

**PLEASE TAKE NOTICE** that the Town Board of the Town of Ramapo adopted the following local law at a regular meeting held on the 13<sup>th</sup> day of March, 2024 at the Ramapo Town Hall, 237 Route 59, Suffern, New York:

**Town of Ramapo, Rockland County, NY  
Local Law No. 2 of 2024**

**A LOCAL LAW AMENDING CHAPTER 376 OF THE TOWN RAMAPO TOWN CODE TO  
CREATE THE MILLERS POND PLANNED UNIT DEVELOPMENT (MP-PUD) AND AMEND  
THE TOWN OF RAMAPO ZONING MAP TO LOCATE THE MP-PUD**

Be it enacted by the Town Board of the Town of Ramapo, Rockland County, New York, as follows:

**SECTION 1: TITLE**

This LOCAL LAW shall be known and cited as Local Law No. 2 of 2024, and entitled “A Local Law Amending Chapter 376 of the Town of Ramapo Town Code to Create the Millers Pond Planned Unit Development (MP-PUD) and Amend the Town of Ramapo Zoning Map to Locate the MP-PUD.”

**SECTION 2: PURPOSE AND INTENT**

- A. By Local Law 5 of 2022, the Town Board of the Town of Ramapo (“Town Board”) established Planned Unit Development District and development zoning (“PUDD”) regulations, which are set forth in Section 376-24 of the Town of Ramapo Zoning Code (also referred to as the Flexible Overlay Planned Development District “FOPUD” regulations).
- B. By petition, Mount Ivy LLC and Lindifrim (Pomona) LP, the owners of certain parcels land comprising approximately 143.6 acres of land known as the former Minisceongo Golf Course, now propose to establish a new Millers Pond Planned Unit Development (“MP-PUD”) district to permit the development of a multi-phased mixed-use residential and commercial development. The PUDD regulations establish a mechanism for applicants to petition the Town Board for the creation of a planned unit development zoning district to facilitate new residential, commercial, and mixed uses in which economies of scale or creative architectural or planning concepts may be utilized by the developer without departing from the spirit and intent of Chapter 376 of the Town of Ramapo Town Code. The PUDD regulations require that any new planned unit development adopted by the Town Board only be located on a minimum of 20 acres of contiguous land in an identified “Opportunity Area” within the Northeast Ramapo Development Plan (“NRDP”).
- C. The Town Board, as lead agency pursuant to the New York State Environmental Quality Review Act (“SEQRA”) prepared a Generic Environmental Impact Statement (“GEIS”) evaluating the NRDP. The NRDP is set within the framework of the GEIS and the related Findings Statement, collectively hereinafter NRDP GEIS. The NRDP GEIS sets forth future steps to achieve the vision for Northeast Ramapo. The NRDP complements, strengthens, modernizes, and supports the 2004 Comprehensive Plan, as amended, while delving deeply into the Northeast area. While the goals of the 2004 Comprehensive Plan are still relevant Town-wide, more contemporary and area-specific strategies are outlined for Northeast Ramapo to assist in achieving the desired vision and goals. The NRDP GEIS is an amendment of the 2004 Town-wide Comprehensive Plan.

Importantly, the NRDP GEIS identified and studied several “Opportunity Areas” that are primarily the last remaining, underutilized, and largely vacant areas in Northeast Ramapo. NRDP GEIS sets forth that planned unit developments, enacted pursuant to the Section 24 of the Zoning Code, should be utilized in these Opportunity Areas to allow for greater flexibility to support future growth needs while still respecting the community character of Northeast Ramapo.

- D. As noted within the NRDP GEIS, the site formerly known as the Minisceongo Golf Course, has been identified in the NRDP GEIS as “Opportunity Area D”, which is inclusive of tax lots 33.13-2-6, 33.09-2-31 and 33.09-2-37 (the “Property”) owned by Mount Ivy LLC and Lindifrim (Pomona) LP since prior to March 1, 2021. The Property, with a street address of 110-118 Pomona Road, Pomona, New York, is bounded on the south by County Route 86 (Pomona Road), to the east by Station Rd, on the west by South Camp Hill Rd and to the north by Samuel G. Fisher Mount Ivy Environmental Park. The Property is approximately 143.6 acres and currently zoned within the RR-80 zoning district. The Town Board finds that rezoning the Property to the MP-PUD and the resulting development is consistent with the NRDP GEIS and the Town’s Zoning Code and will meet the current development needs of the Town.
- E. It is the intent of these provisions to establish the MP-PUD to provide flexible use and design regulations to facilitate the development of an integrated mixed use community. The Town of Ramapo Comprehensive Plan, including the NRDP, recognizes the importance of safe, affordable and accessible facilities and residences for the Town’s population. Section 24 of the Zoning Code specifically encourages development that incorporates multi-family residential units, townhomes, apartments, related commercial facilities and recreational amenities, including but not limited to playgrounds, parks, trails, open-space and a community clubhouse.
- F. Section 24 recognizes that, while the standard zoning functions are appropriate for the regulation of traditional neighborhoods and land uses, the proposed MP-PUD provides comprehensive planning for an integrated neighborhood providing community amenities within walking distance of its residential units.
- G. To carry out the intent of Section 24 the development shall achieve the following objectives:
  - a. Provide a varied choice in the types of environment, residential units, recreational facilities, and open space available within walking distance.
  - b. Reduce reliance on personal vehicle trips for meeting residents’ basic needs.
  - c. Enhance quality of life for the residents of the MP-PUD.
  - d. Increase opportunities for social interaction within the community.
  - e. Create a development pattern in harmony with the objectives of the Comprehensive Plan.
  - f. Create a more desirable environment for the residents of the proposed MP-PUD than would be possible through a strict application of the other Articles of this Chapter.
- H. In any instance where specific permitted uses, area or height standards, development guidelines and/or review procedures specifically set forth in this MP-PUD, as the same are specifically applicable to the District, conflict with other requirements of the Town of Ramapo Zoning Code or Subdivision Regulations, the particular provisions set forth herein shall take precedence.

### **SECTION 3: AUTHORITY**

This Local Law is enacted pursuant to the authority granted to the Town of Ramapo by the New York Municipal Home Rule Law and New York Town Law §§261-c and 280-a (4). Further, this Local Law is

determined to be an exercise of the police powers of the Town to protect the public health, safety and welfare of its residents.

**SECTION 4: AMENDMENTS TO CHAPTER 376, ARTICLE II, SECTION 20 OF THE TOWN OF RAMAPO TOWN CODE**

Chapter 376, Article II, Section 20 of the Town of Ramapo Town Code, is hereby amended to add the following zoning district:

<u>Symbol</u>	<u>Title/Description</u>
MP-PUD	Millers Pond Planned Unit Development

**SECTION 5: AMENDMENTS TO CHAPTER 376, ARTICLE II OF THE TOWN OF RAMAPO TOWN CODE**

Chapter 376, Article II of the Town of Ramapo Town Code, is hereby amended to add the following Section 25:

**§ 376-25 Millers Pond Planned Development District (MP-PUD)**

- A. **Purpose:** The Millers Pond Planned Unit Development (MP-PUD) district will permit the development of a multi-phased mixed-use residential and commercial development. The MP-PUD is consistent with Article II, Section 24 of this Chapter in that it will facilitate new residential, commercial, and mixed uses in which economies of scale or creative architectural or planning concepts may be utilized by the developer without departing from the spirit and intent of Chapter 376 of the Town of Ramapo Town Code.
- B. **The MP-PUD Parcel:** The MP-PUD Parcel shall include the approximately 143.6 acre parcel identified as tax lots 33.13-2-6, 33.09-2-31 and 33.09-2-37 with street address of 110-118 Pomona Road, Pomona, New York. A metes and bounds description of the MP-PUD Parcel have been annexed hereto as **Exhibit A** and included in this local law.
- C. **Preliminary MP-PUD Plan Approval:** In accordance with Article II, Section 24 of this Chapter, the Town Board approves and adopts Preliminary PUD For Millers Pond, prepared by Kimely Horn and dated January 5, 2024 (referred to as the “Preliminary MP-PUD Plan”). The Preliminary MP-PUD Plan shall govern all development within the MP-PUD Parcel. In the event of conflict between the approved Preliminary MP-PUD Plan and the text in this local law, the text of this local law shall control. The Preliminary MP-PUD Plan shall be filed with the Town Clerk’s Office and is incorporated into this local law as **Exhibit B**.
- D. **Phased Development and Subdivisions:** Proposed development within the MP-PUD may be approved in phases and/or subdivided, to the extent required, in accordance with the requirements of Article II, Section 24 of this Chapter, and in accordance with New York Law, and as referenced in the adopted Preliminary MP-PUD Plan. The Preliminary MP-PUD Plan contemplates the phases below, which are subject to change and ultimate review and approval by the Planning Board:

