

### **3.4 Land Use and Zoning**

Scenic Development, LLC, the applicant, proposes a mixed density (single and multi family) residential development that would consist of 497 residential units including 87 single family homes, and 410 multifamily units of which 314 units will be market rate townhouses, 72 units will be offered as workforce condominium flats and 24 rental apartments reserved for community service workers, in the unincorporated portion of the Town of Ramapo. The proposed action will include a zoning map change to re-zone approximately 61.3 acres from Residential District, R-40 to Residential District, MR-8.

#### **3.4.1 Existing Conditions - Land Use**

##### *Subject Property - Land Use*

The project site of the proposed Patrick Farm development is located just south of the US Route 202 and NYS Route 306 intersection in the unincorporated portion of the Town of Ramapo, Rockland County, New York. The Route 202 and 306 intersection creates the northern boundary of the project site. US Route 202 runs north and west of the project site where it generally forms the western boundary line of the site. There is a small portion of the subject property (Tax lot 32.11 Block 1 Lot 15) located north/east of US Route 202, which consists of approximately 12.1 acres. Refer to Figure 2-1, Site Location Map. As illustrated in Figure 2-1, NYS Route 306 forms the eastern boundary of the site. A portion of the site's southern boundary runs parallel to Scenic Drive, a local road within the Town of Ramapo.

The project site totals 208.5 acres and is predominantly vacant, abandoned farm land. There are three existing one acre single family parcels located on the property along Old Route 202, a small road just off of US Route 202. Hasty Hills Stables, which is currently leased by the Rockland County Sheriff's Department for horse mounted police training exercises, is located in the southwest portion of the project site.

In terms of natural resources, most of the upland portion of the project site has been disturbed from prior agricultural activity. Wetlands which ultimately drain to the Mahwah River are located on and adjacent to the site (designated by NYSDEC as Wetland TH-30 and Wetland TH-14). There is also a 5.75 acre wetland under the jurisdiction of the Army Corps of Engineers (ACOE) located in the south central portion of the site.

A farm pond approximately 5.2 acres in size and an ACOE regulated wetland complex associated with the pond are located in the center of the project site. The wetland complex is connected to other wetlands located off the site to the north and west which ultimately drain to the Mahwah River Basin at the base of the Ramapo Mountains. The site is located over a portion of the sole source Ramapo Aquifer and, as such, is located in the Town's Conservation Development Overlay District.

A Site Encumbrance Map has been prepared and is submitted as Figure 3.4-1, which shows a total encumbrance on the site of 52.4 acres, leaving a balance of 156.1 acres of developable property. Deductions were taken for wetland areas, 100 year floodplain, Underwater areas, Steep slopes greater than 25%, and overhead utility easements. In addition two tables, one for the R-40 zone and one for the MF-8 zone are included in Appendix T, which show that each lot is in compliance with the requisite amount of land area necessary for development.

*Surrounding Area - Land Use*

As shown in Figure 3.4-4, the project site is located on the west side of US Route 202 in proximity to several incorporated Villages within the Town of Ramapo. The Village of Pomona is located east of the project site. The Village of Wesley Hills is located south of the site. The Villages of New Hempstead and New Square are located southeast of the project site beyond the Villages of Pomona and Wesley Hills. Southwest of the project site, beyond Wesley Hills, is the Village of Montebello. The Villages of Hillburn, Suffern, Airmont and Crest Ridge lie along the southern boundary of the Town of Ramapo.

Harriman State Park, which is over 46,000 acres, is located west of the project site. Harriman State Park "is the second-largest park in the [New York State] parks system, with 31 lakes and reservoirs, 200 miles of hiking trails, three beaches, two public camping areas, a network of group camps, miles of streams and scenic roads, and scores of wildlife species, vistas and vantage points. Harriman State Park's major facilities include Lakes Welch, Sebago, Tiorati and Silvermine, the Anthony Wayne Recreation Area, Camp Sebago Cabins and Beaver Pond Campgrounds".

Figure 3.4-2, which was prepared utilizing the Town of Ramapo GIS Data (2003), illustrates land use at the project site and in the surrounding area. As shown in this graphic, the predominant land use in the project area is single family residential. Other residential uses located within a one half mile radius of the project site include two family and multi family homes. This area also includes scattered private recreation/private open space uses that consist of day camps for children, equestrian centers and stables.

To verify the Town of Ramapo GIS data, a land use survey of the project site and its vicinity was conducted by TMA in July, 2008. Figure 3.4-2 illustrates the land uses within an approximately one-half mile radius of the project site. The land use survey confirmed that single family residences remain the dominant land use in the vicinity of the project site and these residences consist of both new and old construction. Located along US Route 202 and NYS Route 306 in vicinity of the project site are also several vacant land parcels. Refer to Figures 3.4-2 and 3.4-3 for the land uses located in the area surrounding the project site.

As noted above, Harriman State Park, a 46,613 acre public park/open space use is located west of the site. Areas north and northeast of the project site consist of a mixture of land uses including: public park/open space (i.e. Minisceongo Golf Club), community service, residential uses of various densities, mixed use development (commercial/residential), general business/community business and light industrial and warehouse uses. Ramaquois Camp, a children's day camp, is located northeast of the project site as is Krucker's Catering and Platzl Brahaus (a German restaurant). NYS Route 306, the general eastern boundary of the site, runs through the Town of Ramapo and the Villages of Pomona and Wesley Hills. The Hillcrest Fire Department, No. 1 (institutional/quasi-public use), the Pomona Cultural Center (institutional/quasi-public use) and several businesses (i.e. dentist office, veterinary clinic, a cafe) are located southeast of the project site along Route 306.

The predominant land use east of the project site is residential development. The area south and southwest of the project site consists of residential development of various densities as well as mixed development and community services uses. The Lime Kiln Elementary School is located along Lime Kiln Road, just south of the project site. Southwest of the site, along

Route 202, is the Ramapo Equestrian Center. Overall, land uses surrounding the project site are suburban in character.

*Highlands Region Study*

In 1990 Congress directed the USDA Forest Service to conduct a study of the mountains, hills and valleys that stretch along the western edge of the coastal metropolis of the northeastern seaboard; these are the Highlands of Connecticut, New York, New Jersey and Pennsylvania. The purpose of the Highlands study was to assess the region's resources and land use patterns, examine the impacts of change, and propose strategies to protect the long-term integrity of lands and traditional land uses within the region. The Forest Service published its first study of the New York – New Jersey Highlands in 1992.<sup>1</sup>

In 2000 Congress directed the Forest Service to reassess the natural resources of the Highlands to advance the conservation goals established in 1992. As a result, the Forest Service published an update to the New York – New Jersey Highlands Regional Study in 2002. This document provides an overview of broad conservation planning strategies for the region, which stretches from southeastern Pennsylvania to northwestern Connecticut. The study evaluated land use and land cover data to compile a series of maps that categorize conservation values for land in the region. Water, forest, biodiversity, farmland and recreation resources were mapped and rated from lowest to highest conservation value.

Rutgers University and the Forest Service, through its Highlands Regional Information System (HiRIS) database, have prepared a composite conservation values assessment map of the region. A portion of the Rockland County Conservation Value Map illustrating composite conservation values of the project site and vicinity is shown in Figure 3.4-2A. The map identifies areas of lowest to highest (five tier rating system) conservation value with respect to the regional planning goals and objectives of the Highlands study. While there are mapped ratings for the project site, this is a regional scale study intended to assist in planning for the region that must be augmented with site specific information relative to any specific land use change. The resolution of the mapping is insufficient for site scale evaluation. Site specific natural and cultural resources information is provided elsewhere in this DEIS.

In tandem with these studies, the federal Highlands Conservation Act of 2004 was enacted to assist the states of Connecticut, New Jersey, New York and Pennsylvania in conserving "priority" land and natural resources in the Highlands region. The Act authorizes federal assistance to these states for land conservation partnership projects that might acquire land or an interest in land from a willing seller to permanently protect land in the Highlands region. The Act establishes guidelines for land conservation in the Highlands region, however nothing in this Act requires a private property owner to participate in the land conservation, financial or technical assistance, or any other programs established under the Act.<sup>2</sup>

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<sup>1</sup> <http://www.na.fs.fed.us/highlands/conservation/index.shtm>

<sup>2</sup> USDA Forest Service, The Highlands Conservation Act, Section 6 (D)

### 3.4.2 Potential Impacts and Proposed Mitigation - Land Use

#### *Compatibility of the Proposed Project*

Scenic Development, LLC, the applicant, proposes a residential development that would include both single and multi family residential units on the 208.5 acre site. For the purpose of the State Environmental Review Quality Review (SEQR) this DEIS evaluates the entire proposed development, which consists of nine construction sections. See Figure 2-3, Construction Sectioning Plan. The projected build out year of the proposed development is 2013, however, this buildout will depend on market conditions.

The Patrick Farm development as proposed consists of 497 residential units, 87 of which would be single family homes and 410 multifamily units composed of 314 units would be market rate multi family townhouse units. The remaining 72 units for sale would be offered as workforce condominium flats. Additionally, 24 rental apartments would be constructed with direct access to Rt. 306 and would adjoin the Hillcrest Fire Department No. 1. Community service workers would be given the first opportunity to rent these apartments. The applicant has offered to donate a parcel of land for the future construction of an ambulance corps building adjacent to the emergency service worker apartments, in proximity to the Hillcrest Fire Station on NYS Route 306.

Access to the project site would be provided from two points, one from US Route 202 and one from NYS Route 306. Refer to Figure 2-2, Proposed Layout Plan, for the location of proposed site access routes. In addition a direct access will be available to the community service worker apartments from NYS Route 306, and five of the single family homes will have driveways that access Scenic Drive. Approximately 92.6 acres or 44.7 percent of the project site would be left as undisturbed open space and would include preserved wetland and wetland adjacent areas, playground areas and stormwater basin areas that would be landscaped.

Overall, the proposed action would be compatible with the character and community trends of the project's surrounding area. The applicant believes that the property development would blend with the mixture of land uses surrounding the site including public parks/open space, residential (single and multifamily), institutional/quasi public uses, general/community businesses, and vacant land. The site is appropriately located in a residential district adjacent to residential uses to the north, east and south and in the vicinity of scattered concentrations of commercial and industrial development.

Among the various approvals being sought are zoning map and text amendments to construct multi family housing on approximately 61.3 acres in the central portion of the site. This zone change, which is discussed below, is proposed to meet the demand for a diversity of housing within the Town of Ramapo including workforce and community service worker housing as identified in the Town's Comprehensive Plan.

The construction of the proposed development would increase the density and variety of housing opportunities in Town of Ramapo and its surrounding area. Based upon the area of single family houses to encircle the multifamily development, the existing residential character of the area will be preserved. Preservation of areas of open space and significant landscape buffer areas will further reduce the impacts to community character. No significant



adverse impacts to community character and development trends are expected from the proposed action.

