



November 18, 2024

To: Supervisor Michael Specht  
Ramapo Town Board

From: Jaclyn Hakes, AICP, Associate / Director of Planning  
Joel Bianchi, PE, Principal / Senior Vice President of Civil Engineering  
MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C.

Cc: Ben Gailey, Partner  
J&G Law, LLP

Re: Local Law for Planned Unit Development District Regulations Outside of the Northeast Area of Town  
MJ File: 1074.18

MJ Engineering and Land Surveying (MJ) has reviewed Local Law for Planned Unit Development District Regulations Outside of the Northeast Area of the Town of Ramapo. MJ understands and recognizes the Town Board previously authorized the establishment of Planned Unit Development Districts (PUD) in the Northeast area of the Town and has determined that authorizing the potential establishment of PUD Districts throughout the Town is in the public interest. We offer the following key comments for Town Board consideration of this proposed local law.

- **Purpose and Intent:** Pursuant to the authority under state Town Law §261(c), it is the purpose and intent of this local law to enact regulations for the implementation of a PUD floating zone to encourage creative residential, commercial or mixed-use development, including the construction of smaller and more affordable apartments and single-family detached residences, without departing from the spirit and intent of this Chapter. This local law shall not apply in the Northeast area of the Town, where PUDs are regulated by the provisions in §376-24.

As with the PUD law applicable to Northeast Ramapo, a PUD District will not be established except pursuant to approval of a subsequent zoning law amendment after compliance with all applicable requirements and procedures, including compliance with the State Environmental Quality Review Act (SEQRA). If a PUD District is established by the Town Board, the types of permitted uses and the area and bulk requirements for that District shall be determined by the Town Board after consideration of appropriate factors as outlined in the proposed local law. There are no specific properties identified at this time that might qualify for consideration of establishment of a PUD District.

This local law is determined to be an exercise of the police powers of the Town to promote the public health, safety and welfare of the Town and its residents. In addition, the intent of this proposed local law is to minimize the negative impacts



21 Corporate Drive  
Clifton Park, NY 12065



518.371.0799  
mj@mjteam.com  
mjteam.com



Fishkill, NY  
Levittown, NY  
Picatinny, NJ  
Melbourne, FL



associated with suburban sprawl as noted in the Town's Comprehensive Plan (2004 as amended).

- **A Flexible Land Use Tool:** Planned Unit Development is a land use tool available to communities intended to allow flexibility in planning and designing land development proposals. This flexibility may be accomplished in the form of relief from adherence to conventional site and design requirements. Ideally, this flexibility results in the development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site, and resulting in a development that contains amenities, infrastructure that can be operated and maintained efficiently, and more desirable for residents.
- **Evaluation of PUD Application:** The proposed local law outlines the process to apply for and evaluate PUD applications. The language identifies multiple key factors for consideration, specific steps for the review of a PUD application, general regulations and design criteria.

The general regulations identified include location and size; permitted uses; density; area and bulk requirements; subdivision regulations and common property within the PUD. The general design criteria relate to site and architectural design and include key elements such as existing architectural character/of the neighborhood/district; continuity of building scale and architectural massing; transition to and compatibility between adjacent developments; treatment of the street-level and upper-level architecture detailing; rhythm of windows and doors; relationship of the buildings to public spaces such as streets, plazas, other open space, and public parking.

The Town Board, through the process identified in the proposal local law would retain absolute discretion to approve or deny a PUD application for any reason and reserves the right to refuse to entertain an application for any reason.

- **SEQRA Compliance:** Based upon a review of §617.4 of the SEQR Regulations, the adoption of this local law appears to be an "Unlisted" action. Since the Town Board is the sole involved agency under SEQR, there is no coordination of SEQR review.

For any future applications made under this PUD law, a subsequent SEQR review would be conducted that would be specific to the development proposal where potential environmental impacts of a specific application will be evaluated.