of the R-15C District in the future (and only in existing neighborhoods that would continue to allow the conversion and construction of 2- and 3-family dwellings to address housing needs), as described in more detail below.

In lieu of extending the R-15C District onto undeveloped properties (or large properties proposed for redevelopment), standard multi-family districts that would permit multi-family residential development such as garden apartments and/or townhouses should be created. As mentioned above, the R-15C District permits densities up to approximately 12 units per acre, which are comparable to densities permitted in standard multi-family districts. Thus, standard multi-family districts that allow townhouses or garden apartments can address housing needs within the Town while at the same time containing criteria and design considerations that are not adequately addressed by the R-15C District.



¹ Townhouses are also considered single-family attached residential development.

Standard multi-family districts that allow townhouses or garden apartment development can address housing needs within the Town while at the same time requiring design considerations (e.g., centralized parking and refuse disposal areas, site lighting standards, landscaping and perimeter buffering requirements, yard and setback requirements, and architectural standards) to ensure that such developments blend with the surrounding area. For example, the multi-family zoning should contain architectural standards (e.g., building length maximums, requirements for variation in façade other architectural standards) in order to encourage multi-family development that would add to the character of the Town.

- a. *Design and site layout considerations.* Multi-family zoning districts should contain design and layout requirements to ensure that such developments blend with the surrounding area and that encourage multi-family development that would add to the character of the Town, including:
- Site design standards including minimum active recreation and other community facilities, centralized parking and refuse disposal areas, site lighting standards, internal landscaping requirements and minimum landscaped buffers along roadways and around the site's perimeter;
 - Common ownership and maintenance responsibility (i.e., apartment management company or condominium association); and
 - Architectural design standards and approval.



Multi-family housing developments can be attractively landscaped and can contain community amenities such as walking paths that provide connections to areas within the site (such as playgrounds) and to destinations off the site. Substantial internal landscaping and landscaped

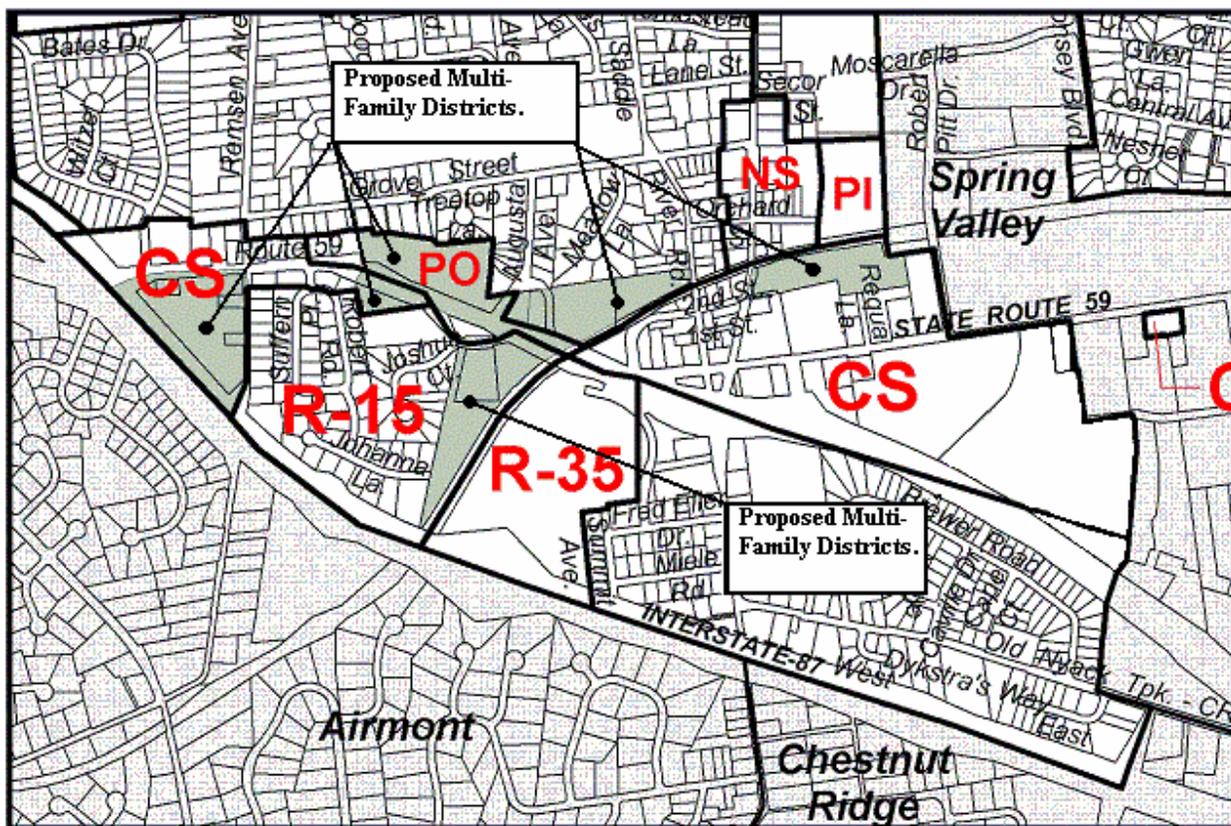
buffers along roadways and around the perimeter should be incorporated into the design of such developments.