*Impacts to Land Use*

Due to the residential nature of the project and the location of the project site in an existing residential district adjacent to residential uses to the north, east and south, the proposed development is not expected to adversely impact adjacent land uses. The proposed action is designed to conform with the residential character and existing land use pattern of the community while increasing the variety of available housing within the Town of Ramapo.

The project layout has been designed around the natural site conditions to minimize impacts to sensitive environmental elements (wetlands and steep slope areas). The development design includes a full landscaping plan intended to provide an attractive, modern living environment in a suburban community.

The conceptual landscaping illustrates concepts for the access roads, trees and buffer plantings and typical foundation plantings for residential development. The landscaping plan has been developed to create a livable community while providing visual buffer between the residences proposed on the project site and the US Route 202 and NYS 306 corridors. Lighting on individual residential units (interior lights and exterior area lights) will create new visibility of portions of the project from a limited number of nearby properties, including adjacent residential properties. Due to the distance that would separate these areas from the new light source and the proposed landscape buffer, this change is not expected to have significant adverse effects on adjacent land uses. Potential visual impacts from the proposed development on adjacent properties are provided in Section 3.9 of this DEIS.

The proposed residential buildings would conform to the height and bulk restrictions of the appropriate zoning district. Typical elevations of the proposed buildings are provided in Section 3.9 of this DEIS.

Local daytime ambient noise levels in the immediate vicinity of the site will increase during construction of the proposed development. Construction activities and the operation of construction equipment are an expected impact of any new construction project and cannot be avoided. The proposed project would not introduce a major new stationary source of noise and would not introduce noise sources different from typical residential neighborhoods. Refer to Section 3.10, Noise and Air Impacts for additional discussion regarding the proposed action and potential noise impacts.

Overall, the proposed action would be compatible with surrounding land use patterns in the vicinity of the project site. The construction of the proposed development would increase the variety of housing opportunities in Town of Ramapo and its surrounding area. No significant adverse impacts are expected from the proposed action on adjacent land uses.

*Highlands Region Study*

The project site lies within the New York Highlands region that has been studied by the Forest Service relative to conservation values for natural and cultural resources and has been identified as a property with "lowest" to "higher" conservation value (see Figure 3.4-2A). As mentioned above, the resolution of the Forest Service mapping is insufficient for

site scale evaluation. The composite map shows lowest and low values over currently used portions and most of the eastern half of the subject property, with the exception of the NYSDEC wetland area rated as moderate value. The sloped areas along the western side of the property are generally mapped as moderate value, as is the stream corridor at the north end, with the north and west facing slopes of the ridge in the southwest corner, including the stream that exits the manmade pond, and the parcel on the west side of Route 202 mapped as higher value. The sensitivity of these higher value areas relative to the Highlands Region would relate directly to the potential for erosion of steep slopes and preserving the quality of surface water resources. On a site-specific level, potential impacts to these resources and proposed mitigation measures are described in detail in Sections 3.1, 3.2 and 3.3 of this DEIS.

### **3.4.3 Existing Conditions - Planning & Zoning**

#### *Surrounding Area - Zoning*

North and west of the project site and west of US Route 202, and in the Town of Ramapo is zoned RR-80, Rural Residential District (80,000 square foot lots). The Village of Pomona, which is entirely zoned R-40, Residential District, abuts portions of the project site to the north, east and south. In this vicinity in the Village of Pomona, the Hidden Valley development has lot sizes of 25,000 to 34,000 square feet. Refer to Figure 3.4-4, Existing Zoning Map for the zoning of the project site and surrounding area. The southwest portion of the site borders the Village of Wesley Hills where older lots exist which are 15,000 square feet. This area within the Village is zoned R-50, Residential District.

#### *Subject Property - Zoning*

As shown in Figure 3.4-4, the bulk of the project site is zoned R-40, Low-Density Residential District (40,000 square foot lots). The portion of the site located west of US Route 202 is zoned RR-80, Rural Residential District (80,000 square foot lots). The project site currently includes 195 acres of land within the R-40 zoning district. The project site includes 12.1 acres of land within the RR-80 zoning district.

Under provisions of Article III of the Town of Ramapo Zoning Code, permitted uses allowed within the R-40 zoning district include the following:

- *Underground surface or overhead utilities.*
- *House of worship - local and community*
- *One- family detached residences, with not more than one principal residential building on a lot*
- *Community residence facilities, subject to Town Board approval as to site selection.*
- *The following agricultural operations*
  - *(a) nurseries, greenhouses and other enclosed structures for growth and production of plants*
  - *(b) Open field agriculture, including orchards, truck gardening, vineyards, and other field crops*

Accessory uses allowed in the R-40 zoning district include:

- *Accessory to a one-family residence or agricultural use, the following private structures: greenhouses, barns, silos, sheds, garages, tennis courts, swimming pools and other similar structures.*
- *Accessory to a one-family residence - storage or not more than one unoccupied trailer, recreational vehicle, boat trailer, or boat not exceeding 35 feet in length*
- *Keeping of domestic animals*

- *Keeping of not more than two non transient roomers or boarders*
- *Accessory loading subject to Column F and Article VIII of the Code.*
- *Accessory to agriculture operations, storage of goods, equipment, raw materials or products, screened from all properties lines*
- *Home occupations*
- *For any structure for sale or rent, one temporary non-illuminated "for sale" or "for rent" signs*
- *Accessory to any permitted nonresidential establishment, identification signs subject to the site development plan rules and regulations*
- *One announcement sign for any residence, home occupations or home professional office, if any on the premises*
- *Community or neighborhood mikvah associated with a place of worship*
- *Family day care home*
- *Group family day care*
- *Daycare centers - accessory to place of worship or school*
- *Residence of officiating clergy as part of houses of worship*

The bulk requirements for the R-40 zoning district are summarized in Table 3.4-1.

<b>Table 3.4-1 "R-40" Zoning District Bulk Requirements Town of Ramapo</b>	
	<b>Required</b>
Minimum lot area (square feet)	40,000 sf
Minimum lot width (feet)	160
Minimum front setback (feet)	50
Minimum front yard (feet)	50
Minimum side setback (feet)	25
Total minimum side setback (feet)	70
Minimum side yard (feet)	10
Minimum rear setback (feet)	50
Minimum rear yard (feet)	10
Minimum street frontage (feet)	100
Maximum building height (feet)	35
Maximum development coverage (percent)	40%
Maximum floor area ratio (FAR)	0.40
* Source: Town of Ramapo Zoning Law, 2008.	

Under provisions of Article III of the Town of Ramapo Zoning Code, permitted uses allowed within the RR-80 zoning district include the following:

- *Underground surface or overhead utilities.*
- *The following agricultural operations*
  - *(a) nurseries, greenhouses and other enclosed structures for growth and production of plants*
  - *(b) Open field agriculture, including orchards, truck gardening, vineyards, and other field crops*
- *Houses of worship - local and community*
- *One- family detached residences, with not more than one principal residential building on a lot*
- *Community residence facilities, subject to Town Board approval as to site selection.*

Accessory uses allowed in the RR-80 zoning district include:

- *Accessory to a one-family residence or agricultural use, the following private structures: greenhouses, barns, silos, sheds, garages, tennis courts, swimming pools and other similar structures.*
- *Accessory to a one-family residence - storage or not more than one unoccupied trailer, recreational vehicle, boat trailer, or boat not exceeding 35 feet in length*
- *Keeping of domestic animals*
- *Keeping of not more than two non transient roomers or boarders*
- *Accessory loading subject to Column F and Article VIII of the Code.*
- *Accessory to agriculture operations, storage of goods, equipment, raw materials or products, screened from all properties lines*
- *Home occupations*
- *For any structure for sale or rent, one temporary non-illuminated "for sale" or "for rent" signs*
- *Accessory to any permitted nonresidential establishment, identification signs subject to the site development plan rules and regulations*
- *One announcement sign for any residence, home occupations or home professional office, if any on the premises*
- *Community or neighborhood mikvah associated with a place of worship*
- *Family day care home*
- *Group family day care*
- *Daycare centers - accessory to place of worship or school*
- *Residence of officiating clergy as part of houses of worship*

The bulk requirements for the RR-80 zoning district are summarized in Table 3.4-2.

<b>Table 3.4-2 "RR-80" Zoning District Bulk Requirements Town of Ramapo</b>	
	<b>Required</b>
Minimum lot area (square feet)	80,000 sf
Minimum lot width (feet)	200
Minimum front setback (feet)	50
Minimum front yard (feet)	50
Minimum side setback (feet)	30
Total minimum side setback (feet)	100
Minimum side yard (feet)	10
Minimum rear setback (feet)	50
Minimum rear yard (feet)	10
Minimum street frontage (feet)	150
Maximum building height (feet)	35
Maximum development coverage (percent)	20 percent
Maximum floor area ratio (FAR)	.40
* Source: Town of Ramapo Zoning Law, 2008.	

Additionally, the project proposed includes a zone change for a portion of the site to conform to the regulations for the MR-8 districts which exists in other portions of the Town. Under provisions of Article III of the Town of Ramapo Zoning Code, permitted uses allowed within the MR-8 zoning district include the following:

- *Multi family dwellings including garden apartments and townhouses*
- *Local House of Worship*
- *Community house of Worship*
- *Underground surface or overhead utilities.*

Accessory uses allowed in the MR-8 zoning district include:

- *Accessory to a multi family dwellings and townhouses: clubhouses, tennis courts, swimming pools, and other similar structures;*
- *Keeping domestic animals as follows: not more than a total of two dogs or cats over one year;*
- *Accessory loading subject to Section 376-77.*
- *For any structure for sale or rent, one temporary non illuminated "for sale" sign or "for rent" sign not over 15 square feet in area, located at least five feet from the designated street line.*
- *Accessory to any permitted nonresidential establishment, identification signs subject to the site development plan rules and regulations;*
- *Accessory for any permitted multifamily dwellings and townhouses identification signs subject to the site development plan rules and regulations.*

The bulk requirements for the MR-8 zoning district are summarized in Table 3.4-3.

<b>Table 3.4-3</b>	
<b>"MR-8" Zoning District Bulk Requirements</b>	
<b>Town of Ramapo</b>	
	<b>Required</b>
Minimum lot area (square feet)	4 acres
Minimum lot width (feet)	150
Minimum front setback (feet)	35
Minimum front yard (feet)	35
Minimum side setback (feet)	35
Total minimum side setback (feet)	70
Minimum side yard (feet)	20
Minimum rear setback (feet)	35
Minimum rear yard (feet)	20
Minimum street frontage (feet)	150
Maximum building height (feet)	40
Maximum development coverage (percent)	65%
Maximum floor area ratio (FAR)	0.75
* Source: Town of Ramapo Zoning Law, 2008.	

### *Town of Ramapo Comprehensive Plan*

In 2004, the Town of Ramapo adopted the Town of Ramapo's Comprehensive Plan (Plan). The Comprehensive Plan covers a range of issues relating to future growth in the Town and establishes a framework within which future development will occur. The recommendations of the Comprehensive Plan are organized into four elements consisting of Natural Resources and Open Space, Housing, Community Resources and Character, and Future Land Use. The overriding theme or "Primary Mission" of the Comprehensive Plan is to provide a balance between the need to accommodate anticipated population growth and the need to preserve the quality of life and natural resources. It focuses on the protection of the Town's natural resources (particularly the Town's groundwater supply), current and

long-range growth and development that is compatible with the Town's quality of life, and provides guidance to decision makers, residents and organizations.