- (1) Phase 1, Buildings 1-28, 65, 67 and 69; and Village Green Park A;
- (2) Phase 2, Buildings 29-73 except 34-42 and 63; and Park B;
- (3) Phase 3, Buildings 74-95; and Park E and Park G (Cemetery);
- (4) Phase 4, Buildings 106-118; and Park F;
- (5) Phase 5a, Buildings 34-42; and Park C;
- (6) Phase 5B, Buildings 97-105 and 63; and Park D; and
- (7) Phase 6, Future Development.

E. **Effect of Subdivisions:** The approved Preliminary MP-PUD Plan shall govern building layout, road layout, density and area and bulk requirements applicable to the entire MP-PUD Parcel, as a whole. To the extent that subdivisions or lot mergers are required within the MP-PUD Parcel to facilitate any condominium or homeowner association (“HOA”) ownership, they shall be approved by the Planning Board pursuant to Zoning Code § 376-24(B)(5) and Article 9-B of New York Real Property Law. Any subdivided parcel to create separate condominium lots or homeowner association lots within the MP-PUD Parcel shall not be subject to any additional area or bulk regulations within the MP-PUD district, except as set forth on approved the MP-PUD Plan. To the extent that development within the MP-PUD Parcel is compliant with the MP-PUD Plan, any applicable internal subdivisions shall be deemed compliant for purposes of zoning and do not require any amendments or variances to the approved Preliminary MP-PUD Plan. To the extent that these MP-PUD regulations conflict with the Town's subdivision regulations, the MP-PUD regulations and this section shall control.

F. **Millers Pond Planned Development District Regulations:** The applicable permitted uses, density, area and bulk, and other development requirements of the MP-PUD district are set forth herein and in the approved Preliminary MP-PUD Plan and shall govern all development within the MP-PUD Parcel. In the event of conflict between the approved Preliminary MP-PUD Plan and the text in this section, this text shall control.

a. **Permitted Uses:**

- i. Animal Hospital or Veterinary Clinic;
- ii. Clubhouse;
- iii. Commercial Recreation;
- iv. Community Recreational Facility;
- v. Day-Care Center;
- vi. Home Occupation;
- vii. House of Worship, Community, Neighborhood or Local;
- viii. Hotel;
- ix. Mikvah, including Community Mikvah and Neighborhood Mikvah;
- x. Outdoor Recreational Facilities;
- xi. Commercial uses, including:
  1. Local Convenience Commercial; and
  2. Office, Professional and business.
- xii. Residences, including but not limited:
  1. Multifamily dwellings with apartments, garden apartments, condominiums and/or townhouses.
  2. Townhouses;
  3. Residence, one-family semi-attached;
  4. Residence, two-family semi-attached;
  5. Residence, two-family detached;
  6. Residence, three-family detached; and
  7. Residence, three-family semi-attached.

- xiii. Restaurant;
  - xiv. Any use that the Planning Board deems to be consistent with or accessory to the above during Final PUD approval.
- b. The location of non-residential and residential uses shall be consistent with the Preliminary MP-PUD Plan and approved by the Planning Board during Final MP-PUD Approval.
- c. **Area and Bulk Regulations.** The Final MP-PUD Plan, as approved by the Planning Board, shall be in accordance with the below.
  - i. **MP-PUD Lot Area:** Minimum 20 acres of contiguous land under control by a single entity pursuant common ownership pursuant to Article II, Section 24 of this Chapter.
  - ii. **Development Coverage:** The permitted development coverage (impervious surface) within the MP-PUD shall be a maximum of 40% of the gross lot area of the MP-PUD.
  - iii. **Density:** The below density requirements for the MP-PUD shall be applicable to the overall development on the MP-PUD property (inclusive of environmentally sensitive areas) and not applicable to a single phase of development. In reviewing each phase during the final PUD review, the Planning Board shall ensure that overall density limitations herein are met.
    - 1. **Maximum Residential Density:** 5 dwelling units per one (1) acre of gross lot area of the MP-PUD district less lot area devoted to non-residential uses (e.g. Village Center area). Residential density within the MP-PUD shall not exceed 637 residential housing units (including 102 apartments).
    - 2. **Maximum Non-Residential Floor Area Ratio:** 0.3 (based on the gross lot area, in the Village Center area of the MP-PUD district). Non-residential density within the MP-PUD shall not exceed 67,000 square feet floor area.
  - iv. **Building Height:**
    - 1. The building height of any mixed use or non-residential building shall not exceed 55 feet from the average elevation of the proposed finished grade along the wall of a building or side of a structure to the highest point of a flat roof or the average height between eave and ridge for a gable, hip and gambrel roof.
    - 2. The building height of any residential building shall not exceed 45 feet from the average elevation of the proposed finished grade along the wall of a building or side of a structure to the highest point of a flat roof or the average height between eave and ridge for a gable, hip and gambrel roof.

v. **Parking:** In reviewing each phase during the final PUD review, the Planning Board shall confirm whether and assure that adequate parking for all proposed uses within the MP-PUD is provided which shall be shown on the Final MP-PUD Plan. Parking shall take into consideration the intended goal of facilitating a walkable community with less reliance on the use of vehicles by applying a 20% credit to utilized base parking rates which are specified below. Available on-street parking shall be considered for compliance with the off-street parking requirements within the MP-PUD district at the discretion of the Planning Board. Notwithstanding other parking requirements in the Town Code, the following parking requirements shall be applicable for the MP-PUD district:

1. **Residential not in Mixed Use Buildings (per unit):**

- a. Townhouses: 2 spaces.
- b. Residence, one-family semi-attached: 2 spaces.
- c. Residence, two-family semi-attached: 2 spaces.
- d. Residence, two-family detached: 2 spaces.
- e. Residence, three-family detached: 2 spaces.
- f. Residence, three-family semi-attached: 2 spaces.

2. **Multifamily Residential Parking in Mixed-Use Buildings:** 1 per dwelling unit plus 1 space for every 10 units for visitor parking (spaces may be located within 300 feet of multifamily building).

3. **Hotel:** 1 space per unit + 1 space per 4 employees at max shift.

4. **Community Center/Amenity Space:** 1 space per 750 square feet.

5. **Commercial:** 1 space per 200 square feet.

6. **Combined/Shared Uses:** When a commercial or mixed-use building or area contains two or more uses having different parking requirements, the parking requirements for each use shall apply to the extent of that use. The Planning Board may reduce the total required number of parking spaces upon demonstration by the applicant that the reduced number exceeds the design hour requirement and that such reduction would not induce parking on public ways or result in hazardous conditions for vehicles and pedestrians within or proximate to the site. This reduction by the Planning Board may not exceed 33% of the normally required off-street parking amount.

7. **Electric Vehicle Parking and Charging:** A minimum of 1 Electric Vehicle (EV) charging station per 20 parking spaces will be installed in common commercial parking areas. Electric Vehicle charging station parking spaces shall count toward the total number of parking spaces required. EV ready electrical service shall be provided to private garages for tenant/owner optionality.

