

**TOWN OF RAMAPO
NOTICE OF HEARING
INTRODUCTORY LOCAL LAW
PLANNED UNIT DEVELOPMENT DISTRICT REGULATIONS
OUTSIDE OF THE NORTHEAST AREA OF THE TOWN**

PUBLIC NOTICE is hereby given that, pursuant to the Municipal Home Rule Law §20, the Town Board of the Town of Ramapo, New York, will hold a public hearing on an introductory local law titled “Planned Unit Development District Regulations Outside of the Northeast Area of the Town” on November 19, 2024, at 7:01PM, at the Town Hall, 237 Route 59, Suffern, New York 10901. All persons interested will be heard.

The local law would, pursuant to the authority under state Town Law §261-c, enact regulations for the implementation of a Planned Unit Development (PUD) floating zone to provide for new residential, commercial and mixed uses with the intention that economies of scale or creative architectural or planning concepts may be utilized by the developer without departing from the spirit and intent of the Town Zoning Code. The local law would allow the Town Board to place PUD districts on property Townwide, except in the Northeast area of the Town (where PUD districts have already been authorized). The Town Board would have the authority to place PUD districts as an overlay zoning district for larger tracts of land, which tracts may consist of one or more tax parcels in common ownership and must contain a minimum of 10 acres within the Town. The local law would establish application requirements and a procedure for designation, review and approval or denial of PUD developments, and set forth regulations, development criteria and general design criteria.

A complete copy of the Introductory Local Law is available for inspection at the Clerk’s Office.

The Town of Ramapo will make every effort to assure that the hearing is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodations should contact the Town Clerk.

Date: November 6, 2024

BY ORDER OF THE TOWN BOARD
OF THE TOWN OF RAMAPO

SARA OSHEROVITZ, TOWN CLERK