The Land Use Plan associated with the Comprehensive Plan, dated January 2004, serves as a general guide for future development within the unincorporated Town of Ramapo. See Figure 3.4-5, Land Use Plan. As noted in the Plan, "the overall pattern of land use and intensities recommended on the Land Use Plan generally mirrors the existing pattern of the Town - with the highest development intensity found in Monsey and a decreasing level of development intensity in roughly concentric circles around this area."<sup>3</sup> Residential clustering and/or low density residential districts are recommended for the Patrick Farm site, as noted in the Plan. According to the Plan, clustering is recommended for the subject site as it contains lots that could be further subdivided<sup>4</sup> and because clustering in these areas could serve the purpose of preserving open space and providing environmental protection.

According to the Plan, there is a necessity to protect the Town's groundwater supply from various pollution sources to ensure future supply and maintain its quality. The Ramapo - Mahwah Aquifer, a sole source aquifer, is located in the western portion of the Town and along the southeastern edges of Harriman State Park. "This aquifer is an unconfined, surficial aquifer, a type of aquifer that is vulnerable to contamination because its water-bearing soil and rock formations are close to the land surface. Further, most of the soil overlying the aquifer is highly permeable, which allows potentially contaminated water to be readily transmitted to these formations...continued reliance on septic tanks over aquifer has the potential to cause significant contamination of public water supply."<sup>5</sup> The project site is located above a portion of this aquifer. Public water and sewer are included in the proposed Patrick Farm project to ensure protection of the aquifer.

### **3.4.4 Potential Impacts - Planning & Zoning**

The proposed project was evaluated relative to the Town's Comprehensive Plan set forth in four categories: Natural Resources and Open Space; Housing; Community Resources and Character; Future Land Use. In the applicant's opinion, the proposed action generally conforms with relevant policies contained in the Plan. A detailed comparison of the proposed action with relevant Plan policies follows, with the level of consistency of the proposed development with these policies indicated.

#### Clustering - Comprehensive Plan Recommendations and Implementation Strategies

- Consideration should be given to increasing the use and flexibility of the Town's "average density" subdivision regulations. The use of clustering can serve as a means of protecting critical resources - particularly those not already specifically protected.
- These properties, recommended for cluster development, have been overlain by the "Conservation Development" designation (i.e., over the underlying "Low Density Residential" land use category) on the Land Use Plan map.

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<sup>3</sup> Town of Ramapo Comprehensive Plan, January 2004

<sup>4</sup> Town of Ramapo Comprehensive Plan, January 2004 - Development Potential Study

<sup>5</sup> Town of Ramapo Comprehensive Plan, January 2004

*Proposed Action*

The proposed development would include the development of 497 residential units, 87 of which would be single family homes and 410 multifamily units composed of 314 units would be market rate townhouses and 72 units would be workforce condominium flats. In addition, 24 rental apartments would be constructed along NYS Route 306 and set aside for community service workers. Rather than applying an average density over the entire project site, the applicant proposes different densities where multifamily density is provided in the central portion of the site and is surrounded by lower density single family dwellings. This design concept applies principals of new urbanism in providing a greater core density and lower density in the periphery. The project's proposed layout is not a clustered design per se but is designed to provide a balance between accommodating additional population growth and preserving the site's existing natural resources, specifically, on-site wetlands and the underlying Ramapo - Mahwah Aquifer.

As noted previously in this document, the site is located over the sole source Ramapo - Mahwah Aquifer and the use and reliance of septic tanks for residential development have in the past caused contamination of this water supply. The project would be served by public water and sewer in order to further protect the underlying aquifer.

Housing - Comprehensive Plan Goals and Objectives

- Address the Town's housing needs and provide for a diversity of housing opportunities for the Town's growing and changing population.
- 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.
- Allow higher density housing in appropriate areas if such housing meets local needs and is balanced with the object of maintaining the integrity and appearance of Ramapo's residential neighborhoods.
- Promote a range of rental and home ownership opportunities in varied densities, housing types and prices for Town's residents, especially senior citizens, singles and families
- Encourage inclusion of housing to meet identified housing needs in the development of large parcels of land.

*Proposed Action*

The construction of the proposed project would create a mixed density residential development providing a variety of housing opportunities for the Town's growing and changing population. The units at the Patrick Farm development would include both for sale and rental units and would consist of approximately 65 percent market rate multifamily units, 14 percent relatively affordable workforce multifamily units, 18 percent single family units, and 5 percent community service worker rental units. The market rate multifamily units are estimated to sell between \$450,000 and \$500,000; the workforce condominium flats are expected to sell for approximately \$295,000. The single family homes are estimated to sell for approximately \$800,000, dependent upon market conditions. Monthly rental value for

community service worker apartments is projected to be \$1,100, actual rent will be based upon current market conditions.

The proposed development would be serviced by public infrastructure (water and sewer) and is located in the proximity of community shopping, community facilities and services, and public transportation. The local Ramapo Police Station is approximately 7.0 miles from the project site and the Hillcrest Fire Department, No.1 is located adjacent to the site along NYS Route 306. The area surrounding the project site, particularly in the Villages of Pomona and Wesley Hills, contains various retail establishments generally consisting of restaurants, grocery stores, banks, convenience, hardware stores and other local shopping opportunities. As recommended by the Town's Plan and discussed above, the proposed project would meet the Town's housing needs through the development of a large parcel of land (approximately 207 acres) and would provide a range of rental and home ownership opportunities in varied densities, housing types, and prices for the Town's residents including senior citizens, singles, families and the Town's workforce. The proposed development is designed as a concentric ring where the multifamily units are located in the center of the project site and the single family homes surround the center creating a transitional buffer between the more intense portion of the development and the rest of Town's residential development. As designed, the project is expected to meet the Town's housing goals while maintaining the community character of the Town of Ramapo and would therefore, conform with the Housing portion of the Town's Comprehensive Plan.

Community Resources and Character - Comprehensive Plan Recommendations and Implementation Strategies

- Neighborhood Character - The following implementation measures are encouraged in order to maintain and enhance the character and stability of the Town's residential neighborhoods:
  - Preservation of Existing Residential Zoning Patterns. The vast majority of the Town is located within one of the Town's single-family residential zoning districts. Generally, the overall pattern of residential density consists of the highest densities in Monsey with decreasing levels of density in roughly concentric circles around this area.

*Proposed Action*

The proposed development, a residential development of varied densities, is designed to maintain and potentially enhance the character and stability of the Town's residential neighborhoods. By constructing a diversity of housing types (i.e., for sale single family housing and townhomes and rental apartments), the development would increase the amount of residential opportunities in the Town of Ramapo and is expected to appeal to families, singles ('empty nesters'), and community service workers.

The proposed development would generally follow the development pattern of a concentric ring where the more dense multifamily units are located in the central portion of the site and the single family homes surround these units. The project itself is more dense than the existing single family residential units located in the site's vicinity, however, this increase in density is not expected to adversely impact the character or stability of the Town's residential neighborhoods. As described above, the layout of the project is that of a concentric ring where the proposed single family units surround the more intense residential uses of the project site and therefore, create a buffer between the proposed development and the existing residential development located in the Town of Ramapo. The design and scale of



the proposed action are expected to be compatible with respect to the existing buildings, streets, and amenities and the project's surrounding area.

As noted previously, the proposed action would include zoning map and text amendments in order to construct the multifamily housing on the project site. As shown in Figure 3.4-6 approximately 61.3 acres in the central portion of the site would be rezoned from R-40, a low density residential district, to MR-8, a multifamily residential zoning district. This zone change is proposed to help meet the need for a diversity of housing in the Town of Ramapo. The proposed action would include multifamily units consisting of 314 market rate multifamily units for sale, 72 units of workforce town house units for sale, and 24 emergency service worker rental apartments.

#### Future Land Use - Comprehensive Plan Goals and Objectives

- Promote a balanced pattern of land use that primarily encourages the concentration of future development in areas with adequate infrastructure and facilities, so as to make efficient utilization of the transportation network and infrastructure, to preserve the Town's environmental and scenic resources, and to provide a variety of additional housing opportunities in area of the Town most appropriate for such development.

#### *Proposed Action*

The project is expected to be efficient, as recommended by the Town's plan, since the 497 residential unit development of varied densities is located in an area that contains adequate infrastructure and facilities to support it and is in an area of excellent regional access with proximity to both US 202 and NYS Route 306. The proposed design of the Patrick Farm development is also expected to preserve the Town's environmental and scenic resources, including wetland and adjacent areas located on the project site and the underlying Ramapo - Mahwah Aquifer.

The proposed action would include a variety of additional housing opportunities in the area of the Town appropriate for such development, as suggested by the Town's Comprehensive Plan.

#### Future Land Use - Rockland County Comprehensive Plan

In 2001, the Rockland County Planning Board adopted the Rockland County Comprehensive Plan, entitled *Rockland County: River to Ridge, A Plan for the 21st Century* (River to Ridge Plan). The River to Ridge Plan is intended to provide guidance for the County's growth and a framework for achieving sustainable development. It is divided into a Land Use Plan section and a Policy Plan section. The land use agenda in the comprehensive plan provides guidance for future development to be in keeping with that part of the community character worthy of preservation or helps to address those aspects of the community that are need of change. Areas in need of change identified in the River to Ridge Plan include vacant land and large lots along the Route 202 corridor, which includes the project site.

The primary land use objectives of the comprehensive plan for residential communities are to focus commercial and high-density residential development in existing mixed use centers while retaining the existing open space and quality of life of neighborhoods outside the centers. For large scale/vacant/underutilized parcels, the land use plan recommends reuse and redevelopment of major parcels in a coordinated manner providing identified housing,

recreation open space, institutional and economic development needs within the context of their local community setting, as well as infrastructure improvements that might be necessary to support such reuse and redevelopment.

According to the River to Ridge Plan, the overall land use comprehensive planning vision for Rockland County is “one that seeks to promote a suburban county comprised of high quality residential communities of a range of densities surrounding vibrant village and hamlet centers and activity nodes, and well-defined and designed business and residential clusters and corridors.<sup>6</sup>” The housing vision, as stated in the River to Ridge Plan “includes expanded housing opportunities for the County’s changing population and stabilization of the County’s existing housing stock.<sup>7</sup>” The county's Land Use Plan essentially reinforces the zoning that was in place at the time the County Plan was adopted. The Plan shows the site as "Rural Residential."

*Proposed Action*

The proposed use of the project site would develop a residential use of mixed densities that would fit into the existing community character of the Town of Ramapo, its villages and hamlets and supply identified housing needs to the County. The River to Ridge Corridor Land Use Plan specifically designates US Route 202 and NYS Route 306 in the vicinity of the project site as residential corridors (See Figure 3.4-7). The proposed development would be compatible with this designation. The proposed action, which would include both single family and multi family units for sale and for rent, would increase the housing opportunities within the County for its changing population and the Applicant believes it would be consistent with the stated goals of the River to Ridge Plan.

