



Town of Ramapo

COMPREHENSIVE PLAN AMENDMENT
FOR NORTHEAST RAMAPO

Town Board Update

March 22, 2021, 7:00 pm

Via Zoom

[DISCUSSION ITEMS]

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PROJECT STATUS UPDATE

JACLYN HAKES, AICP, MJ ENGINEERING

[PROJECT STATUS UPDATE]

- Town Board Updates
 - Ongoing
- Frequently Asked Questions (FAQs)
 - Posted to project webpage
- DRAFT Comprehensive Plan Update of Town-wide Existing Conditions
 - Posted to project webpage

[PROJECT STATUS UPDATE (continued)]

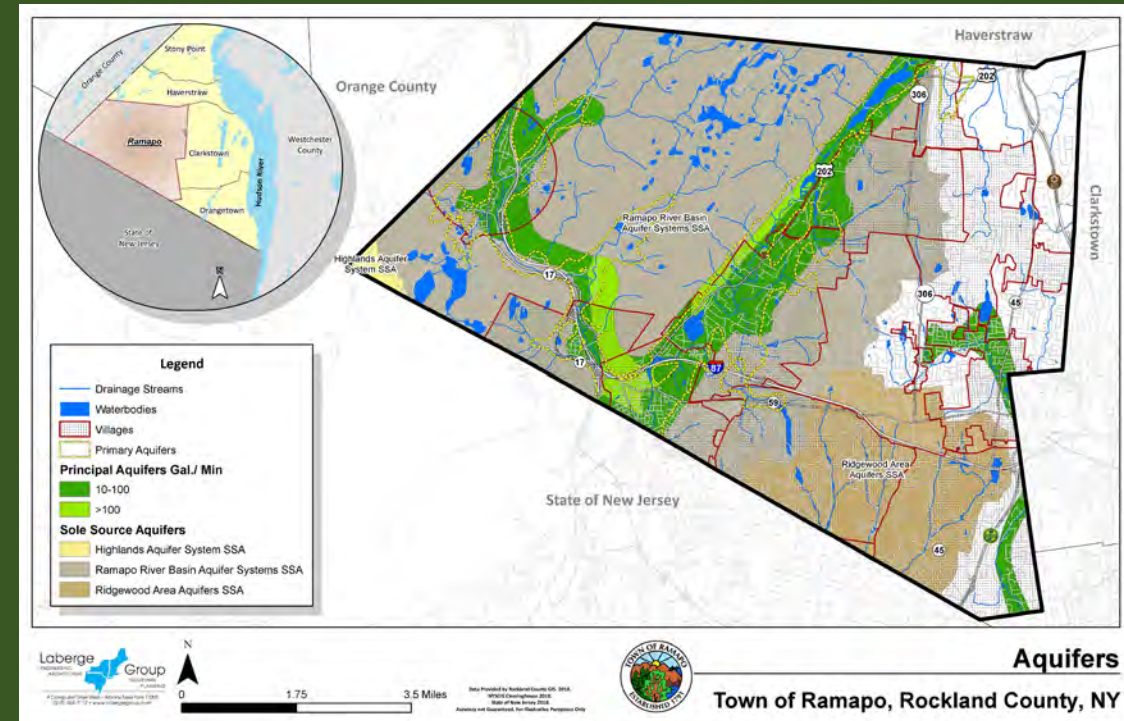
- Information Gathering and Preparation of DGEIS
 - Final Scoping Document Adopted January 20, 2021
 - Evaluation of existing conditions to understand needs, opportunities and constraints for Northeast Corridor
 - Received input and comments from the public and elected officials
 - Consideration of possible land use concepts



EXISTING CONDITIONS HIGHLIGHTS

EXISTING CONDITIONS HIGHLIGHTS

- Town-wide existing conditions
- Information for range of topics
- Series of 14 existing conditions maps
- Sets foundation for future planning



The Draft Town-wide Existing Conditions Document has been prepared by the Laberge Group.

