



**TOWN OF RAMAPO PLANNING BOARD
REPORT AND REFERRAL
Introductory Local Law – PUD Outside Northeast**

By Resolution dated November 19, 2024, the Town Board referred the Introductory Local Law Planned Unit Development District Regulations Outside of the Northeast Are of Town to the Planning Board for review and report pursuant to Chapter 376-170 of the Town Code.

On review and consideration of the record before the Planning Board and presentation by Town Professional Staff, the Planning Board recommends the following:

1. Clarification of the ownership requirement contained in section A.(1)(a) which provides:
Said tract of lands shall be under common ownership or control and contain at least 10 acres on and after January 1, 2025, and at the time of the application
2. Restrict development to street with double yellow lines;
3. Clarification and concern that parcels with a roadway splitting the acreage is considered as 10-acre parcels;
4. 1.3 parking spaces per residential unit;
5. 0.7% of lot to be designated play area;
6. Designation of playground equipment shown on the map appropriate for the residents/make up of the development;
7. Requirement of Grocery/Canteen on sites;
8. Community Centers in a size that is appropriate for the development;
9. Where applicable sidewalks should be positioned close to and along driveways rather than abutting the street;

The Planning Board members present at this meeting (Acting Chairman Eisenbach and members Basch, Moster, Ciment and Tauber) were in agreement of the above recommendations to the Town Board.

Dated: February 25, 2025