Project’s Compliance with the Town of Ramapo Zoning Regulations

*Site Plan Regulations*

The proposed development is subject to the Towns’ applicable site plan and subdivision regulations. The project is subject to site development plan review set forth in Article IX of the Ramapo zoning law. Section 376-91 of the law sets forth the objectives to be met in the review and approval of a site plan. The Planning Board must take into consideration the public health, safety, and welfare, the comfort and convenience of the public in general and of the prospective occupants of the proposed development and of the immediate neighborhood in particular. Other objectives include:

- traffic access shall be adequate but not excessive in number, and other safety considerations;
- the design, layout and operational characteristics of the proposed use will not have a significant impact on the environment or result in a waste of land and other natural resources;
- the site’s development, including buildings, parking, drainage, circulation, signs and lighting will not adversely affect adjacent properties or the property under review from its highest and best use.

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<sup>6</sup> Rockland County Planning Board. “Rockland County: River to Ridge, A plan for the 21st century.” 2001.

<sup>7</sup> Rockland County Planning Board. “Rockland County: River to Ridge, A plan for the 21st century.” 2001.

It is the purpose and objective of the project sponsor to construct a mixed density development that would provide varied housing opportunities in the Town of Ramapo and the greater Rockland County area.

Traffic access to the main portion of the project site would be from two entry points, one from US Route 202 and the other from NYS Route 306. According the results of the Traffic Impact Study (Appendix I), there are certain existing traffic delays occurring during identified peak hours. However, with the completion of the improvements to NYS Route 202, completion of the improvements underway at the PIP/Thiells-Mt. Ivy Road intersections, and the installation of left turn lanes at the proposed site access, the traffic to and from Patrick Farm can be accommodated on area roadways. Traffic flow and public safety along the frontage of the site would be provided as a result of the proposed road improvements and project mitigation measures. Please refer to the Section 3.5 , Transportation and Appendix I, Traffic Impact Study, for detailed discussion of the potential traffic and transportation impacts from the proposed action.

The design, layout and operational characteristics (a residential development) are not expected to impact the environment or result in a waste of land or other natural resources. The site is well suited for residential development due to it's proximity to major transportation corridors, and the availability of public water, sewer, and other infrastructure. The Patrick Farm development as designed would preserve the site's existing natural resources, specifically on-site wetlands and the underlying Ramapo - Mahwah Aquifer.

The site design for the proposed development would locate single family residences on the lots with frontage along NYS Routes 202 and 306 and Scenic Drive, while the multifamily units would be clustered in the central portion of the property. This layout would allow for the preservation of existing trees, land forms, and characteristic development patterns along the area roads and the screening of denser portions of the development in the center of the property.

In the Applicant' opinion, the development has been designed to comply with the provisions of the Town's Zoning Law (§376 of the Town Code) and Site Development Plan Review (Article IX of the Town Code).

#### *Subdivision Regulations*

The applicant proposes the subdivision of land into fee simple parcels for the single family development and a single parcel for the multifamily development. The applicant acknowledges that the current Subdivision Regulations are being revised by the Town of Ramapo and states that the proposed development would fully comply with the Towns' applicable subdivision regulations provided its approved for zoning change.

#### *Zoning Laws*

The project site is located in two residential zones, R-40, low density residential (195 acres) and RR-80, rural residential (12.1 acres). No development is proposed within the RR-80 zoned portion of the site that is located on the western side of NYS Route 202.

The multifamily portion of the proposed development is not permitted in the R-40, low density residential district. Therefore, the applicant has submitted a zone petition request to the

Ramapo Town Board, consisting of proposed zoning text and map amendments. Specifically, the applicant has petitioned that the central portion of the project site be rezoned from R-40, single family residential district to MR-8, a multifamily residential district. This proposed zone change would increase the density of the Town while creating new housing opportunities for residents of the Town of Ramapo and surrounding area including the development of additional work force housing and housing for community service workers.

The layout of the site, a concentric ring, would protect the surrounding Villages of Pomona and Wesley Hills from the increased density in the central portion of the project site, the proposed MR-8 Zoning District. The density proposed along the outskirts of the development would be consistent with the low density residential of Pomona and Wesley Hills, which is R-40 and R-50, respectively. It should be noted, as discussed, that lots in these areas are smaller than the zoning designation would indicate.

Refer to Figure 3.4-6 for an illustration of the proposed zone changes. The zone petition is included as Appendix C.

The rezoning would preclude any future single family residential development on the central portion of the project site. It is the intent of the zone petition to allow the development of medium density multifamily residences where it adjoins less dense residential uses and is located in an area that includes commercial and transportation amenities and is served by public water and public sewer services.

The unincorporated Town of Ramapo consists of many zoning districts, the majority of which are residential. The land use and zoning patterns of the Town are generally made of concentric rings, where the most dense development is located in the center of less dense development. The proposed action would be consist with these patterns and the increase in density from the proposed rezone is not expected to impact the zoning existing within the Town of Ramapo.

The bulk requirements for the existing and proposed residential districts of the subject property are summarized in Figure 3.4-8 and the proposed project's conformity to these bulk requirements are listed as well.

The development as proposed would comply with the bulk requirements of the applicable zones as demonstrated in Figure 3.4-8, Bulk Table. Therefore, no impact to zoning is expected from the Patrick Farm project.

#### *Scenic Road District Law*

The Town Board of the Town of Ramapo enacted the Local Law No. 7-2004, the Scenic Road District Law, which is intended to preserve the Town's historic resources, stone walls, natural features, and scenic views from the Town's roadways. The local law is designed to channel new development projects from scenic road corridors designated by the Town to areas that are not scenic or historically significant<sup>8</sup>.

The law states that all property in unincorporated areas of the Town of Ramapo within 1,000 feet from the center line of the identified roadways, which include US Route 202 and NYS

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<sup>8</sup> Town Board of the Town of Ramapo; Local Law No.7-2004; A Local Law Establishing A Scenic Road District and Regulating Various Activities in the Said District. 2004.

Route 306 (north of Grandview) in the vicinity of the project site, are located in the Scenic Road District<sup>9</sup>. Therefore, a portion of the project site is located within the Scenic Road District. Figures 3.4-9 and 3.4-10 illustrate the boundary of the Scenic Road District in relation to the project site.

The proposed action is subject to site development plan restrictions of the Scenic Road District and would need to receive Planning Board approval prior to construction of the proposed project. Refer to Section 3.9 for a discussion of the *Town of Ramapo Scenic Road District*.

### **3.4.3 Mitigation Measures - Planning & Zoning**

The project proposal includes various measures in the design that would make the development compatible with the local area land use pattern, including using a ring of single family homes to buffer the multifamily portion of the site from the surround areas. The project would conform to the amended zoning as proposed and the applicable provisions set forth in the Town and County Comprehensive Plans. The project includes the preservation of open space and significant landscaping to insure the integrity of the Scenic Roadway Corridor. As the proposed project would have no significant impact on land use, zoning, and local policies, no additional mitigation measures are proposed.

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<sup>9</sup> Town Board of the Town of Ramapo; Local Law No.7-2004; A Local Law Establishing A Scenic Road District and Regulating Various Activities in the Said District. 2004.



**SITE ENCUMBERANCE SUMMARY TABLE**

WETLANDS	26.8 AC
100-YEAR FLOODPLAIN	2.6 AC
UNDERWATER	5.87 AC
STEEP SLOPES (> 25%)	13.35 AC
OVERHEAD UTILITY EASEMENTS	3.63 AC

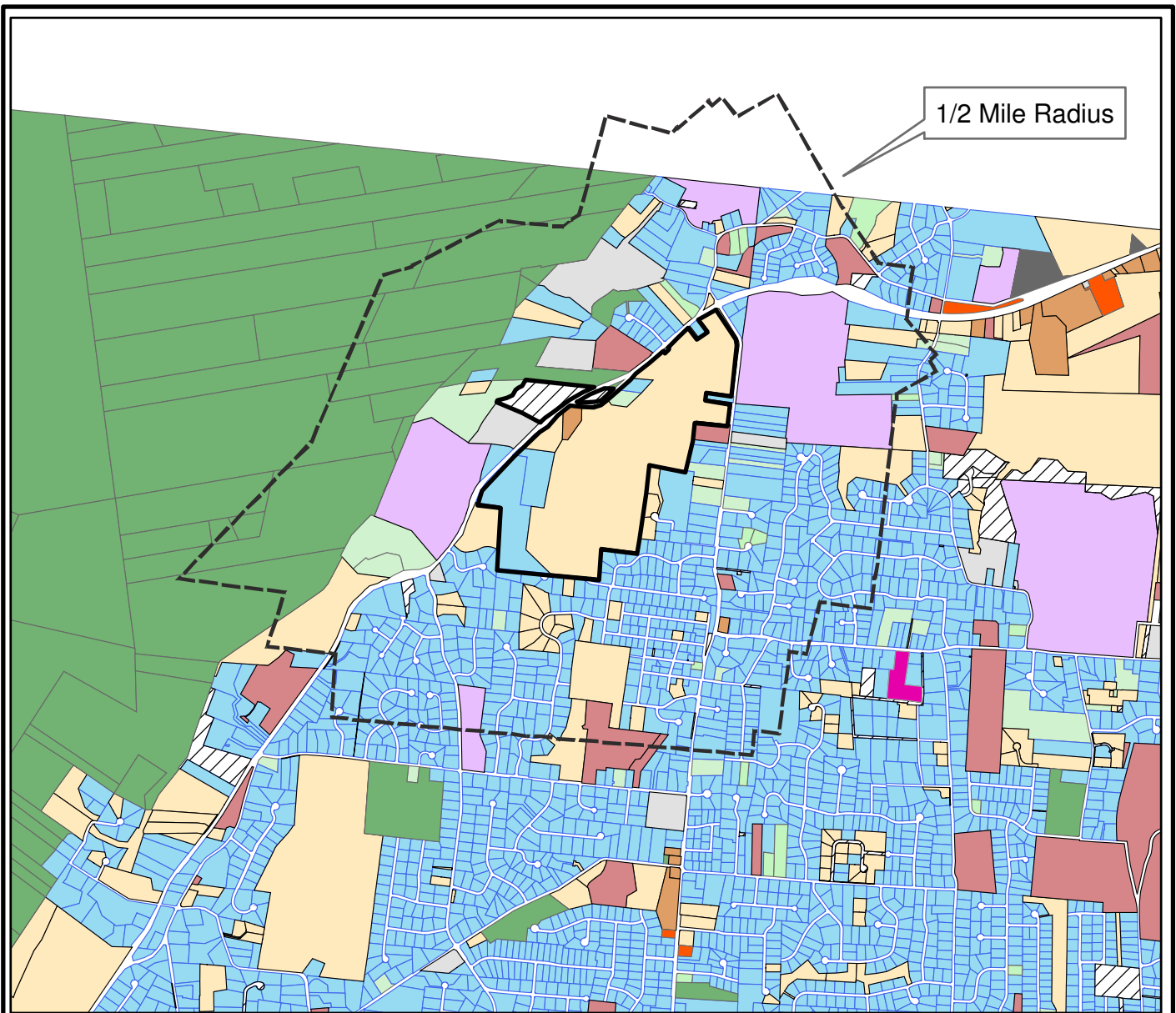


**LEGEND**

- NYSDEC FRESHWATER WETLANDS
- ACOE FRESHWATER WETLAND
- 100 YEAR FLOODPLAIN
- UNDERWATER
- STEEP SLOPES (> 25%)
- ORANGE & ROCKLAND OVERHEAD UTILITY EASEMENT