Multi-family housing developments should be required to contain sufficient usable open space and should be required to contain a minimum amount of active recreation facilities for the use of its residents, particularly children. A certain minimum amount of playground area and equipment should be required and each such area should be placed in a location that is conveniently and safely accessible to all residents of the development.

- b. Criteria for placement within a multi-family district. Properties considered for rezoning to a multi-family district should contain the following characteristics:
- Sufficient property size and dimension to accommodate the density permitted in the zone;
 - Access to, and frontage on, a roadway that can accommodate the anticipated traffic (emphasis should be placed on locating such developments on State roadways such as Route 59);
 - Convenient access to opportunities for mass transit use (e.g., bus), including pedestrian access;
 - Location within an area that contains existing high density residential or commercial development;

- Access and close proximity to community shopping, including pedestrian access;
 - Readily connectable to existing sewer and water infrastructure;
 - Unencumbered by environmental resources such as steep slopes, wetlands, streams, floodplains, or other factors that would suggest that the property is not suitable for the intensity of development proposed; and
 - Location within an area of the Town with a need for such housing.
- c. Areas specifically recommended for placement within a multi-family district. Based on the placement criteria above, the most appropriate location for multi-family districts would be within and around the Route 59 corridor in central Monsey. The following areas are specifically identified as particularly suitable for rezoning to a multi-family district:
- The “Faber Cement” property located on the east side of Route 306, just north of its intersection with Route 59 and located within the CS District;
 - The undeveloped, Planned-Office (PO)-zoned property located on the north side of Route 59, west of its intersection with Augusta Avenue and the properties located along the north side of Route 59 east of Augusta Avenue;
 - The triangular-shaped area located to the south of Route 59 and directly opposite the above-mentioned properties; and
 - The “self-storage property” located along the south side of Route 59, west of its intersection with Remsen Avenue (while the current use of the property as a self-storage facility is not detrimental, multi-family development of the property would a better use of the property).



The most appropriate location for multi-family districts would be within and around the Route 59 corridor in central Monsey. The areas indicated in the figure above have been specifically identified as particularly suitable for rezoning to a multi-family district. (Map not to scale; zoning districts indicated are existing).

[Note: These areas are identified as "Multi-Family Residential" on the "Land Use Plan" in the "Future Land Use" section.]