8. **Overflow Parking:** The Planning Board, in conjunction with site development plan approval and Final MP-PUD approval, may permit a reduction in the number of developed parking spaces where adequate

accessible reserve areas are available and designated on the plan as areas for overflow parking.

9. **Size of Spaces:** Minimum parking stall width shall be nine (9) feet, except that curbside spaces shall be eight (8) feet.

vi. **Setbacks:**

1. All buildings (exclusive of porches, decks, patios, chimneys and similar appurtenances) shall be setback a minimum of 70 feet from the MP-PUD zoning district boundary.
2. All detached buildings shall be a minimum of 20 feet apart.
3. Any accessory structure shall be no closer than 20 feet to any building and 70 feet to any MP-PUD zoning district boundary, including but not limited to:
  - a. Basketball court;
  - b. Tennis and other court sports;
  - c. Clubhouse;
  - d. Community space;
  - e. Garage;
  - f. Gym or fitness space;
  - g. Parking Area;
  - h. Parking Lot;
  - i. Swimming pool;
  - j. Pool deck;
  - k. Pool house;
  - l. Property Management and Sales Office; and/or
  - m. Storage or maintenance shed.

d. **Roadways and Sidewalks:**

- i. Site access shall be from County Route 86, Station Road, and South Camp Hill Road.
- ii. Three different streets types are proposed within the MP-PUD: Main Street, Local Street and Laneway.
- iii. Main Street – Main streets shall have a minimum paved travelway of at least 26 feet, to facilitate two-way vehicular traffic, on-street parallel parking (9-foot width) and sidewalks (5-foot width) within an up to 56-foot wide street corridor as identified on the Preliminary MP-PUD Plan. Road widths may be superseded by any governing requirements of the Fire Code of New York State.
- iv. Local Street – Local streets are intended to be secondary routes, primarily to access the residential neighborhoods. Residential driveways will connect directly to the Local Streets. Local streets shall have a minimum paved travelway of 22 feet to facilitate two-way vehicular traffic, as well as on-street parking (on

one or both sides) and 5-foot sidewalk (on one or both sides) within an up to 52-foot wide street corridor as identified on the Preliminary MP-PUD Plan. Road widths may be superseded by any governing requirements of the Fire Code of New York State.

- v. Laneways - internal drive aisles identified as Laneways are intended to be minor access routes for vehicular access to residential units. Residential driveways and garages shall connect directly to the Laneways. Laneways shall have a 23-foot wide easement, which will allow for two-way vehicular traffic on a 15-foot asphalt carriageway, with another 1.5 feet of concrete/lock stone on either side, for a total of 20-foot stabilized, paved width. No on-street parking, sidewalks or street trees shall be permitted on Laneways. Road widths may be superseded by any governing requirements of the Fire Code of New York State.
  - vi. Road Design Standards (Main Street and Local Street):
    - 1. Maximum Road Grade at Centerline or Edge of Curb: 10%
    - 2. Minimum Road Grade at Centerline or Edge of Curb: 0.5%
    - 3. Maximum Road Grade within 100 feet of Centerline Intersections: 3% (unless technically infeasible and concurrence obtained from the Town's consulting engineer on being technically infeasible).
    - 4. Minimum Cross-Slope Road Grade: 1 %
    - 5. Minimum Horizontal Centerline Curve Radius: 25 feet
    - 6. Min. Distance between Reverse Horizontal Curves: 50 feet
    - 7. Min. Distance between Centerline Intersections: 100 feet
  - vii. Drainage, conveyance, collection and discharge systems for stormwater shall be installed along roadways and parking lots. Stormwater systems shall be designed and constructed in accordance with the applicable Town and New York State Department of Conservation (NYSDEC) stormwater management standards.
  - viii. Roadways, sidewalks and pedestrian recreational paths shall be privately owned and maintained by the applicable homeowner's or condominium association.
  - ix. Sidewalks shall be a minimum width of five (5) feet.
  - x. Sidewalks are permitted to be located in the required front yard/front setback.
  - xi. Snow removal on roadways, parking areas and sidewalks shall be the responsibility of the applicable homeowner's or condominium association.
- e. **Recreation:** Onsite recreation and open space shall be provided for residents of the development as set forth on the approved Preliminary MP-PUD Plan. Notwithstanding, in the event of conflict between the approved Preliminary MP-PUD Plan and the text in this section, the text of this section shall control.
- i. Onsite recreation and open space shall be privately owned and maintained by the applicable homeowner's association.



- ii. All onsite recreation areas shall be well-defined with appropriate signage and include fencing and/or landscaping.
  - iii. A minimum of 30% of the MP-PUD district gross site area shall be open space, which shall specifically include natural greenspace areas, wetland areas, outdoor recreational areas, trails, ponds, parks, playgrounds, pools, plazas, previously existing cemetery and/or courtyards.
  - iv. The MP-PUD shall include internal recreational trail system connecting to the existing trail system, to the extent practicable.
  - v. Recreation areas open to the public shall be clearly identified with appropriate signage.
- f. **Stormwater Management:** All stormwater facilities and controls shall be in accordance with all applicable local, State and federal regulations. All stormwater management facilities shall be privately owned and maintained by the applicable homeowner's association. The Project Sponsor will enter into a Stormwater Maintenance and Access Agreement with the Town and will provide an appropriate access easement over all stormwater management facilities benefiting the Town of Ramapo. A copy of the Operation and Maintenance Manual shall be made part of the Stormwater Maintenance and Access Agreement and filed with the Town. Annual inspection and maintenance reports shall be submitted to the Town Stormwater Management Officer.
- g. **Refuse and Recycling:**
- i. All residential uses shall be provided with adequate areas for refuse and recycling.
  - ii. All commercial uses within the Village Center area of the MP-PUD shall be provided refuse collection areas. All collection areas shall be properly designed to accommodate the refuse and recycling materials produced by the anticipated uses, provide convenient access, avoid conflict with other uses on the site, and be appropriately screened within an enclosed structure.
- h. **Utilities:**
- i. All buildings shall be served by municipal water service, all municipal service lines shall be dedicated to the appropriate agency and an easement provided for maintenance, service and repair.
  - ii. All buildings shall be served by municipal sewer service, all municipal sewer lines shall be dedicated to the appropriate agency and an easement provided for maintenance, service and repair.
  - iii. All electrical utility and natural gas service lines shall be dedicated to the Orange & Rockland utility company. An easement shall be granted to the utility company for maintenance of the service, a copy of the easement will be filed with the County Clerk.
  - iv. All utilities shall be buried underground.

- v. Residential units shall be metered separately for utility services: water, sewer, gas and electric.
- vi. Commercial buildings will be metered separately.
- vii. The MP-PUD private owner, condominium association or homeowners association shall be responsible for utilities serving common areas.

**i. Landscaping:**

- i. All proposed landscaping shall be comprised of native species to the extent practical.
- ii. Landscaping as approved by the Planning Board during Final MP-PUD Plan approval pursuant to Zoning Code § 376-24 shall be maintained for the life of the MP-PUD by the homeowners association or condominium association.
- iii. A tree-lined buffer shall be either maintained (where it currently exists in wooded areas) or newly planted along the property line between the MP-PUD and all adjacent public roadways. This buffer shall be comprised of a mix of deciduous and evergreen plantings.
- iv. Street trees shall be planted as reviewed and approved by the Planning Board on the Landscape Plan during Final MP-PUD approval.
- v. Shrubs, plants and groundcover shall be planted and maintained at the MP-PUD entrances at public roads, entrances to commercial buildings and in the front yard areas of all residential buildings as reflected in the Final MP-PUD Landscape Plan.

**j. Lighting:**

- i. All lighting shall be reviewed and approved by the Planning Board during Final MP-PUD Plan approval pursuant to Zoning Code § 376-24.
- ii. Lighting shall be provided throughout the MP-PUD for the safety of visitors and residents but shall not be directed at or spillover onto adjacent streets or properties.
- iii. Lighting shall be installed on all internal, privately owned parks, parking lots, roadways and sidewalks as reviewed and approved by the Planning Board on the Lighting Plan during Final MP-PUD approval.
- iv. Lighting shall be installed on commercial structures adjacent to the entrances as reviewed and approved by the Planning Board on the Lighting Plan during Final MP-PUD approval.