**Figure 3.4-1: Site Environmental Encumbrance Map**  
 Patrick Farms  
 Town of Ramapo, Rockland County, New York  
 Source: Leonard Jackson Associates, 02/26/09  
 Scale: 1" = 400'





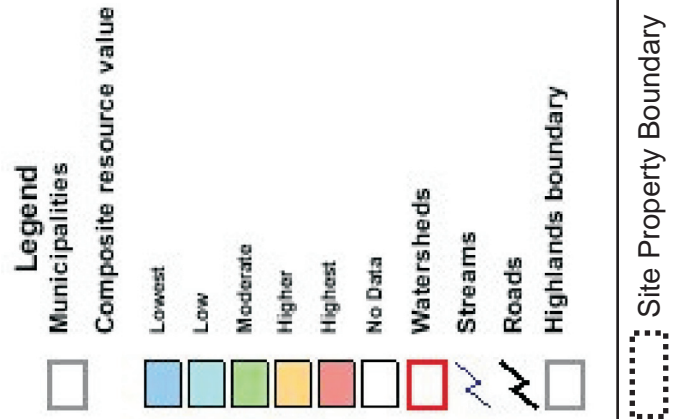
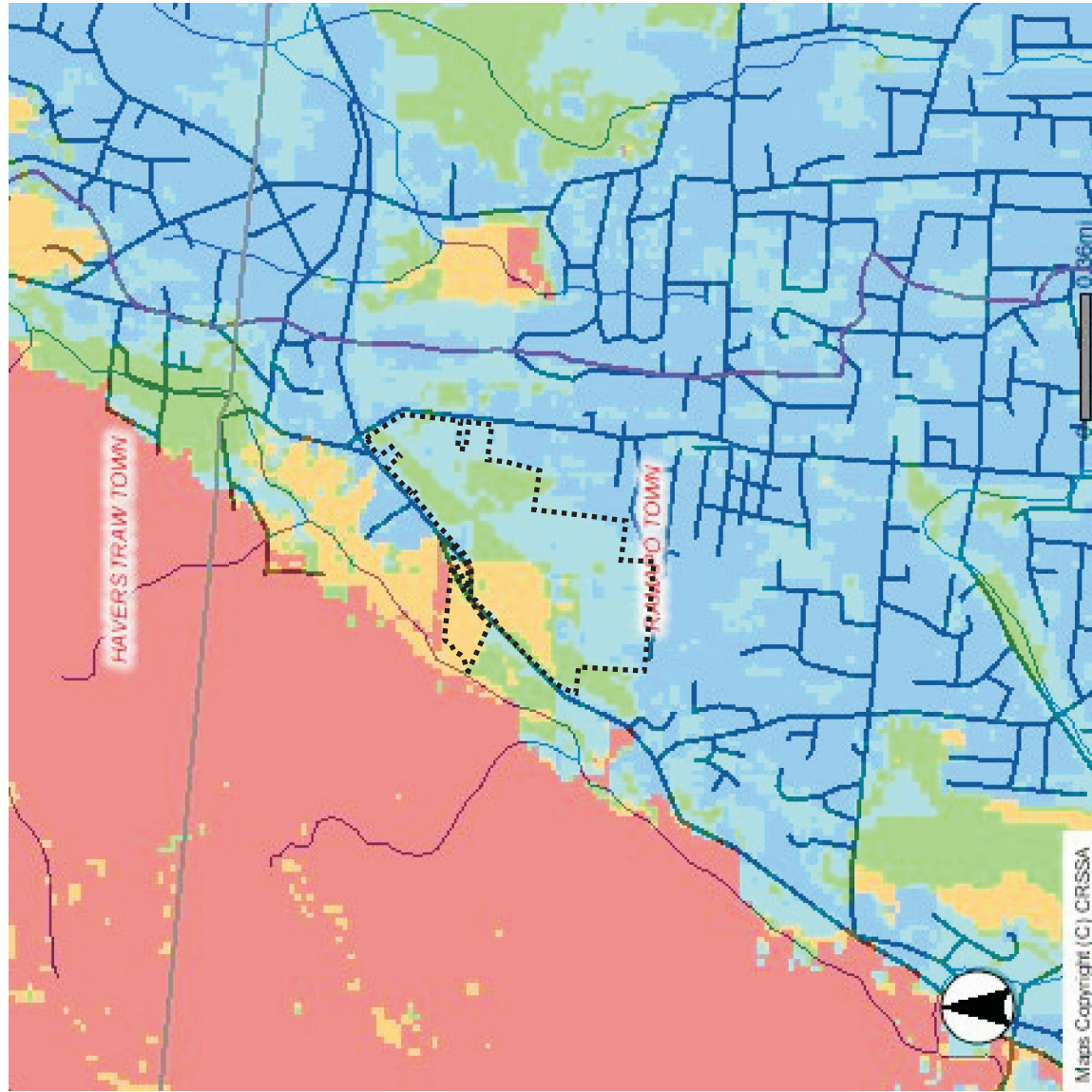
0 1,000 2,000 4,000  
Feet

### Legend

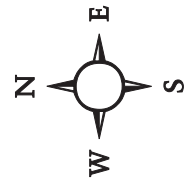
- |                            |                                       |
|----------------------------|---------------------------------------|
| Site Property              | General Business/Community Commercial |
| Rural Residence            | Public Park/Open Space                |
| Single-Family Residential  | Institutional/Quasi-Public            |
| Two-Family Residential     | Private Recreation/Private Open Space |
| Multi-Family Residential   | Not Classified                        |
| Office                     | Utilities                             |
| Light Industrial/Warehouse | Vacant                                |



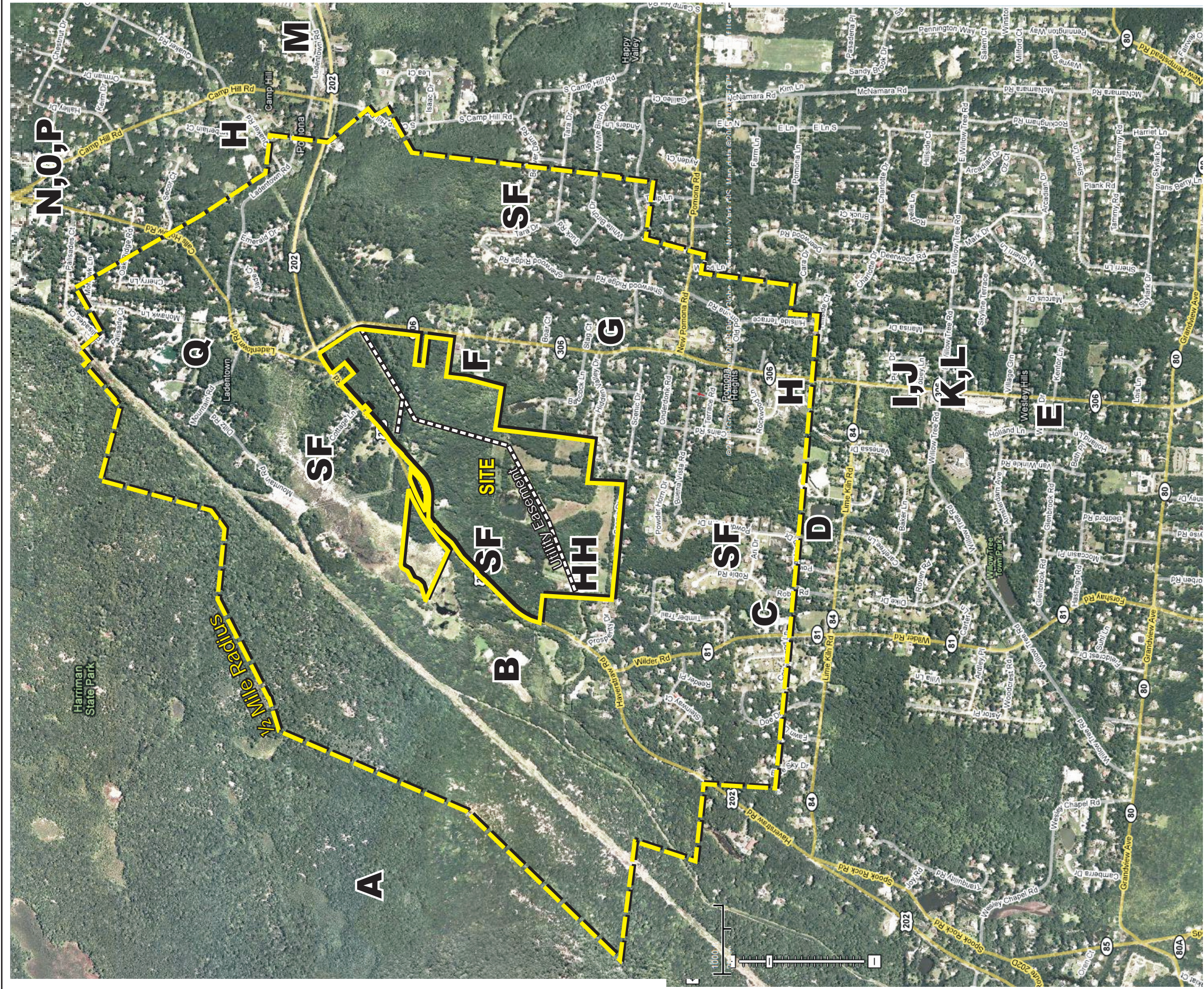
Figure 3.4-2: Land Use Map  
Patrick Farms  
Town of Ramapo, Rockland County, NY  
Source: Town of Ramapo GIS Data  
Scale: As shown



**Figure 3.4-2A: Site Location in Highlands Region**  
 Patrick Farm  
 Town of Ramapo, Rockland County, New York  
 Base Map: USDA Forest Service, Rutgers University, Grant F. Walton  
 Center for Remote Sensing and Spatial Analysis (CRSSA)  
 Scale: 1" = 2,750'