[EXISTING CONDITIONS HIGHLIGHTS]

Topic Areas Evaluated:

- Regional Setting
- Summary of Relevant Plans
- Sub-Area Geographies
- Demographic Profile
- Natural Resources & Environment
- Land Use
- Zoning
- Housing
- Open Space
- Parks & Recreation
- Historic & Cultural Resources
- Government Services
- Public Works & Public Services
- Community Services
- Schools: Public & Private
- Transportation
- Community & Economic Development

EXISTING CONDITIONS HIGHLIGHTS

Population Trends

Table 2: Historic & Projected Population				
	Town of Ramapo		Rockland County	
	Number	% Change	Number	% Change
1960	35,064	-	136,803	-
1970	76,702	118.7%	229,903	68.1%
1980	89,060	16.1%	259,530	12.9%
1990	93,861	5.4%	265,475	2.3%
2000	108,905	16.0%	286,753	8.0%
2010	126,595	16.2%	311,687	8.7%
2018 Estimates	138,585	9.5%	328,812	5.5%
2023 Projections	145,089	4.7%	339,495	3.2%

Source: U.S. Census Bureau and ESRI Business Analyst (estimates and projections).

- Significant growth 2000 – 2018
- Continued growth projected
- Population growth greater than County

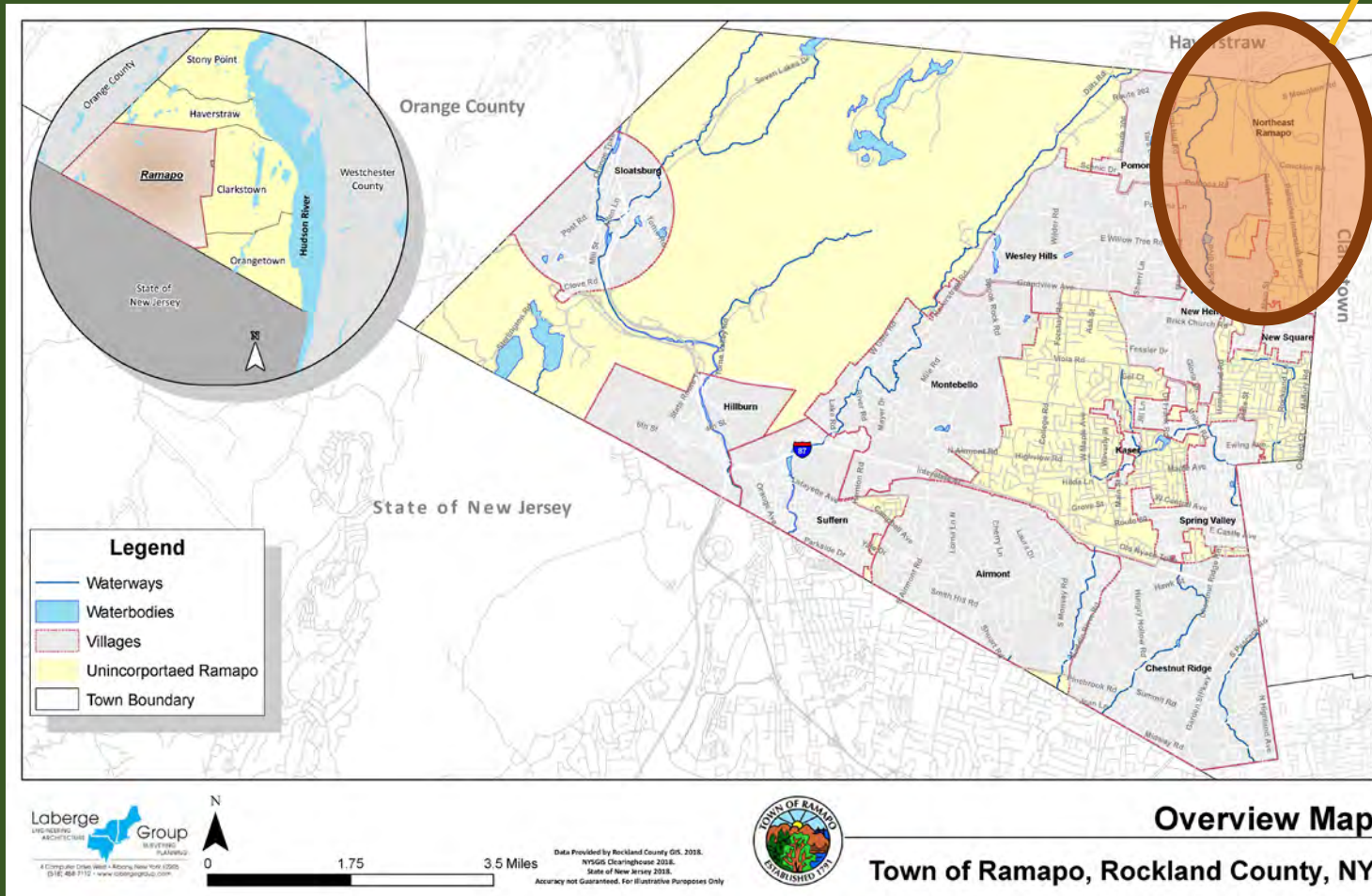
The background image shows a large, light-colored building with a central entrance and a statue on a pedestal in front. The scene is outdoors with trees and a blue sky with clouds. A semi-transparent grey rectangular box is overlaid on the image, containing the text in yellow. The text is arranged in three lines, centered horizontally.