**k. Signage:**

- i. Traffic signage and roadway markings shall be installed on all interior, private roadways and must comply with MUTCD standards.
- ii. All signage shall comply with requirements set by the Planning Board during Final MP-PUD Plan review by the Planning Board in accordance with Zoning Code § 376-24. To the extent there is any conflict between approved signage in the Final MP-PUD and the Town’s Zoning Code, the Final MP-PUD Plan shall govern.
- iii. Wayfinding signage shall be installed at intersections, private parks, trail systems and at entrances to commercial buildings.

**l. Maintenance:**

- i. Outdoor storage shall be prohibited on the premises after final construction is completed for all buildings.
- ii. Roadways, sidewalks, parks, ponds, recreation areas, and common areas are the maintenance responsibility of the applicable homeowners association. Conditions shall meet the NYS Property Maintenance Code and the Town of Ramapo Maintenance Code.
- iii. A stormwater facility maintenance agreement shall be entered into between the Town and the Project Sponsor prior to the construction of said facilities, in a form acceptable to the Town, ensuring the continued maintenance and operation of the stormwater facilities and related infrastructure.

**m. Additional Development Standards:**

- i. Development shall include a safe and convenient system of driveways, service access roads and walkways, which shall be ADA compliant and adequately lit in a manner that directs lighting away from adjacent streets or properties.
- ii. All buildings and structures shall comply with the applicable New York State Building Code and/or New York State Fire Code as determined by the relevant Town agency.
- iii. Commercial buildings shall be fully alarmed, with connections to a central alarm system, sprinklered and an access key shall be kept on-site in a “knox box” for fire response.

**G. Open Development Area:** The Town Board hereby declares that the MP-PUD District will also be an Open Development Area in accordance with New York Town Law § 280-a allowing for building permits to be granted for structures that do not have frontage on a Town, County or State roadway so long as such structures are shown on the approved final MP-PUD plan/site development plan. The MP-PUD District contemplates that there will be numerous structures that comprise the facilities on common parcels of land to be controlled by the homeowners or condominium associations.

H. **Final Plan/PUD Site Development Plan Approval:** Review of any Final Plan/PUD Site Development Plan for the MP-PUD development shall be in accordance with provisions of Section 376-24 (B)(4) of the Town Zoning Code.

I. **Homeowners Association:**

- a. Development of the MP-PUD shall provide for and establish a master homeowners association for the maintenance, preservation and ownership of the common areas, including private streets, driveways, service and parking areas, parks, trails and recreational areas. Separate individual condominiums will be created to exist within and be subjected to the master homeowners association.
- b. The applicant shall set forth the terms and requirements of ownership and maintenance of the common areas in a Declaration of Covenants and Restrictions and By-Laws to be recorded in the County Clerk's Office. In addition, the individual condominium offering plans for each separate condominium located within the MP-PUD, which condominiums will be subject to the governing documents of the master homeowners association, will contain the terms and requirements of ownership and maintenance of the common elements of each individual condominium and the common areas of the master homeowners association. The offering plans for each separate condominium regime shall be submitted to the Town when the same are submitted for review and acceptance for filing to the New York State Office of the Attorney General ("AG"). Final copies of the offering plans, once accepted for filing by the AG, will also be provided to the Town.

**SECTION 6: AMENDMENTS TO ZONING MAP**

The official Zoning Map of the Town of Ramapo, duly established by Chapter 376, Article II, Section 21 of the Town of Ramapo Town Code, is hereby amended to establish on the Zoning Map the Millers Pond Planned Development District on the property identified in **Exhibit C** of this local law entitled, "NYSDEC Wetlands Wetland Delineation Map", prepared by Atzl, Nasher & Zigler, P.C., dated January 29, 2016 and last revised September 4, 2018, which is a survey of the MP-PUD Parcel and referred to herein and labeled as the "MP-PUD Zoning District" and reflects the metes and bounds description for the MP-PUD Parcel, annexed hereto as **Exhibit A** and incorporated into this local law.

**SECTION 7: SEVERABILITY**

If any word, clause, sentence, paragraph, section or part of this local law or the application thereof shall be adjudged by any court of competent jurisdiction to be unconstitutional, illegal or invalid, such judgment shall not affect, impair or invalidate the remainder of this local law or the application thereof and shall be limited to the part directly involved in the controversy and adjudged invalid. The Town Board hereby declares that it would have enacted this local law or the remainder thereof if the invalidity of such provision or application had been apparent.

**SECTION 8: EFFECTIVE DATE**

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with the New York State Municipal Home Rule Law.

Dated: Suffern, New York,  
March 19, 2024

SHARON OSHEROVITZ  
Town Clerk

# EXHIBIT A

**Exhibit A**  
**Metes & Bounds Description**

PARCEL I (TAX LOTS 6 AND 37):

ALL that certain tract or parcel of land, situated, lying and being in the Town of Ramapo, County of Rockland, State of New York, more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Pomona Road, said point being the westerly end of the curve connecting the westerly side of Station Road a/k/a Pomona Station Road with the northerly side of Pomona Road; and

RUNNING THENCE;

1. Westerly along the northerly side of Pomona Road, the following four (4) courses and distances:
  - a. North 73 degrees 45' 50" West, 102.09 feet; thence
  - b. North 72 degrees 52' 50" West, 561.53 feet; thence
  - c. North 73 degrees 05' 50" West, 597.83 feet, thence
  - d. North 68 degrees 04' 34" West, 385.08 feet to the easterly end of the curve connecting the easterly side of Camp Hill Road with the northerly side of Pomona Road; thence
2. Northwesterly, northerly and northwesterly on a curve to the right having a radius of 50.00 feet, the arc length of 74.59 feet to the northerly end of the curve connecting the easterly side of Camp Hill Road with the northerly side of Pomona Road; thence
3. Northeasterly, northerly and northwesterly along the easterly northeasterly and northerly side of Camp Hill Road, the following eight (8) courses and distances:
  - a. North 17 degrees 24' 09" East, 128.98 feet; thence
  - b. North 22 degrees 24' 39" East, 165.68 feet; thence
  - c. North 42 degrees 48' 09" East, 66.97 feet to a point of curvature, thence:
  - d. On a curve to the left having a radius of 228.66 feet, the arc length of 165.09 feet, thence;
  - e. North 01 degrees 26' 09" East, 131.82 feet; thence;

- f. North 01 degrees 47' 51" West, 147.94 feet to a point of curvature, thence;
  - g. On a curve to the left having a radius of 143.25 feet, the arc length of 167.59 feet, thence;
  - h. North 68 degrees 49' 43" West, 69.86 feet to the northeasterly corner of lands now or formerly of the Board of Sewer Commissioners, Rockland County Sewer District No. 1 as acquired in Liber 115 of Land Records at Page 2932, thence;
4. Northeasterly and northwesterly along the easterly and northerly lines of said lands now or formerly of the Board of Sewer Commissioners, Rockland County Sewer District No. 1, the following three (3) courses and distances:
- a. North 15 degrees 25' 21" East, 42.85 feet, thence;
  - b. North 09 degrees 43' 52" East, 72.30 feet, thence;
  - c. North 68 degrees 49' 43" West, 58.57 feet to a point in the easterly line of lands now or formerly of Balandria, thence;
5. North 20 degrees 55' 09" East along the easterly line of said lands now or formerly of Balandria 615.50 feet to the northeasterly corner of said lands Balandria, thence;
6. North 66 degrees 11' 52" West, along the northerly line of said lands now or formerly of Balandria, 100.00 feet to the southeasterly corner of those lands conveyed by Pomona Fields, Inc. to the County of Rockland in Liber 592 of Land Records, Page 700 (parcel I therein), thence;
7. Northeasterly, northwesterly and northeasterly along the easterly and southeasterly lines of said lands conveyed by Pomona Fields, Inc. to the County of Rockland in Liber 592 of Land Records, Page 700 (Parcel I herein) the following three (3) courses and distances:
- a. North 23 degrees 48' 08" East, 185.41 feet, thence;
  - b. North 04 degrees 32' 15" West, 839.34 feet, thence;
  - c. North 54 degrees 25' 08" East, 60.08 feet to the southwesterly corner of those Lands conveyed by the County of Rockland to Pomona Fields, Inc. in Liber 592 of Land Records, Page 725 (first parcel therein described), thence;
8. Northeasterly, southeasterly, northeasterly, southwesterly and southeasterly along the northwesterly, northerly, northwesterly, northerly, northeasterly, northerly, and easterly line of those lands conveyed by the County of Rockland to Pomona Fields, Inc. in Liber 592 of Land Records, Page 725 (first parcel therein described) the following nine (9) courses and distances:
- a. North 54 degrees 25' 08" East, 210.00 feet, thence;
  - b. South 73 degrees 55' 15" East, 100.00 feet, thence;