As indicated above, the properties listed above have been identified as those that are *particularly* suitable for rezoning to a multi-family district. However, it is likely there may be other sites that meet the above placement criteria that have not been specifically identified since only larger properties (e.g., above approximately 4 acres in size) were specifically identified. One such property would be the "drive-in theater" property located on the south side of Route 59 and within the Community Shopping (CS) District. While the *Land Use Plan* identifies this property within the "Community Business" land use category (reflective of its existing commercial zoning) this property is consistent with the placement criteria described above. Due to its site characteristics (i.e., very large, flat, deep and wide lot dimensions) the "drive-in theatre property" may be suitable for multi-family development at the highest end of the suggested range (i.e., 16

units per acre). Alternatively, this site could be developed as a mixed-use (i.e., a mixture of residential and commercial) development.

As the Town continues to grow in the future, the Town may find it necessary to rezone other properties in the Town to a multi-family district in order to meet housing needs. However, as indicated above, when considering properties for rezoning to a multi-family district, the placement criteria listed above should be followed. Based on the placement criteria, it is anticipated that most, if not all, of the properties rezoned to a multi-family district would be located within the central Monsey area, near and along the Route 59 corridor.

Redevelopment of many of the parcels recommended for multi-family housing, such as the “Faber Cement” property, will help address the Town’s housing needs, while at the same time helping to revitalize these areas of the Town.

- c. *Creation of different multi-family districts and considerations for placement within a particular multi-family district.* As indicated above, one of the main reasons for the creation of multi-family districts in the Town is to accommodate housing needs in the Town at appropriate densities in a manner that would allow for more attractive and functional multi-family housing development. Thus, the proposed density range for the multi-family land use classification on the "Land Use Plan" in the "Future Land Use" section is between 8 and 16 dwelling units per acre. Consistent with the density range recommended on the "Land Use Plan" and considering that properties considered for rezoning to a multi-family district would likely have different site and locational characteristics, the Town should consider the creation of two or more multi-family zoning districts that would permit 8 units per acre (i.e., the lowest density multi-family districts), 12 units per acre, and 16 units per acre (i.e., the highest density multi-family district).

In addition to permitted density, the multi-family districts may need to differ in terms of bulk and dimensional requirements (e.g., permitted floor area ratio, building coverage, building separation, setbacks, yards, etc.) and yard and setback requirements depending upon the characteristics and location of the properties considered for rezoning.

As mentioned above, properties considered for placement within a multi-family zoning district would likely differ from one another in significant

ways (e.g., lot sizes, lot dimensions and other factors that may affect appropriate development of the site, local traffic conditions and access considerations, surrounding land uses, location within the Town, etc.). These differing site and locational characteristics of the properties considered for rezoning should guide the determination as to the appropriate multi-family district for each property considered.

Properties that directly abut existing residential neighborhoods (e.g., the properties to the east and west of Augusta Avenue along the north side of Route 59 and the properties located to the south of Route 59 directly opposite these properties), for example, should be at the lower end of the density range (i.e., no more than 8 or 12 units per acre). It is noted too, that the relatively shallow lot depth and relatively large yard and setback requirements that should be required where multi-family developments abut residential neighborhoods would preclude development of these properties at densities greater than 12 units per acre. Similarly, a number of properties located near the terminus of Summit Avenue are similarly recommended for multi-family development at the low end of the density range (no more than 8 units per acre).

The “self-storage property” should be developed at a density no greater than 12 units per acre.

Properties, such as the “Faber Cement” property that do not abut such sensitive land uses and which would have excellent access to Route 59 could be placed in one of the multi-family districts that permit higher densities (i.e., between 12 and 16 dwelling units per acre). However, as suggested above, in addition to the nature of adjacent land uses and access considerations, the nature of the site itself (e.g., lot size, lot dimensions and other factors, such as slopes, that may affect appropriate development of the site), should be considered in the determination of the appropriate multi-family district.

The above factors should be considered not only in determining the appropriate multi-family zoning district for the properties specifically identified for multi-family development on the “Future Land Use” map but for any other properties considered for multi-family development in the future. The Town should seek consistency in its rezoning actions (i.e., properties with similar site and locational characteristics should be placed in similar zones).