POSSIBLE LAND USE CONCEPTS FOR CONSIDERATION

LAND USE CONCEPTS

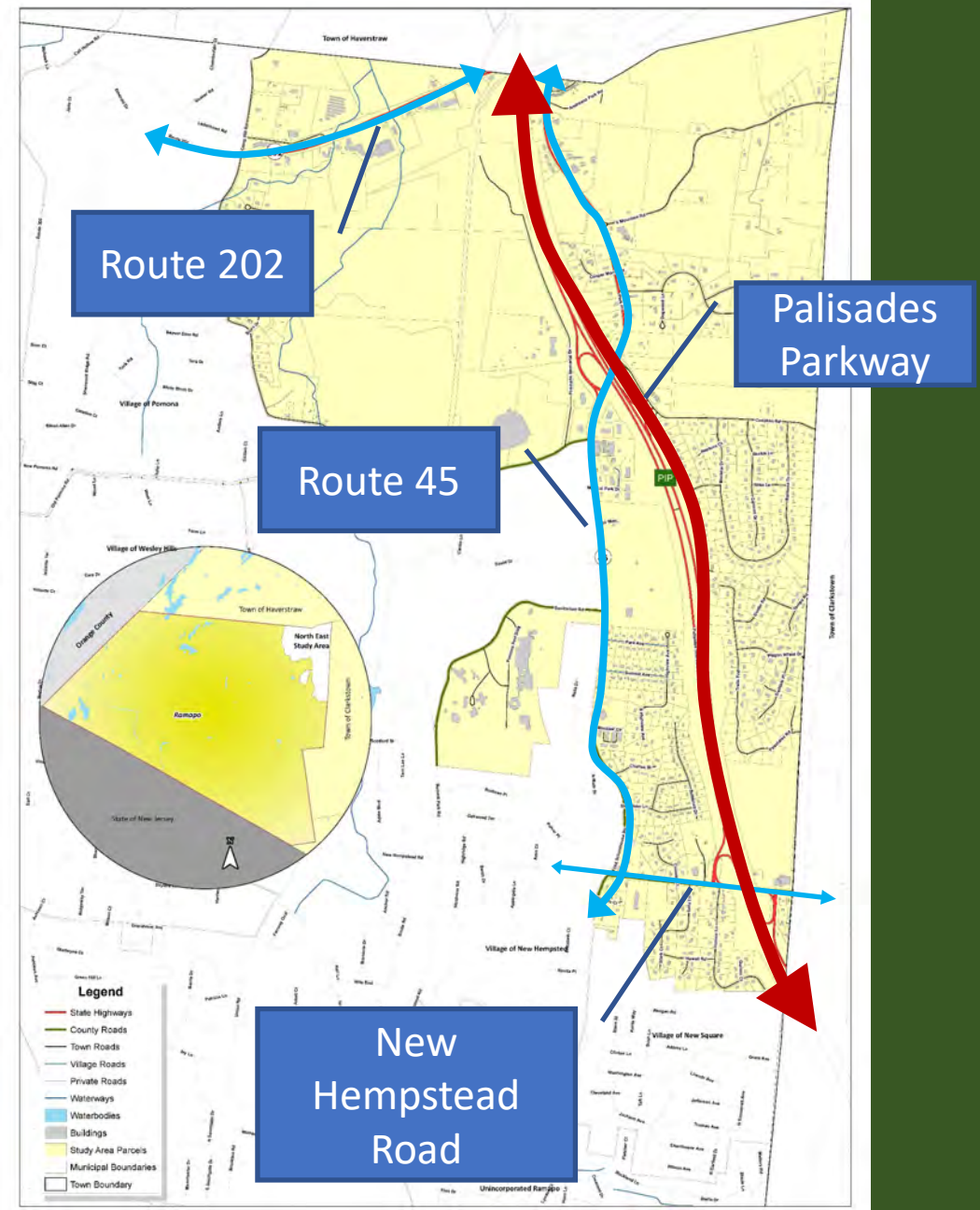
Town-wide Overview Map

Northeast
Corridor



[LAND USE CONCEPTS]