- c. South 41 degrees 09' 30" East, 101.30 feet, thence;
  - d. North 80 degrees 33' 25" East, 127.23 feet, thence;
  - e. North 49 degrees 08' 35" East, 246.77 feet, thence;
  - f. South 70 degrees 28' 24" East, 303.09 feet, thence;
  - g. South 29 degrees 23' 46" East, 240.00 feet, thence;
  - h. South 73 degrees 55' 15" East, 300.00 feet, thence;
  - i. South 16 degrees 04' 45" West, 185.00 feet to the southeasterly corner of said lands conveyed by the county of Rockland to Pomona Fields, Inc. in Liber 592 of Land Records, Page 700 (Parcel II), thence;
9. Southwesterly and southeasterly along the westerly, southerly and westerly lines of said parcel of land conveyed by Pomona Fields, Inc. to the County of Rockland in Liber 592 Land Records, Page 700 (Parcel II), the following six (6) courses and distances:
- a. South 16 degrees 04' 45" West, 125.00 feet, thence;
  - b. South 73 degrees 55' 15" East, 245.11 feet, thence;
  - c. South 46 degrees 37' 19" East, 211.92 feet, thence;
  - d. South 89 degrees 56' 20" East, 555.27 feet, thence;
  - e. South 49 degrees 30' 08" East, 152.07 feet, thence;
  - f. South 06 degrees 35' 56" West, 620.57 feet to a point in the westerly right of way of lands formerly of the New Jersey and New York Railroad Company, thence;
10. South 19 degrees 45' 51" West, along the westerly right of way of said lands formerly of New Jersey and New York Railroad Company, 1440.44 feet to the northerly side of station Road a/k/a Pomona Station Road, thence;
11. Northwesterly, westerly and southwesterly along the northerly, northwesterly and westerly sides of Station Road a/k/a Pomona Station Road, the following three (3) courses and distances:
- a. North 81 degrees 41' 11" West, 89.38 feet to a point of curvature, thence;
  - b. On a curve to the left having a radius of 90.94 feet, the arc length of 126.27 feet, thence;
  - c. South 18 degrees 45' 10" West, 456.90 feet to the northerly end of the curve Connecting the northerly side of Pomona Road with the westerly side of Pomona Station Road, thence;

12. Southwesterly, westerly and northwesterly on a curve to the right having a radius of 25.00 feet, the arc length of 38.17 feet to the westerly end of the curve connecting the northerly side of Pomona Road with the westerly side of Pomona Station Road and the point or place of BEGINNIG.

PARCEL II TAX LOT 31

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Ramapo, County of Rockland and State of New York and being parts of Parcel No. 3 and Parcel No. 2 on a certain map entitled "Survey of Property to be conveyed to the Rockland County Park Commission, Town of Ramapo, County of Rockland, New York" and filed in the County Clerks Office on August 23rd, 1966 in Map Book 72 at Page 8 as Map No. 3486 and those parts or portions of the aforesaid parcels when taken together are more particularly bounded and described as follows:

BEGINNING at the northwesterly corner of Parcel No. 3 filed map No. 3486 being a point in the southerly line of lands now or formerly of Bais Yaakov Chofetz Chaim of Pomona (Tax L 33.09 2-25), being the northeasterly corner of lands now or formerly of Pizzano (Tax L 33.09 2-25), and;

RUNNING THENCE:

1. South 69 degrees 42' 00" East, along the southerly line of lands now or formerly of Bais Yaakov Chofetz Chaim of Pomona (Tax L 33.09 2-25), the distances of 317.14 feet to the southeasterly corner of said lands.\
2. North 42 degrees 27' 40" East, along the southerly line of said lands now or formerly of Bais Yaakov Chofetz Chaim of Pomona (Tax L 33.09 2-25), the distance of 120.00 feet thence;
3. Easterly, southerly and westerly through the lands formerly of the County of Rockland, the following six (6) courses and distances:
  - a. South 76 degrees 48' 43" East, 307.70 feet, thence;
  - b. South 44 degrees 03' 23" East, 361.82 feet, thence;
  - c. South 54 degrees 25' 08" West, 250.00 feet, thence;
  - d. North 73 degrees 55' 15" West, 179.25 feet, thence;
  - e. North 45 degrees 39' 12" West, 213.83 feet, thence;
  - f. South 59 degrees 44' 50" West, 317.89 feet to the northeasterly corner of lands now or formerly of O'Brien (Tax Lot 33.13-2-1), thence;

4. North 74 degrees 02' 42" West, along the northerly line of said lands now or formerly of O'Brien (Tax Lot 33.13-2-1) and lands now or formerly of Plaisted the distances of 243.01 feet to the southeasterly corner of lands now or formerly of Starr, thence;

5. North 15 degrees 18' 05" East, along the easterly line of lands now or formerly of Starr (Tax Lot 33.09-2-27) and lands now or formerly of Pizzano the distance of 405.82 feet to a point in the southerly line of lands now or formerly of Bais Yaakov Chofetz Chaim of Pomona (Tax Lot 33.09-2-25) being the northeasterly corner of said lands now or formerly of Pizzano, being the northwesterly corner of Parcel No. 3 on Filed Map No. 3486 and the point or place of BEGINNING.

Together with that certain easement as hereinafter defined as to use situate, lying and being in the Town of Ramapo, County of Rockland and State of New York and being more particularly bounded and described as follows:

BEGINNING at a point in the southerly line of lands of the County of Rockland as acquired in Liber 837 of Deeds at Page 868 (parcel No. 2 on Filed map No. 3486) being a point in the northerly line of lands of Pomona Fields, Inc. as acquired in Liber 484 of Land Records at Page 1975, said point being distant westerly (as measured along the aforesaid common boundary line) 2,563.55 feet as measured along a course of North 73 degrees 55' 15" West from a point in the westerly right of way of the New Jersey and New York Railroad Company, and RUNNING THENCE;

1. South 54 degrees 25' 08" West, 60.08 feet, thence;
2. South 04 degrees 32' 15" East, 150.00 feet, thence;
3. North 34 degrees 36' 56" West, 426.04 feet, thence;
4. South 73 degrees 55' 15" East, 179.25 feet, thence;
5. North 54 degrees 25' 08" East, 250.00 feet, thence;
6. South 83 degrees 37' 05" East, 552.58 feet, thence;
7. South 49 degrees 08' 35" West, 246.77 feet, thence;
8. South 80 degrees 33' 25" West, 127.23 feet, thence;
9. North 41 degrees 09' 30" West, 101.30 feet, thence;
10. North 73 degrees 55' 15" West, 100.00 feet, thence;
11. South 54 degrees 25' 08" West, 210.00 feet to the point or place of BEGINNING.

TOGETHER WITH an easement for ingress and egress across the hereinabove described Easement.