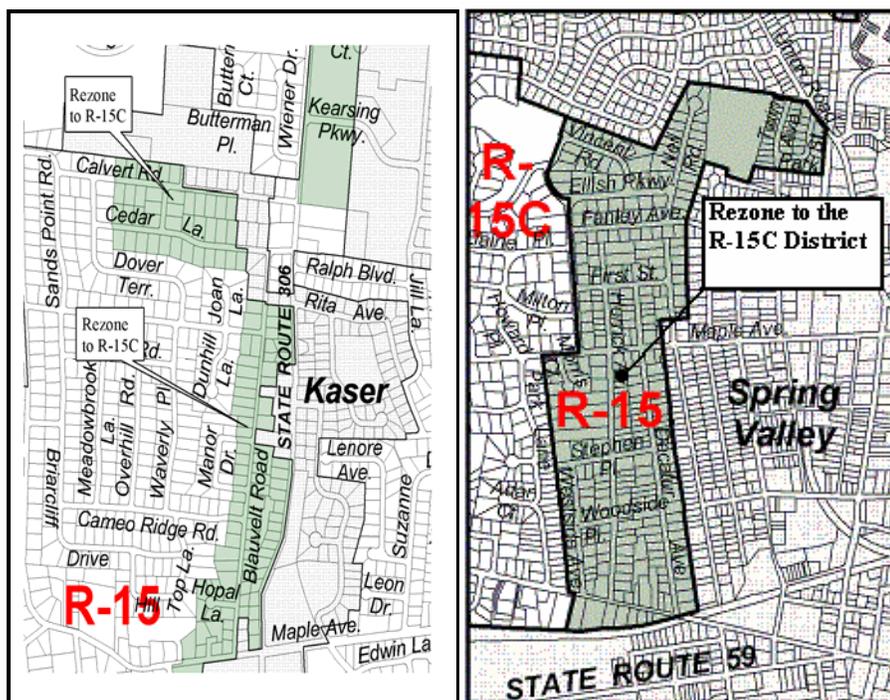
Higher densities and lesser setbacks would be appropriate on certain properties such as the “Faber Cement property” which not are located adjacent to sensitive land uses such as residential neighborhoods. Multi-family developments located adjacent to residential neighborhoods, however, should be less dense and should have more significant yards and setbacks and should include significant landscape buffering.

- d. *Existing multi-family developments.* There are a limited number of existing multi-family developments within the unincorporated area of the Town. The Town should consider placing such existing multi-family developments (e.g., the "Ramapo Knolls" apartment complex on Old Nyack Turnpike) within an appropriate multi-family district. The density and other characteristics (e.g., setbacks, yards, etc.) of these existing multi-family developments should determine the appropriate multi-family district within which to place each such property.

Permitting appropriate expansion of existing multi-family developments located within or adjacent to the unincorporated area of the Town should also be considered. For example, expansion of the Blueberry Hill apartment complex further to the west along Kearsing Parkway could help meet housing needs with minimal impact to the surrounding neighborhood. However, due to the nature of surrounding area, any such expansion should be at the lower end of the range for multi-family housing density (i.e., no more than 8-12 units per acre). In addition, any such development should include significant buffers along Route 306 and to surrounding properties, should be restricted from direct access to Route 306, and should improve drainage conditions on the property and should include public parkland.

2. *Limited Expansion of the R-15C District in Certain Areas*

As mentioned above, this Plan recommends limited extension of the R-15C District in the future and only in certain areas that would allow the construction of new 2- and 3-family dwellings, or the conversion of existing homes into 2- and 3-family dwellings, in existing neighborhoods. The Plan recommends against the extension of the R-15C District onto undeveloped properties or large properties proposed for redevelopment (where a standard multi-family district would be more appropriate). Areas considered for further extension of the R-15C Districts should be limited to certain areas of Monsey where R-15C Districts or other higher density residential districts in adjoining villages currently exist.