Northeast Corridor Overview Map



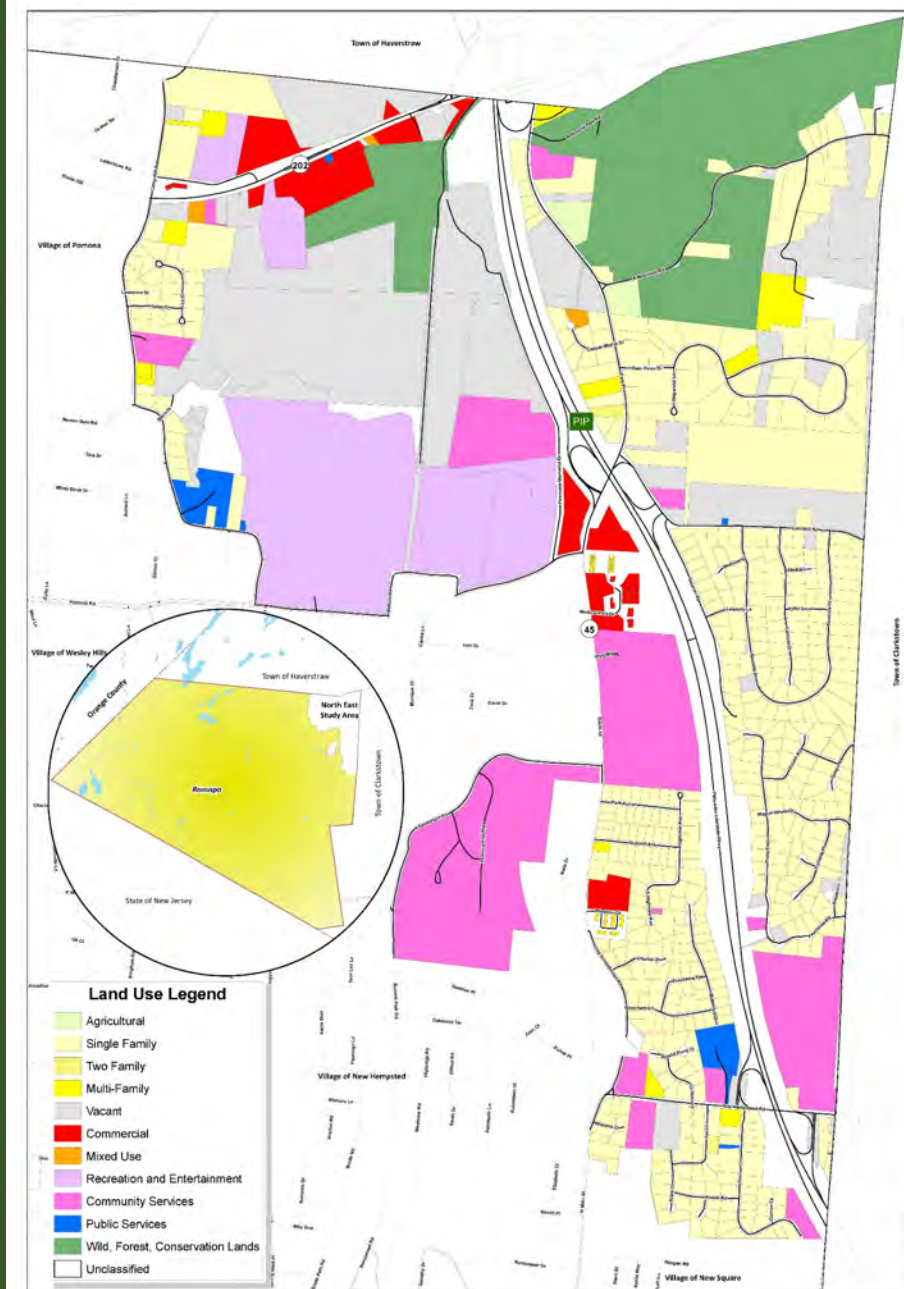
Created 11-11-16. For internal use only. Accuracy not guaranteed. Data provided by Rock and Dewberry and 191665 Copyright © 2016