TOGETHER WITH that certain construction and maintenance easement situate, lying and being the Town of Ramapo, County of Rockland and State of New York and being more particularly bounded and described as follows:

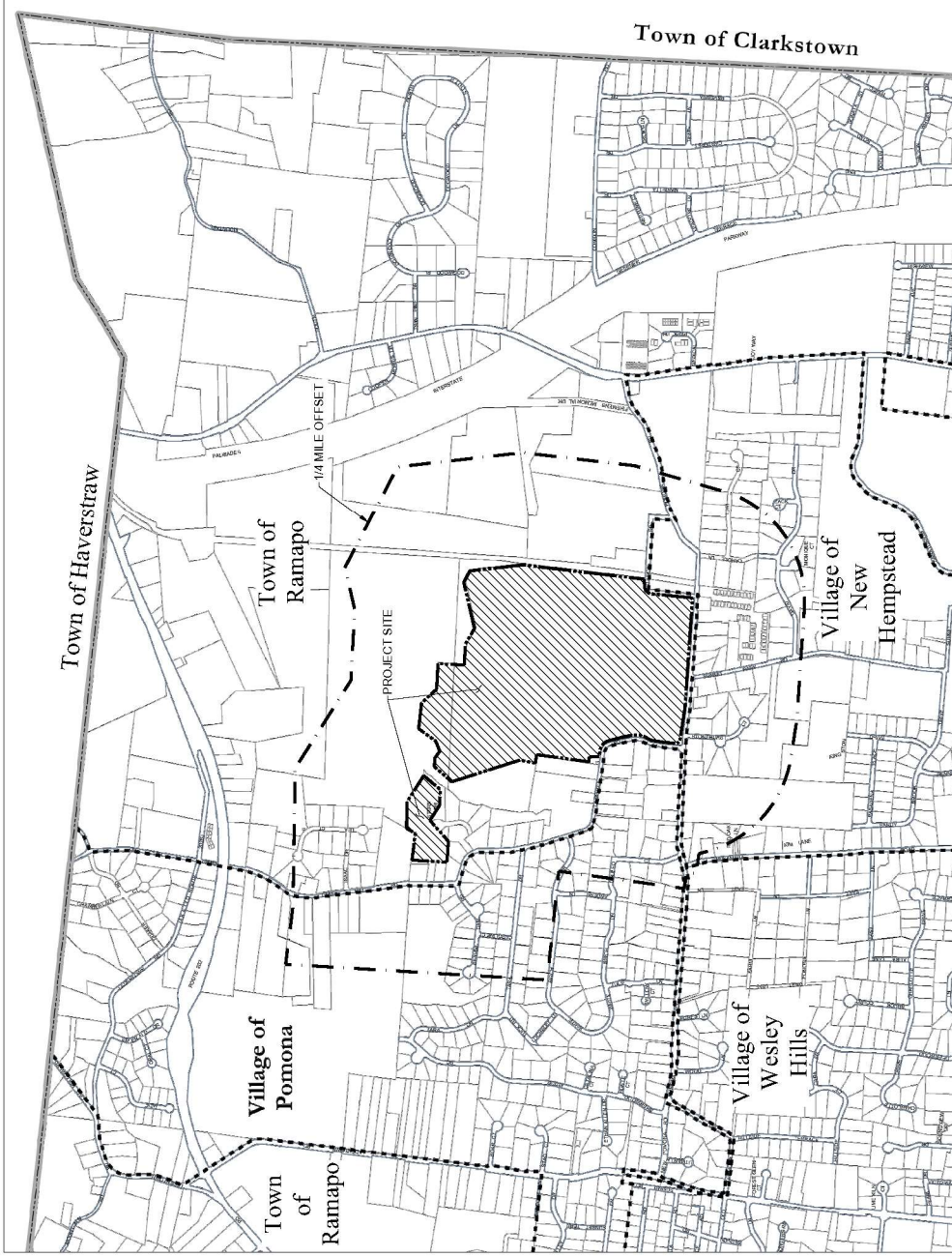
BEGINNING at a point on the easterly side of Camp Hill Road, said point being the southerly most corner of lands now or formerly of O'Brien; and

RUNNING THENCE:

1. North 61 degrees 48' 28" East, along the southeasterly line of said lands now or formerly of O'Brien(Tax Map 4 Plot 33.13-2-1) 176.58 feet; thence
2. North 17 degrees 19' 30" East, along the easterly line of said lands now or formerly of O'Brien (Tax Map 4 Plot 33.13-2-1) 121.96 feet to the northeasterly corner of said lands now or formerly of O'Brien; thence
3. North 59 degrees 44' 50" East, through the lands of the County of Rockland and along the southeasterly line of the lands conveyed by the County of Rockland to Pomona Fields, Inc. in Liber 592 and Land Records, Page 725 9second Parcel herein described) 74.12 feet; Thence
4. South 17 degrees 19' 30" West, through the lands of the County of Rockland 232.81 feet; thence
5. South 61 degrees 48' 28" West, still through the lands of the County of Rockland and along the northwesterly line of lands now or formerly of Berkley (Tax Map 4 Plot 33.13-2-3) 183.71 feet to the easterly side of Camp Hill Road; thence
6. Northerly along the easterly side of Camp Hill Road on a curve to the left having a radius of 237.88 feet, the arc length of 76.30 feet to the southerly most corner of lands now or formerly of O'Brien (Tax Lot 33.13-2-1) and the point or place of BEGINNING

# EXHIBIT B

**PRELIMINARY PUD PLAN  
FOR  
MILLERS POND  
110-118 POMONA ROAD  
TOWN OF RAMAPO, NY 10970  
JANUARY 5<sup>th</sup>, 2024**



- UTILITY & GOVERNING AGENCIES**
- ENGINEERING DEPARTMENT  
18 PIONEER AVENUE  
RAMAPO, NY 10970  
TEL: #9527 8971  
CONTACT: MICHAEL SANDOZSKI, P.E.
  - SANITARY SERVICES  
RAMAPO COUNTY SEWER DISTRICT #1  
100 WASHINGTON AVENUE  
RAMAPO, NY 10970  
TEL: #9527 8971  
CONTACT: JOSEPH LAFANDIA
  - SEWERAGE AND REGULATION UTILITIES  
30 WEST ROUTE 29  
RAMAPO, NY 10970  
TEL: #9527 8971
  - RAMAPO AIRPORT  
TOWN OF RAMAPO/HIGHWAY DEPARTMENT  
100 WASHINGTON AVENUE  
RAMAPO, NY 10970  
TEL: #9527 8971  
CONTACT: FRANK MCCOY
  - MILK PROCESSING PLANT  
100 WASHINGTON AVENUE  
RAMAPO, NY 10970  
TEL: #9527 8971  
CONTACT: FRANK MCCOY
  - ENVIRONMENTAL HEALTH  
30 SANITARY ROAD, BUILDING 17  
RAMAPO, NY 10970  
TEL: #9527 8971  
CONTACT: TUSHELLO
- PROJECT TEAM**
- ARCHITECT  
MOUNTAIN ENGINEERS, P.C.  
181 CHASE AVENUE, SUITE 201  
LARKSPRING, NY 10970  
TEL: #9527 8971  
CONTACT: RICHARD MANDERBAUM
  - CONSULTING ENGINEER  
MOUNTAIN ENGINEERS, P.C.  
181 CHASE AVENUE, SUITE 201  
LARKSPRING, NY 10970  
TEL: #9527 8971  
CONTACT: RICHARD MANDERBAUM
  - SOIL ENGINEER  
MOUNTAIN ENGINEERS, P.C.  
181 CHASE AVENUE, SUITE 201  
LARKSPRING, NY 10970  
TEL: #9527 8971  
CONTACT: RICHARD MANDERBAUM
  - LANDSCAPE ARCHITECT  
MOUNTAIN ENGINEERS, P.C.  
181 CHASE AVENUE, SUITE 201  
LARKSPRING, NY 10970  
TEL: #9527 8971  
CONTACT: RICHARD MANDERBAUM
  - PLANNING  
MOUNTAIN ENGINEERS, P.C.  
181 CHASE AVENUE, SUITE 201  
LARKSPRING, NY 10970  
TEL: #9527 8971  
CONTACT: RICHARD MANDERBAUM
  - ENGINEERING  
MOUNTAIN ENGINEERS, P.C.  
181 CHASE AVENUE, SUITE 201  
LARKSPRING, NY 10970  
TEL: #9527 8971  
CONTACT: RICHARD MANDERBAUM
  - CONTRACTOR  
MOUNTAIN ENGINEERS, P.C.  
181 CHASE AVENUE, SUITE 201  
LARKSPRING, NY 10970  
TEL: #9527 8971  
CONTACT: RICHARD MANDERBAUM