The extension of the R-15C district in these areas would allow conversion and construction of 2- and 3-family dwellings in existing neighborhoods to address housing needs in these areas of the Town in a manner similar to the existing R-15C areas located to the immediate vicinity. The proposed boundaries of the new R-15C districts shown on the figures above have been delineated in such a way that, to the extent possible, properties located along the same street would be located within the same zoning district. Any future extension should follow this same pattern. (Maps not to scale; zoning districts indicated are existing).

One such area indicated for limited extension of the R-15C District is located along the west side of Route 306 and the Village of Kaser (as shown in the figure to the left). This area is currently located within the R-15 district. The other area indicated for extension of the R-15C District is located between the Village of Spring Valley to the north, south and east and the existing large, contiguous R-

15C District in the Monsey area to the west (as shown in the figure to the right). This area is also currently located within the R-15 district. The extension of the R-15C district in these areas would allow conversion and construction of 2- and 3-family dwellings in existing neighborhoods to address housing needs in these areas of the Town in a manner similar to the existing R-15C located in the immediate vicinity.

It is noted, however, that many of the existing lots in current R-15C Districts and the R-15C Districts proposed above are undersized and require a variances from the Zoning Board of Appeals for construction of a two- or three-family dwelling. Considering that the vast majority of such variance requests are eventually granted, the Town should consider revising the zoning requirements for such smaller lots in the R-15C District so as to allow properly-sized two- or three-family structures as-of-right. Attention would have to be paid so as not to make the concerns regarding the R-15C District worse. Simply reducing the lot area requirements for two- and three-family dwellings may only serve to increase perceived over-development of the R-15C District.

In extending the R-15C District, the Town should also seek to preserve a medium density residential area (e.g., R-15 zoned areas) between the area rezoned to the R-15C District and lower density residential areas to the west and north. In this way, the R-15 zoned areas would continue to serve as a transition between more intensively developed areas of Monsey and the lower-density neighborhoods.

[Note: These areas are identified as "Medium-High Density Residential" on the "Land Use Plan" map in the "Future Land Use" section.]

3. *Accessory Apartments*

Accessory apartments are most commonly understood to be a separate additional living unit, including separate kitchen, sleeping and bathroom facilities, created within the primary residential unit. Accessory apartments usually involve the renovation of a garage, basement, or other space within the home and are usually subordinate in size, location and appearance to the principal unit.

To reduce housing costs and meet changing market demands, pressures have increased in recent years to make more efficient use of existing housing stock and to eliminate regulatory barriers that unnecessarily limit affordable housing opportunities. Allowing accessory apartments can be particularly effective at

providing more housing options for single persons, young families and the elderly.

Allowing accessory dwelling units is becoming an increasingly popular technique for creating low- and moderate-income housing for both homeowners and renters. Homeowners benefit from the rental income that they can use to help defray their mortgage payment or to help with the upkeep on their homes. Renters benefit from the availability of moderately priced rental housing. The community benefits from the addition of affordable housing for little or no public expense.

Another significant benefit of allowing accessory apartments is that providing for them may be preferred by many homeowners over the existing option of converting/ expanding their existing home into a 2- or 3-family residence or construction of new 2- or 3-family residences on their properties as permitted in certain zoning districts in the Town, since accessory apartments can be provided at far less cost and far less disturbance to existing homes and properties.

The Town should amend its Zoning Law to allow accessory apartments within the R-15 and R-15C District within the Monsey area. In order to provide for the reasonable provision of accessory apartments while maintaining the character of the neighborhoods in which they are located, the Town should consider the following:

- Many communities require that the homeowner must occupy either the principal or the accessory unit based on the expectation that homeowners will be more likely to maintain the property if they also live there, and in order to achieve the goal of providing additional income to homeowners that they can use to help defray their mortgage payment or to help with the upkeep on their homes.
- Accessory apartment laws often contain provisions intended to ensure that such units remain subordinate in size to the primary residence. These provisions are expressed either in absolute terms (e.g., maximum square footage), a maximum percentage of the principal unit (usually in the range of 20 to 40%) and/or a maximum number of bedrooms. Certain communities also contain standards addressing the minimum permitted size of accessory apartments.
- Provisions that govern the design and appearance of homes with accessory apartments are intended to preserve the visual character of neighborhoods should also be considered. Many ordinances contain conditions limiting

certain exterior modifications of homes with accessory apartments. These may include a prohibition or limitation on additions that increase the size of the home, restrictions on the location of entrances and exterior stairs, and other design guidelines.