LAND USE - EXISTING

Land Use – Northeast Corridor

Table 20: Town of Ramapo Northeast Area Land Use

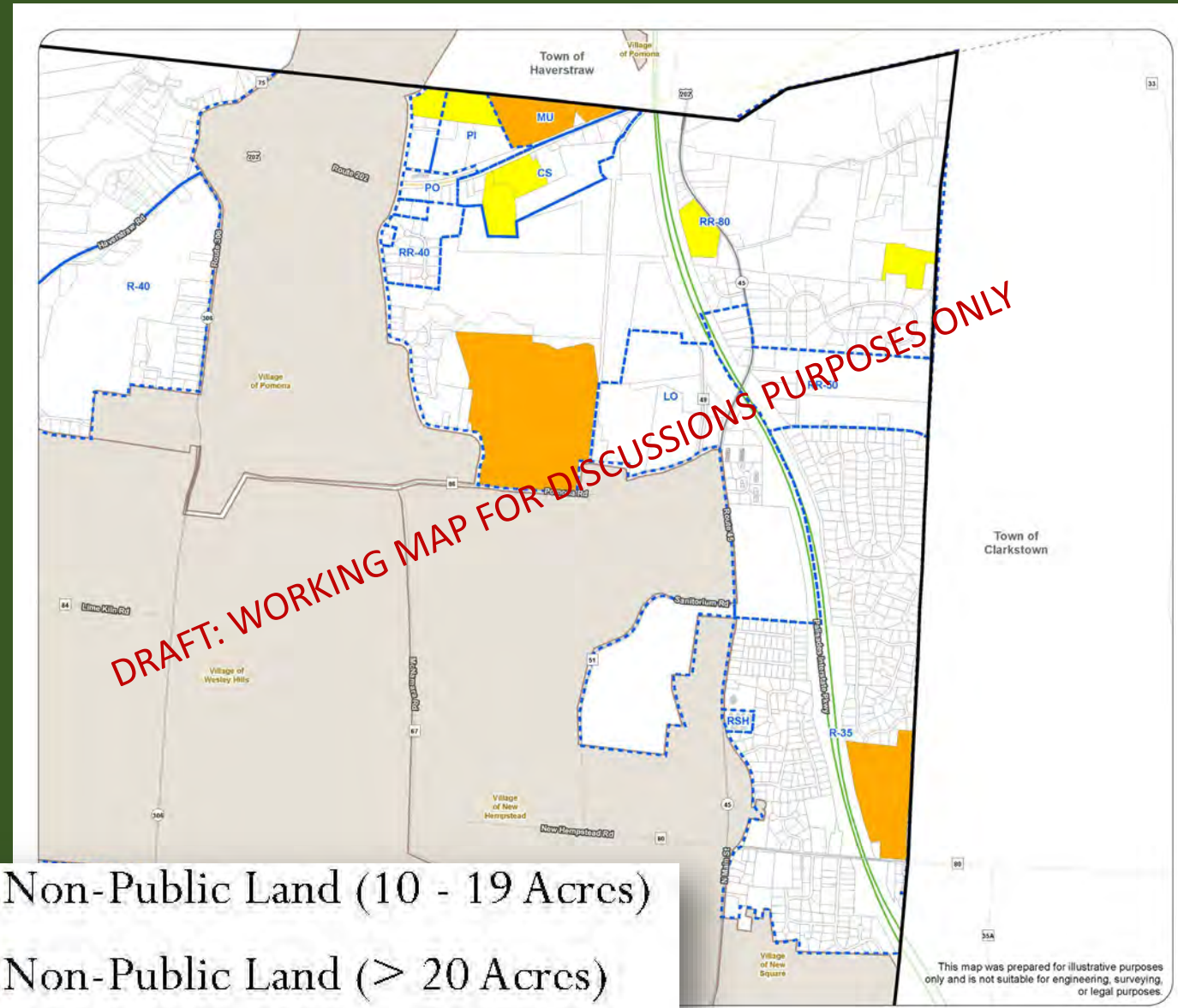
Uses	Acres	Percent of Total Acreage
Single-Family	606.06	29.12%
Two-Family	2.31	0.11%
Multifamily	28.17	1.35%
Agricultural	4.2	0.20%
Vacant	170.78	8.21%
Commercial	57.49	2.76%
Recreation & Entertainment	214.98	10.33%
Public Services	17.86	0.86%
Community Services	250.02	12.01%
Mixed Use	3.13	0.15%
Wild, Forested, Conservation Lands	486.49	23.38%
Unclassified	239.52	11.51%
Total	2,080.98	100.00%



