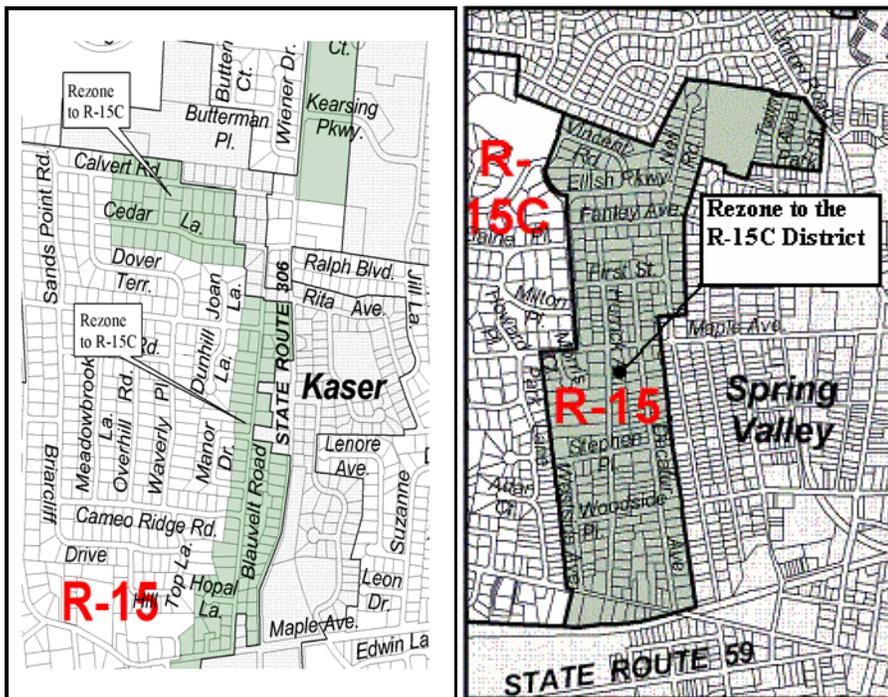


As mentioned above, this Plan recommends limited extension of the R-15C District in the future and only in certain areas that would allow the construction of new 2- and 3-family dwellings, or the conversion of existing homes into 2- and 3-family dwellings, in existing neighborhoods. The Plan recommends 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-