- Some communities have adopted restrictions on accessory apartment conversions based on the age of the home. Ordinances that restrict accessory apartment conversions to homes that are over a certain age are intended to promote the recycling and better use of existing housing rather than to encourage developers to construct and market new homes with accessory apartments in single-family zones.

In consideration of the “general considerations for accessory apartments” discussed above, the Town should consider appropriate restrictions for accessory apartments permitted within the R-15 zone, including: minimum apartment size (e.g., 650 square feet); maximum apartment size (e.g., 1,000 square feet or 35% of the total combined living space, whichever is less); an owner-occupancy requirement; requirement that entrances for accessory apartments be on the side or rear of the house (i.e., not the front); and appropriate parking requirements. The requirements should be specific so that approval could be granted from the Building Department (rather than discretionary approval from the Planning Board or Zoning Board of Appeals).

Similar requirements should also be considered in the R-15C District, particularly in single-family homes. The Town may also wish to consider special requirements to allow accessory apartments in 2-family dwellings subject to unique requirements. For example, one accessory apartment could be permitted per principal dwelling resulting in a total of two standard dwellings and two smaller apartments on each lot. Such an approach would increase the number of total dwelling units on each such lot (i.e., from 3 to 4 units per lot) and in a manner that increases the diversity of the housing supply (i.e., the smaller apartment units would further increase housing opportunities for young couples, small families, the elderly and other households that either can not afford or do not need the space provided in the principal dwellings). Certain requirements such as minimum and maximum apartment sizes and appropriate parking requirements should be provided. Appropriate restrictions would need to be put in place in order to ensure that the number of units does not exceed 4 per lot (i.e., 3 principal units, plus 1 accessory apartment per lot). Prohibiting accessory apartments from 3-family structures arranged in a townhouse arrangement should help reduce this possibility. Prohibiting expansion of the building footprint should also be considered.

As mentioned above, providing accessory apartments may be preferred by some homeowners over the existing option of converting/ expanding their existing home into a 2- or 3-family residence or construction of new 2- or 3-family residences as permitted in the R-15C District, since accessory apartments can be provided at far less cost and far less disturbance to existing homes and properties.

4. *Senior and “Empty-Nester” Housing*

a. Housing Opportunities for Senior Citizens

The Town's Zoning Law permits a very limited number of senior citizen housing options in very specific zones in the Town. The Specialized Housing Residential (RSH) District permits only: non-profit publicly-assisted senior housing developments; housing development for the physically handicapped; and congregate care housing developments. In addition, only four properties within the Town are located within the RSH District. Further, two particular uses (New York State licensed nursing homes and convalescent facilities) are permitted in the Town's residential zoning districts.

The Town should revise its Zoning Law to allow a wider variety of senior housing opportunities that is more reflective of the varied senior housing types available today and to eliminate the restriction that such housing be provided only in a non-profit publicly-assisted manner. Senior housing options available today include: assisted living and similar facilities (which provide an intermediate level of care to the frail elderly including assistance with activities of daily living but not the intensive nursing care provided by a nursing home); senior independent living (which is housing that is restricted to seniors but includes no supportive services or staffing to address special needs); and continuing care retirement communities (which includes a mixture of housing options for seniors, including assisted living and independent living units as well as possibly skilled nursing care on one campus).



The Town has responded to the growing need for senior housing through expansion of the RSH District in various areas of the Town. However, the Town should allow a wider variety of senior housing opportunities that is more reflective of the varied types of senior housing available today (assisted living, continuing care retirements communities, etc.). Zoning requirements for different senior housing types, though, should be consistent with their nature (e.g., larger, more intensive senior uses should be required to be on larger lots with larger setbacks and buffer requirements). In addition, the Town should ensure that senior housing developments are consistent with the nature of the surrounding area. Certain types of senior housing may not be appropriate in certain areas of the Town.