LAND USE CONCEPTS: NORTHEAST CORRIDOR

Considerations:

- Variety of housing options
- Commercial services to support residents
- Balancing natural resources and growth
- Appropriate areas for future growth





CODE AMENDMENT CONCEPTS

BENJAMIN GAILEY, ESQ., JACOBOWITZ AND GUBITS

[ZONING CODE AMENDMENT PROCESS]

- Town land use regulations must be in accordance with the comprehensive plan (*Town Law §272-a(11)(a)*)
- Amended land use regulations will be guided by the GEIS and SEQR Findings
- A public hearing is required prior to adoption of Town land use regulations

ZONING CODE TOOLS FOR CONSIDERATION

- **Planned Unit Development (PUD)**
 - Identified as tool in 2004 Comprehensive Plan
 - Provides flexibility for mix of uses, housing types, open space, scale, design elements
 - Specific criteria can be identified
- **Overlay District**
 - Special zoning district placed over an existing base district
 - Add specific criteria to protect resources or shape growth

NEXT STEPS

The image shows a photograph of a building with a large eagle sculpture in front. The building has a dark roof and several windows. The eagle sculpture is mounted on a pedestal. The photograph is overlaid with a semi-transparent dark rectangle. The text 'NEXT STEPS' is written in large, bold, yellow capital letters across the center of the rectangle. The background of the photograph shows a blue sky with white clouds and some trees.

[NEXT STEPS]



- Future land use concepts and tools
- Build-out Analysis: under existing zoning and proposed future
- Fiscal Impact Analysis
- Traffic Impact Analysis
- Evaluation of impacts

PUBLIC COMMENT WELCOME

- Written public comment
 - Town Clerk
 - Project Webpage
- <http://www.ramapo.org/>
- Comments reviewed and considered by Town Board



The screenshot shows the public comment form on the Town of Ramapo website. At the top, there is a logo for the Town of Ramapo, New York, and a navigation menu with links for Welcome, Town Board Updates, Documents, Envision Ramapo Archive, FAQ, and Comment. The main content area is titled "COMMENT" and contains four input fields: Name, Email, Address, and Subject. Below these fields is a large text area for the message, with a placeholder text that reads "Type your message here...".