- STANDARD SITE DEVELOPMENT PLAN NOTES**
1. THE PROJECT SITE SLOTS IN SECTION 2 AS SHOWN ON THE TOWN OF RAMAPO TAX MAP 33.13 AND LOTS 2, 3 IN SECTION 2 AS SHOWN ON THE TOWN OF RAMAPO TAX MAP 33.20
  2. AREA OF TRACT: 18.5 ACRES
  3. PROPOSED ZONE: FLEXIBLE OVERLAY PLANNED UNIT DEVELOPMENT (FOPUD)
  4. PROPOSED OWNER: MOUNTAIN ENGINEERS, P.C.  
181 CHASE AVENUE, SUITE 201  
LARKSPRING, NY 10970
  5. APPLICANT: MOUNTAIN ENGINEERS, P.C.  
181 CHASE AVENUE, SUITE 201  
LARKSPRING, NY 10970  
TEL: #9527 8971  
CONTACT: RICHARD MANDERBAUM
  6. FIRE DISTRICT: EAST RAMAPO CENTRAL SCHOOL DISTRICT
  7. WATER SUPPLY BY: VEOLIA WATER COMPANY
  8. SEWER DISTRICT: RAMAPO COUNTY SEWER DISTRICT #1
  9. DATUM: LOCAL COORDINATE SYSTEM

**AREA MAP**  
Source: ROCKLAND COUNTY GIS

SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
C-1.0	SURVEY
C-1.1	EXISTING CONDITIONS
C-2.0	PRELIMINARY PUD PHASING PLAN
C-2.1	PRELIMINARY PUD SITE PLAN
C-3.0	PRELIMINARY GRADING PLAN
C-4.0	PRELIMINARY LANDSCAPE PLAN
C-4.1	PRELIMINARY LANDSCAPE DETAILS
C-5.0	PRELIMINARY UTILITY PLAN
C-6.0	PRELIMINARY DRAINAGE PLAN
C-7.0	PEDESTRIAN FACILITIES PLAN

NO. 1000	DATE	REVISIONS
10/2023	10/2023	1. REVISED PER GRANT OF LOCAL LAW
9/2023	9/2023	2. REVISED PER TOWN CONC COMMENTS
8/2023	8/2023	3. REVISED PER TOWN CONC COMMENTS
7/2023	7/2023	4. REVISED PER TOWN CONC COMMENTS
6/2023	6/2023	5. REVISED PER TOWN CONC COMMENTS

**NOT FOR CONSTRUCTION**

**Kimley-Horn**  
of New York, P.C.  
100 WEST END AVE, SUITE 500  
RAMAPO, NY 10970  
PHONE: 914-933-2000  
WWW.KIMLEY-HORN.COM

**MOUNTAIN ENGINEERS, P.C.**

**MOUNTAIN ENGINEERS, P.C.**

**John J. Chang**  
P.E., License No. 100044  
181 CHASE AVENUE, SUITE 201  
LARKSPRING, NY 10970  
TEL: #9527 8971  
CONTACT: RICHARD MANDERBAUM

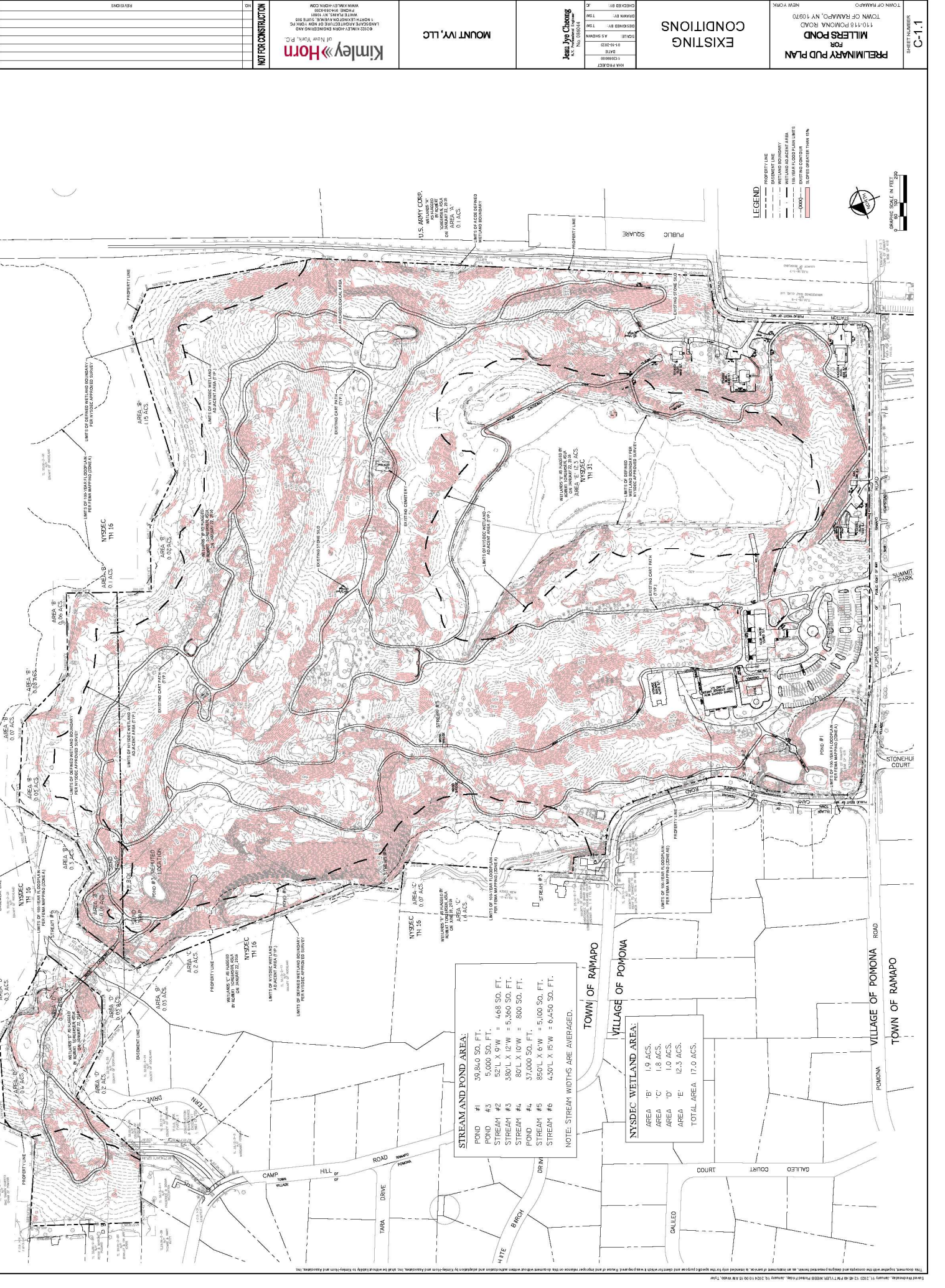
**COVER SHEET**

**PRELIMINARY PUD PLAN  
FOR  
MILLERS POND  
110-118 POMONA ROAD  
TOWN OF RAMAPO, NY 10970**

SHEET NUMBER  
**C-0.0**

This document, together with the contents and designs prepared hereon, is an instrument of service, as mentioned in Article 13, Section 13-100 of the Town of Ramapo Local Law 30-2023. It is intended to be used in accordance with the provisions of the said Local Law. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. No warranty is made by the engineer for the use of the plans for any purpose other than that intended.