Considering the widely varying nature of senior housing types, senior housing proposals should be evaluated on a case-by-case basis and should be reviewed for consistency with the recommendations in this Plan. The Town should consider allowing different types of senior housing developments subject to zoning requirements that are consistent with their nature. For example, continuing care retirement communities or other large-scale senior housing developments that contain a large number of independent living units would be appropriately located on large properties that would enable the development to be laid out in a campus-type arrangement, that could preserve open space, contain large buffers, and should be located on a major roadway that can accommodate the anticipated traffic (since residents of such developments would be more likely to drive than would those in assisted living and similar facilities). It is anticipated that senior housing developments with a large proportion of independent living units would not be appropriate in residential areas unless significant mitigation measures were proposed to reduce potential impacts. On the other hand, assisted living and similar smaller-scale senior housing facilities could be permitted near residential areas (as nursing homes are currently) but still subject to certain conditions such as appropriate setbacks, floor area ratio requirements, significant required buffers and access to a major (e.g., State) road.

To meet the need for senior housing, the use of vacant sites in office zones should be considered, particularly when there is no demonstrated near term market for office use of such sites. One area that may be particularly appropriate for senior housing is the Laboratory-Office (LO)-zoned area in the northeast portion of the Town near the Palisades Interstate Parkway interchange. This area may be particularly suitable for such use considering the area's excellent highway access, and considering that senior housing would generally be expected to generate less traffic (particularly during the peak traffic hours) and less overall site disturbance (e.g., far less required parking) than the office and other similar uses currently permitted in this district.

[Note: No areas have been specifically identified on the "Land Use Plan" for senior citizen housing.]

Housing needs for the senior population could also be met through other housing approaches described in this section. For example, it is anticipated that permitting accessory apartments could help address the housing needs of the senior population. In addition, age-restricted senior housing developments could be a permitted use in the proposed multi-family districts.

b. “Empty-Nester” Housing

There is an increasing need to provide housing for that segment of the population that have grown children and no longer need or want the responsibilities associated with maintenance of a single-family home but who are decades away from needing an assisted living facility or nursing home (i.e., the "baby boom generation").

In the past, active-adult communities were more typically located in warmer regions of the country. However, with the increasing demand for such communities (i.e., as the baby-boom generation approaches retirement age), and with the increasing preference towards staying closer to one's families and friends, the demand for active-adult communities has increased in the New York metropolitan area over the last decade.

Active-adult communities are age-restricted communities (e.g., restricted to residents aged 55 and over) that typically consist of single-family homes, townhouses, or a mixture thereof. Most commonly the homes are for-sale units, but rental properties do exist in some communities. These communities are designed for the active adult, pre-retiree and retiree who is looking for an active lifestyle. It typically includes lifestyle amenities such

as tennis courts, a swimming pool, a fitness center, a clubhouse and other amenities.

Active-adult communities are typically arranged in a campus-like setting and usually require a large site. Considering the site requirements, only a limited number of properties in the Town may be suitable for such large-scale active adult communities. One areas that might be appropriate for such development is the undeveloped Laboratory-Office (LO)-zoned lands located on the north side of Pomona Road west of Fireman's Memorial Drive.

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.