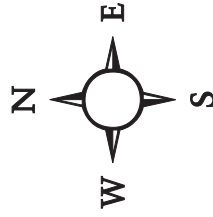






**Surrounding Land Uses:**

- |    |                             |    |   |
|----|-----------------------------|----|---|
| A  | Harriman State Park         | I  | All Creations Great and Small Veterinary Clinic |
| B  | Ramapo Equestrian Center    | J  | Sheli's Too (cafe)                              |
| C  | Deerkill Day Camp           | K  | Mobil Gas Station                               |
| D  | Lime Kiln Elementary        | L  | Exxon Gas Station                               |
| E  | Wesley Hills Plaza          | M  | Ladentown Methodist Church                      |
| F  | Hillcrest Fire Dept., No. 1 | N  | Krucker Catering                                |
| G  | Pomona Cultural Center      | O  | Platzl Brauhaus                                 |
| H  | Dentist Office              | P  | Deer Mountain (day camp)                        |
| HH | Hasty Hill Stable           | Q  | Ramaquois Camp (day camp)                       |
|    |                             | SF | Single Family Residential                       |



**Figure 3.4-3: Project Site and Surrounding Land Use**  
 Patrick Farm  
 Town of Ramapo, Rockland County, New York  
 Base: Google Mapping, 2008  
 Source: TMA Site Visit, 7/28/08  
 Scale: 1" = 1,500'



Legend

- Parcel Boundaries
- Zoning District Boundaries
- Site Property Boundary

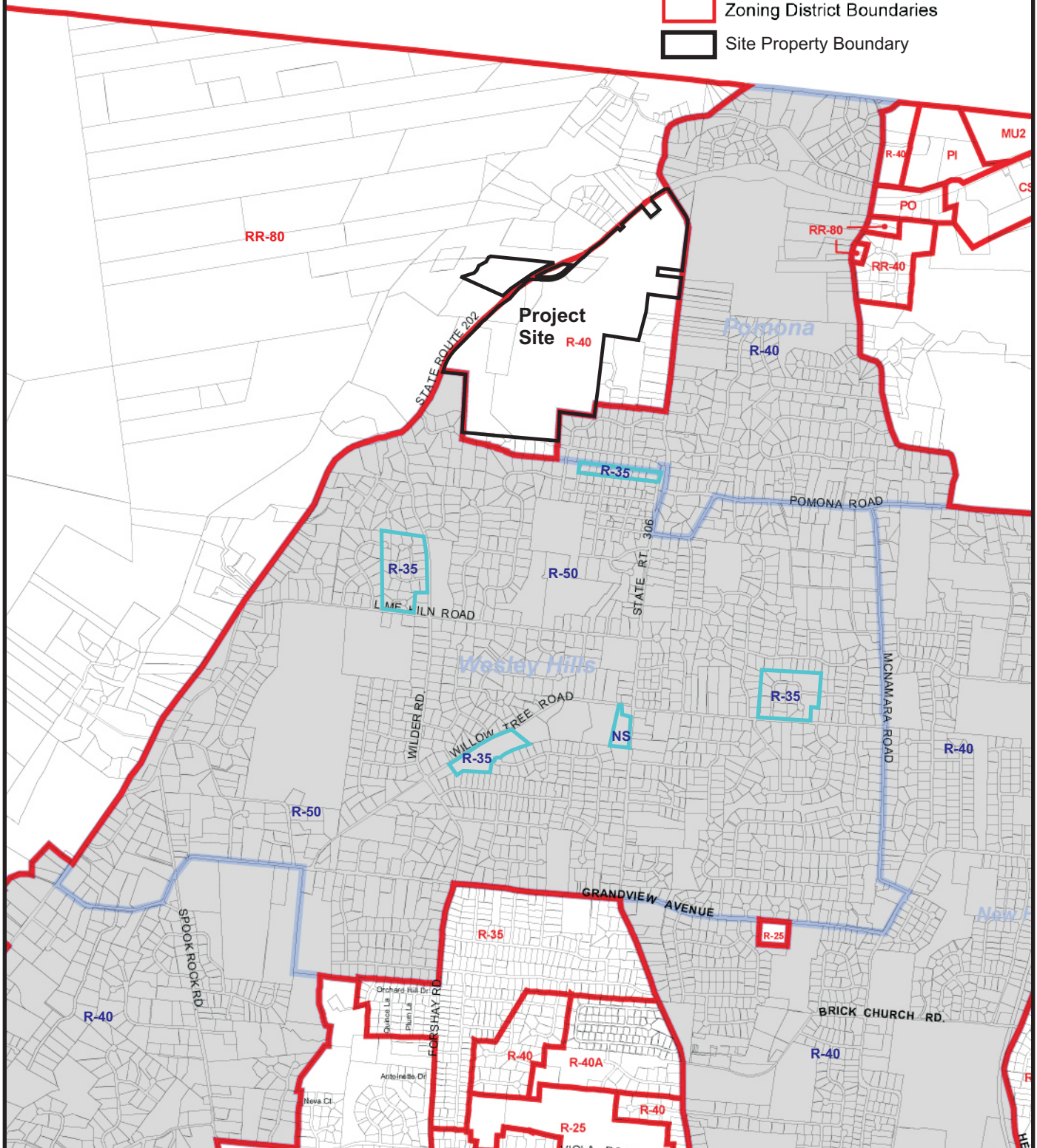


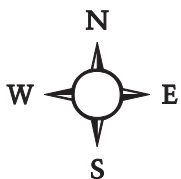
Figure 3.4-4: Existing Zoning Map

Patrick Farm

Town of Ramapo, Rockland County, New York





Source: Town of Ramapo

Scale: As shown









**KEY**





**Site Property**

-  Site Property
-  Streams
-  Waterbodies
-  Incorporated Villages

**RESIDENTIAL**

-  Rural Residential (less than 1 unit per acre)
-  Low Density Residential (1 to 2 dwelling units per acre)
-  Medium Density Residential (3 to 4 dwelling units per acre)
-  Medium-High Density Residential (3 to 10 dwelling units per acre)
-  Multi-Family Residential (8 to 16 dwelling units per acre)\*
-  Specialized Housing

**COMMERCIAL, OFFICE AND INDUSTRIAL DEVELOPMENT**

-  Neighborhood Business
-  Community Business
-  Laboratory-Office
-  Light Industry

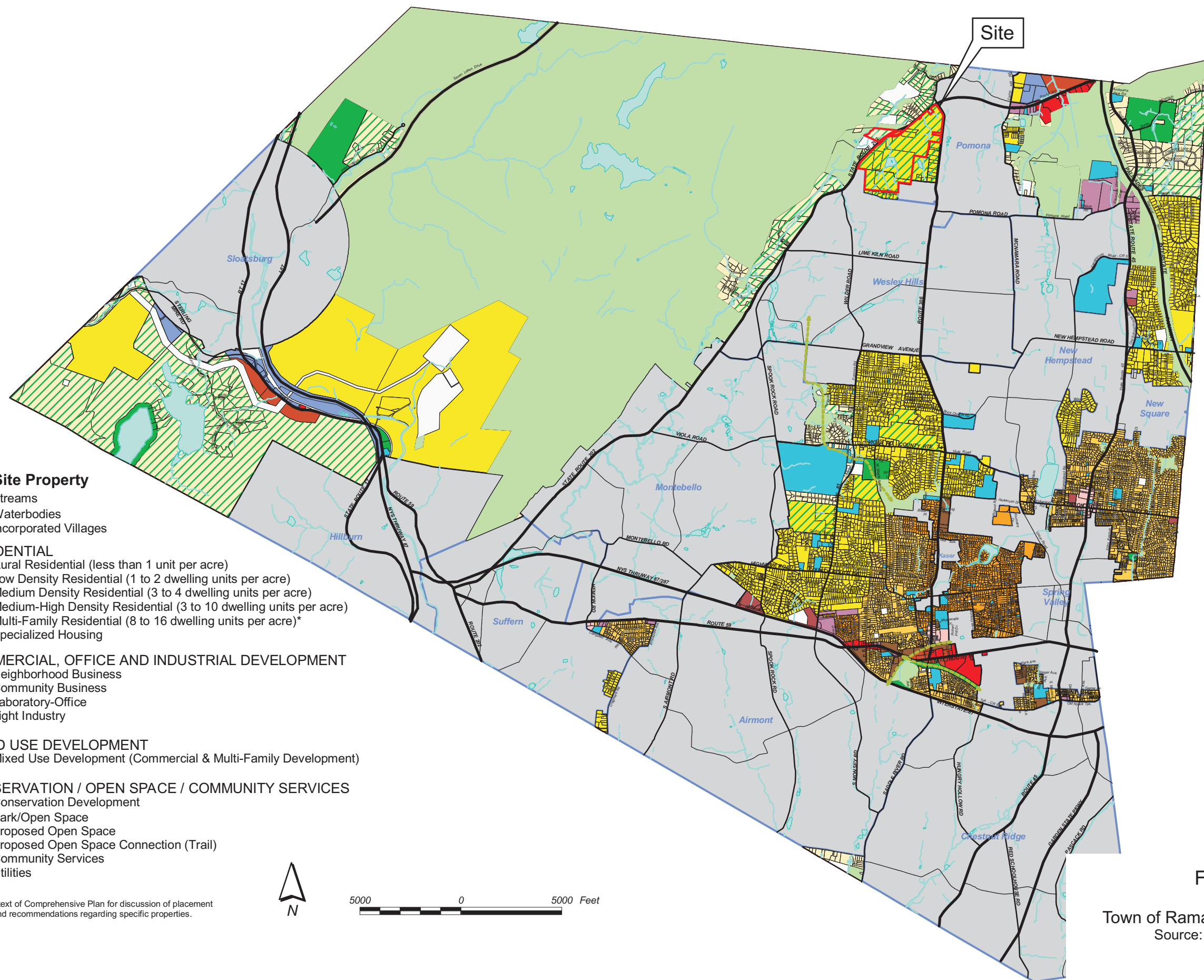
**MIXED USE DEVELOPMENT**

-  Mixed Use Development (Commercial & Multi-Family Development)

**CONSERVATION / OPEN SPACE / COMMUNITY SERVICES**

-  Conservation Development
-  Park/Open Space
-  Proposed Open Space
-  Proposed Open Space Connection (Trail)
-  Community Services
-  Utilities

\*Refer to text of Comprehensive Plan for discussion of placement criteria and recommendations regarding specific properties.