Active-adult communities should generally meet the following criteria:

- Sufficient property size and dimensions to accommodate the development at an appropriate density;
- Connection to public sanitary sewer and water services;
- Access to, and frontage on, a roadway that can accommodate the anticipated traffic (e.g., County or State highways);

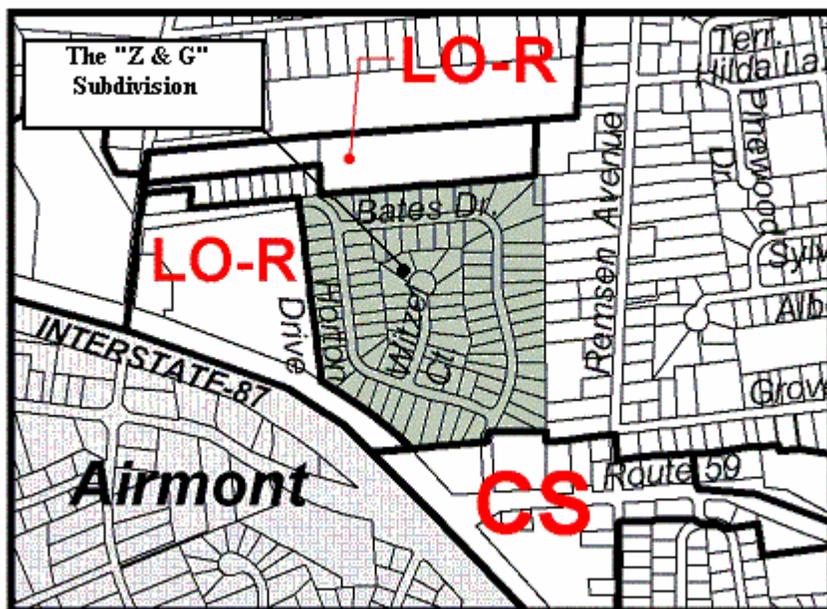
- Provision for mass transit use (e.g., bus stop(s));
- Close proximity to community shopping; and
- Such developments should be developed in a manner that places emphasis on preservation of the natural resources existing on the property.

It is anticipated, too, that housing needs for the "empty-nester" population could also be met through a combination of the housing approaches described in this section (i.e., in addition to or instead of the development of active adult communities). For example, the creation of standard multi-family districts and permitting accessory apartments could also help address the housing needs of the "empty-nester" population.

5. *Other Housing Issues.*

- a. The "Z&G" property. The "Z&G" property is a partially-completed subdivision located to the northeast of the Route 59/ College Road intersection in central Monsey (behind the Sport-O-Rama). Less than half of the lots have been built upon, the roads are in an unfinished condition, and the uncompleted lots are overgrown. An appropriate solution for this property needs to be worked out.

Experience has proven that simply placing this property within the R-15C District would likely not result in development that would improve the character of the community (i.e., the R-15C District does not require any common design or architectural theme from lot to lot and no central responsibility regarding property maintenance, refuse disposal, landscaping, etc) and, more importantly, would not include the level of community services and facilities that a community of this size needs (i.e., the R-15C District has no requirements for recreation facilities, and other facilities and services commonly associated with higher density residential development).



The “Z&G” property is a partially-completed subdivision located in central Monsey. Many of the lots are undeveloped and much of the property is overgrown. Appropriate development of this property can be an important step in addressing the Town’s housing needs. (Map not to scale; zoning districts indicated are existing).



The photographs depict the nature of the unfinished “Z&G” subdivision. With a large proportion of the property undeveloped and overgrown with weeds, this property presents an important opportunity to meet the Town’s housing needs while at the same time improving the appearance of this community.

While application of one of the multi-family districts to be created to this property may work, it is more likely that a unique zoning solution to this property would be necessary considering the unique nature of this site (e.g.,

partially developed with occupied homes). Whatever zoning is applied to this property, the development of the property should contain the following elements:

- Overall density should be restricted to a level that is appropriate (e.g., a density of 8 dwelling units per acre – around 240 total units);
- The site should be developed as a “whole”, similar to the manner in which a typical multi-family development is built (as discussed above), including consistent and attractive building appearance, common parking and refuse disposal areas, internal landscaping and significant landscape buffering around the site's perimeter particularly where adjacent to existing residences;
- Common ownership and maintenance responsibility (e.g., a homeowners or condo association); and
- Most importantly, the development should contain recreational and other community facilities at a level that appropriately serves the anticipated population.

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