**Figure 3.4-5: Land Use Plan**  
Patrick Farm

Town of Ramapo, Rockland County, New York  
 Source: Town of Ramapo Comprehensive Plan  
 Frederick P. Clark Associates, Inc.  
 Date: January, 2004  
 Scale: As shown

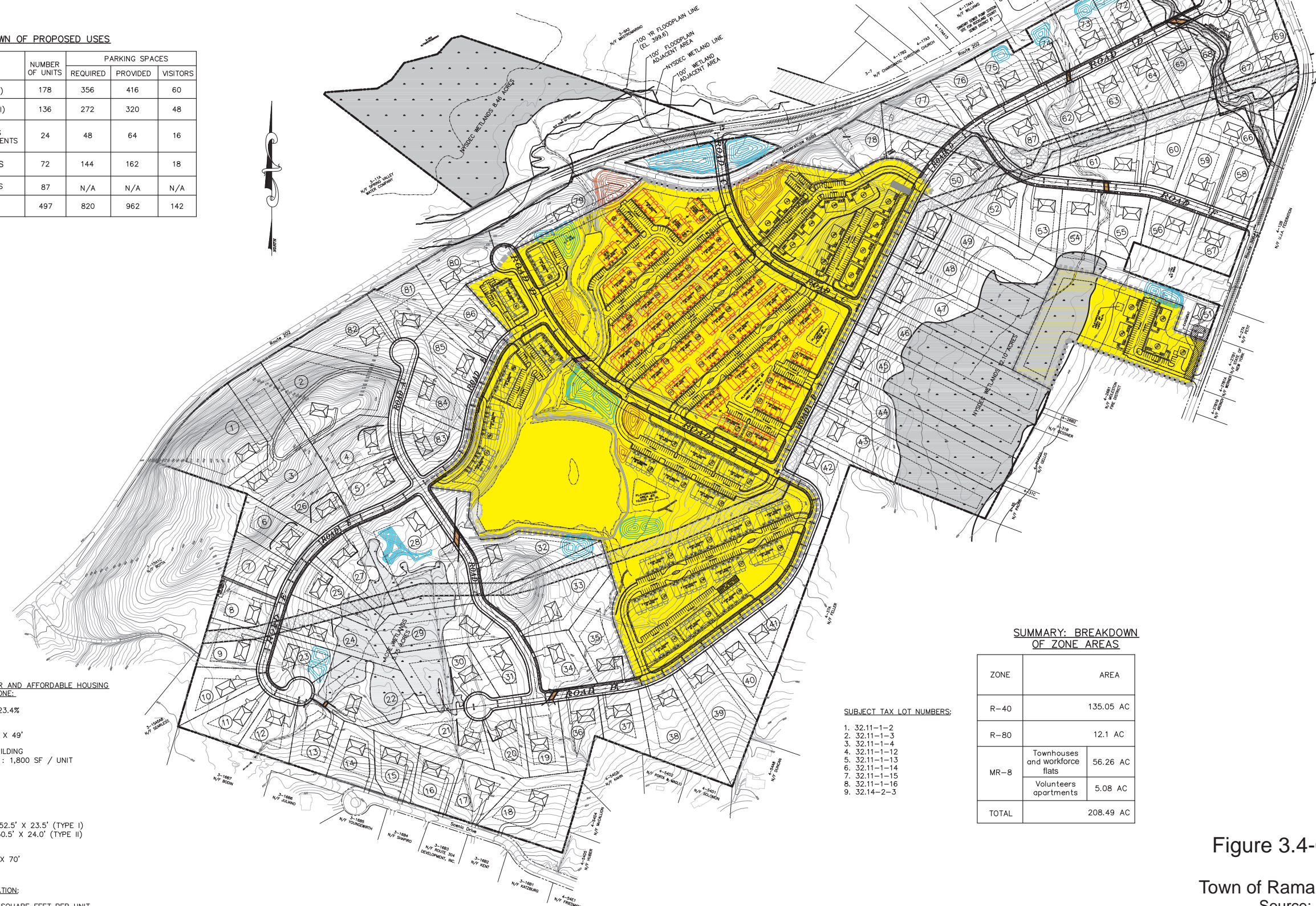


TOWN OF RAMAPO  
TABLE OF BULK REQUIREMENTS  
§ 376-41

ZONE	USE GROUP	MINIMUM LOT AREA	LOT WIDTH (FT)	FRONT SETBACK (FT)	FRONT YARD (FT)	SIDE SETBACK (FT)	TOTAL SIDE SETBACK (FT)	SIDE YARD (FT)	REAR SETBACK (FT)	REAR YARD (FT)	STREET FRONTAGE (FT)	MAXIMUM HEIGHT (FT)	DEVELOPMENT COVERAGE (%)	FLOOR AREA RATIO (FAR)	MINIMUM BUILDING SEPARATION (measured deck to deck)	DENSITY
R-40	m	40,000 SF	160	50	50	25	70	10	50	10	100	35	40	0.40	N/A	N/A
MR-8	X.4	4 AC	150	35	35	35	70	20	35	20	150	40	65	0.75	30 feet	No more than 8 dwelling units per acre.
RR-80	e1	80,000 SF	200	50	50	30	100	10	50	10	150	35	20	0.40	N/A	N/A

SUMMARY : BREAKDOWN OF PROPOSED USES

USE	NUMBER OF UNITS	PARKING SPACES		
		REQUIRED	PROVIDED	VISITORS
1 TOWNHOUSES (TYPE I)	178	356	416	60
1 TOWNHOUSES (TYPE II)	136	272	320	48
2 EMERGENCY SERVICES VOLUNTEERS APARTMENTS	24	48	64	16
3 WORKFORCE FLATS	72	144	162	18
4 SINGLE FAMILY HOMES	87	N/A	N/A	N/A
TOTAL	497	820	962	142



PERCENTAGE OF VOLUNTEER AND AFFORDABLE HOUSING WITHIN PROPOSED MR-8 ZONE:

$[(24+72)/410] \times 100\% = 23.4\%$

**WORKFORCE FLATS:**  
BUILDING DIMENSIONS : 85' X 49'  
2 UNITS PER 1 STORY  
6 UNITS PER 3 STORIES BUILDING  
AVERAGE NET FLOOR AREA : 1,800 SF / UNIT

**VOLUNTEERS APARTMENTS:**  
4 BUILDINGS  
6 UNITS PER BUILDING  
24 UNITS TOTAL

**TOWNHOUSE DATA:**  
TOWNHOUSE DIMENSIONS : 52.5' X 23.5' (TYPE I)  
50.5' X 24.0' (TYPE II)

**SINGLE FAMILY HOMES:**  
TYPICAL DIMENSIONS : 50' X 70'

RECREATION AREA CALCULATION:

REQUIRED: MINIMUM OF 35 SQUARE FEET PER UNIT.  
PROVIDED: PLAYGROUNDS AREA/410 UNITS = (5,789 sq.ft. + 9,420 sq.ft. + 10,035 sq.ft. + 841 sq.ft.)/410 units = 63.6 sq.ft.

SUMMARY: BREAKDOWN OF ZONE AREAS

ZONE	AREA
R-40	135.05 AC
R-80	12.1 AC
MR-8	Townhouses and workforce flats: 56.26 AC Volunteers apartments: 5.08 AC
TOTAL	208.49 AC

SUBJECT TAX LOT NUMBERS:

- 32.11-1-2
- 32.11-1-3
- 32.11-1-4
- 32.11-1-12
- 32.11-1-13
- 32.11-1-14
- 32.11-1-15
- 32.11-1-16
- 32.14-2-3

**LEGEND**

- COLUMBIA GAS EASEMENT
- ORANGE & ROCKLAND UTILITIES EASEMENT
- DRAINAGE EASEMENT
- PROPOSED MR-8 ZONE
- TOWNHOUSE TYPE I
- TOWNHOUSE TYPE II
- PUBLIC ROADS
- PRIVATE DRIVEWAYS
- PROPOSED ZONING CHANGE
- RECHARGE BASINS
- DETENTION BASINS
- STREAM CROSSING

Figure 3.4-6: Proposed Zone Change  
Patrick Farm  
Town of Ramapo, Rockland County, New York  
Source: Leonard Jackson Associates, 3/11/09  
Scale: 1" = 450'



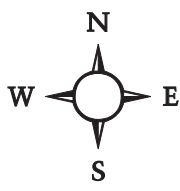
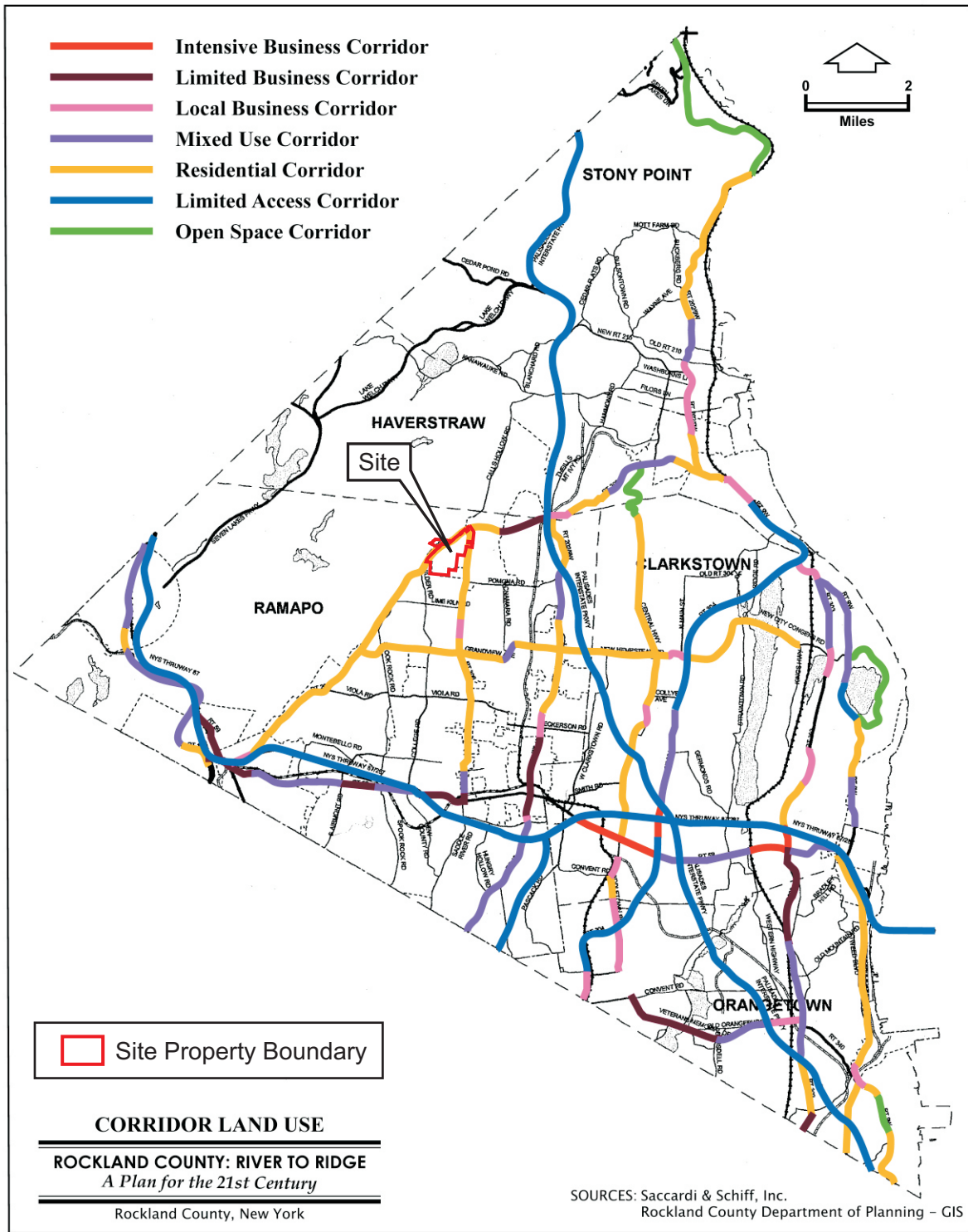


Figure 3.4-7: Rockland County: Corridor Land Use

Patrick Farm  
 Town of Ramapo, Rockland County, New York

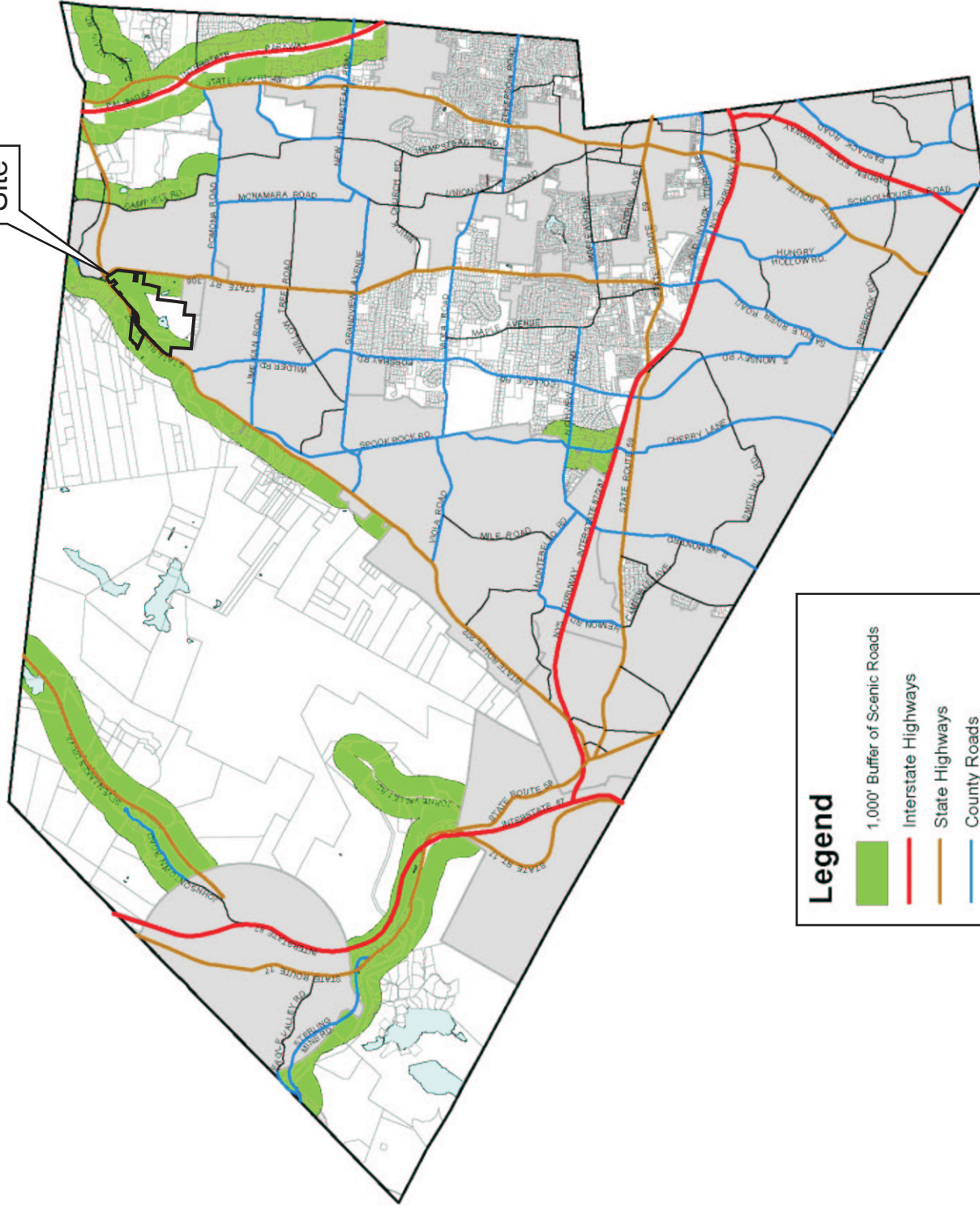
Source: Saccardi & Schiff, Inc.;  
 Rockland County Dept. of Planning, 2001  
 Scale: As shown

ZONE	USE GROUP	MINIMUM LOT AREA	LOT WIDTH (FT)	FRONT SETBACK (FT)	FRONT YARD (FT)	SIDE SETBACK (FT)	TOTAL SIDE SETBACK (FT)	SIDE YARD (FT)	REAR SETBACK (FT)	REAR YARD (FT)	STREET FRONTAGE (FT)	MAXIMUM HEIGHT (FT)	DEVELOPMENT COVERAGE (%)	FLOOR AREA RATIO (FAR)	MINIMUM BUILDING SEPARATION (measured deck to deck)	DENSITY
REQUIRED	m	40,000 SF	160	50	50	25	70	10	50	10	100	35	40	0.40	N/A	N/A
PROVIDED	m	40,000 SF	160	50	50	25	70	10	50	10	100	35	17.1	0.11	N/A	N/A
REQUIRED	X-4	4 AC	150	35	35	35	70	20	35	20	150	40	65	0.75	30 feet	No more than 8 dwelling units per acre.
PROVIDED FOR LOT INCLUDE TOWNHOUSES & AFFORDABLE APARTMENTS	X-4	47.96 AC	284.9	35	35	35	70	20	35	20	228.4	40	36.5	0.54	30 feet	8.05
PROVIDED FOR LOT INCLUDE VOLUNTEERS APARTMENTS	X-4	4 AC	194	65.1	65.1	50.4	94.3	20	298.9	298.9	194.4	40	20.9	0.23	30 feet	6.0
REQUIRED	e1	80,000 SF	200	50	50	30	100	10	50	10	150	35	20	0.40	N/A	N/A

**Note:** No development is proposed in the RR-80 Zoning District

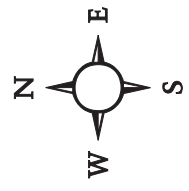
**Figure 3.4-8: Bulk Table**  
Patrick Farm  
Town of Ramapo, Rockland County, NY  
Source: Town of Ramapo Zoning

Site



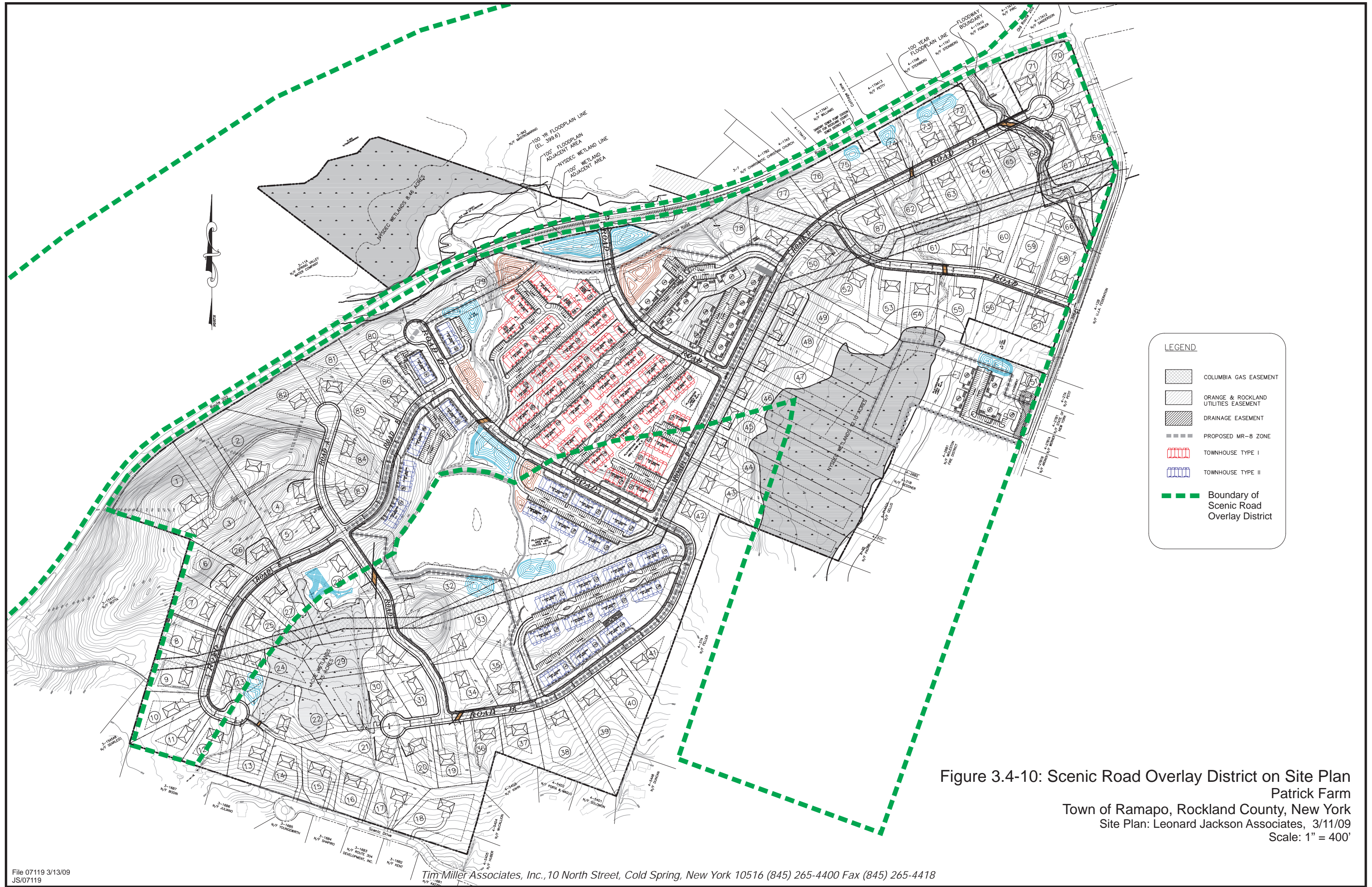
**Legend**

- 1,000' Buffer of Scenic Roads
- Interstate Highways
- State Highways
- County Roads
- Connector Roads
- Incorporated Villages
- Site Property Boundary



**Figure 3.4-9: Scenic Road District**  
 Patrick Farm  
 Town of Ramapo, Rockland County, NY  
 Source: Frederick P. Clark Associates, Inc., May, 2004  
 Scale: As Shown





**LEGEND**








-  COLUMBIA GAS EASEMENT
-  ORANGE & ROCKLAND UTILITIES EASEMENT
-  DRAINAGE EASEMENT
-  PROPOSED MR-8 ZONE
-  TOWNHOUSE TYPE I
-  TOWNHOUSE TYPE II
-  Boundary of Scenic Road Overlay District

Figure 3.4-10: Scenic Road Overlay District on Site Plan  
 Patrick Farm  
 Town of Ramapo, Rockland County, New York  
 Site Plan: Leonard Jackson Associates, 3/11/09  
 Scale: 1" = 400'