**STREAM AND POND AREA:**

POND #1	30,840 SQ. FT.
POND #5	5,000 SQ. FT.
STREAM #2	35' L X 9' W = 468 SQ. FT.
STREAM #3	380' L X 12' W = 5,360 SQ. FT.
STREAM #4	800' L X 10' W = 8,000 SQ. FT.
POND #4	37,000 SQ. FT.
STREAM #5	850' L X 6' W = 5,100 SQ. FT.
STREAM #6	430' L X 15' W = 6,450 SQ. FT.

NOTE: STREAM WIDTHS ARE AVERAGED.

**NYSDEC WETLAND AREA:**

AREA 'B'	1.9 ACS.
AREA 'C'	1.8 ACS.
AREA 'D'	1.0 ACS.
AREA 'E'	12.3 ACS.
TOTAL AREA	17.0 ACS.

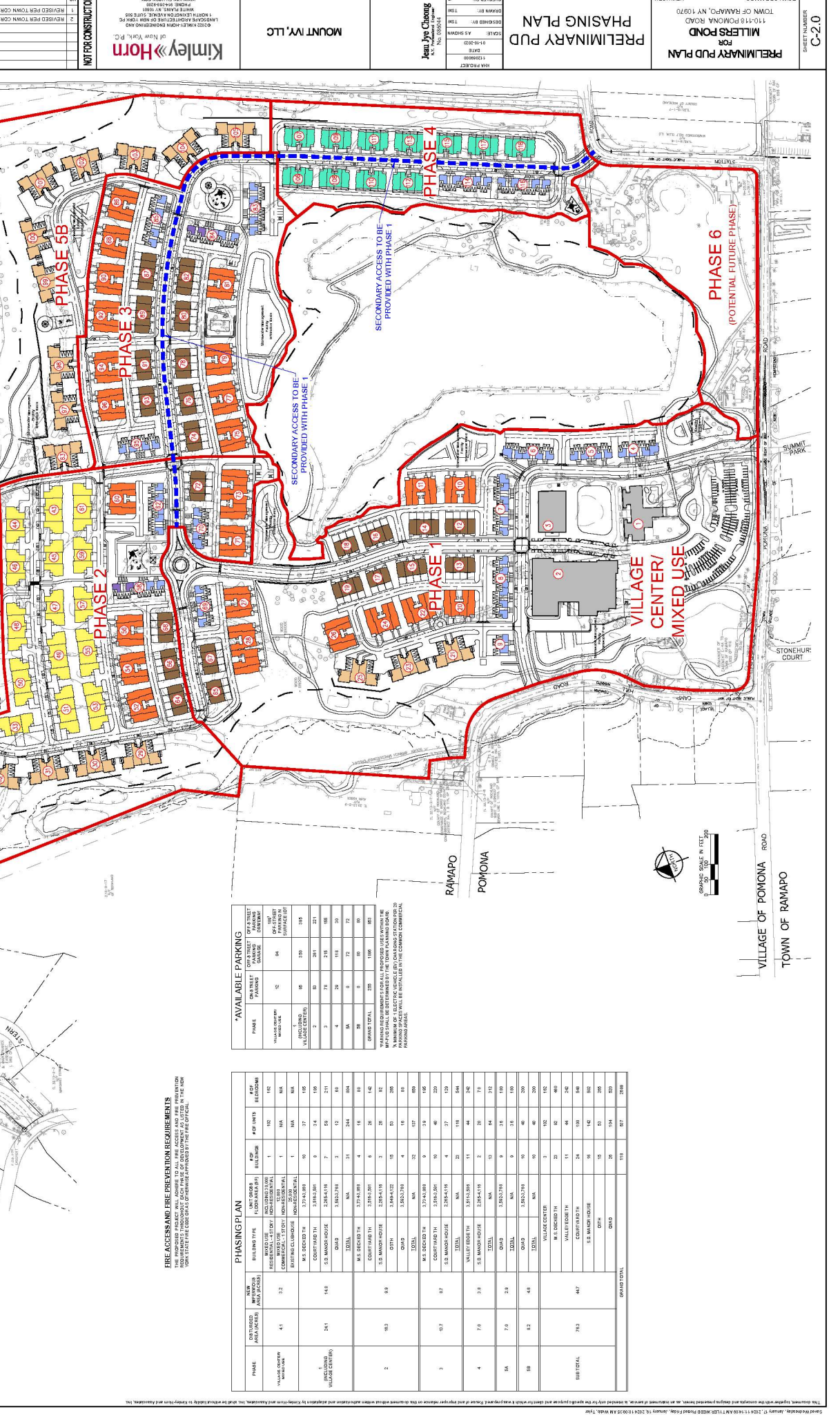
**LEGEND**

- PROPERTY LINE
- BASEMENT LINE
- WETLAND BOUNDARY
- 100 YEAR FLOOD HAZARD LIMITS
- EXISTING CONTOUR
- SLOPES GREATER THAN 5%

**GRAPHIC SCALE IN FEET**

0 10 20 30 40 50





**\*AVAILABLE PARKING**

PHASE	STANDARD PARKING SPACES	DEVELOPER PROVIDED PARKING SPACES	OFF-STREET PARKING SPACES
1	15	84	100
2	15	281	100
3	15	281	100
4	15	281	100
5A	15	281	100
5B	15	281	100
6	15	281	100
<b>GRAND TOTAL</b>	<b>90</b>	<b>1126</b>	<b>600</b>

WARNING: REQUIREMENTS FOR ALL PROPOSED USES WITHIN THE PHASE SHALL BE DETERMINED BY THE TOWN PLANNING BOARD. PARKING SPACES SHALL BE RETAINED IN THE COMMON COMMERCIAL PARKING AREAS.

**PHASING PLAN**

PHASE	NEW BUILDINGS (SQUARE FEET)	BUILDING TYPE	FLOOR AREA (S.F.)	# OF BUILDINGS	# OF UNITS	NET REVENUE
1	4.1	RESIDENTIAL	100,000	1	100	100
		COMMERCIAL	50,000	1	N/A	N/A
		OFFICE	50,000	1	N/A	N/A
		ENTERTAINMENT	50,000	1	N/A	N/A
2	24.1	MIXED USE	2,000,000	10	37	100
		COMMERCIAL	1,000,000	5	18	50
		OFFICE	1,000,000	5	18	50
		ENTERTAINMENT	1,000,000	5	18	50
3	19.0	MIXED USE	2,000,000	10	37	100
		COMMERCIAL	1,000,000	5	18	50
		OFFICE	1,000,000	5	18	50
		ENTERTAINMENT	1,000,000	5	18	50
4	7.0	MIXED USE	2,000,000	10	37	100
		COMMERCIAL	1,000,000	5	18	50
		OFFICE	1,000,000	5	18	50
		ENTERTAINMENT	1,000,000	5	18	50
5A	7.0	MIXED USE	2,000,000	10	37	100
		COMMERCIAL	1,000,000	5	18	50
		OFFICE	1,000,000	5	18	50
		ENTERTAINMENT	1,000,000	5	18	50
5B	8.2	MIXED USE	2,000,000	10	37	100
		COMMERCIAL	1,000,000	5	18	50
		OFFICE	1,000,000	5	18	50
		ENTERTAINMENT	1,000,000	5	18	50
6	79.3	MIXED USE	2,000,000	10	37	100
		COMMERCIAL	1,000,000	5	18	50
		OFFICE	1,000,000	5	18	50
		ENTERTAINMENT	1,000,000	5	18	50
<b>GRAND TOTAL</b>				<b>119</b>	<b>837</b>	<b>2500</b>

**FIRE ACCESS AND FIRE PREVENTION REQUIREMENTS**  
 THE PHASING PLAN AND PHASES 1-6 ALL HAVE ACCESS AND FIRE PREVENTION REQUIREMENTS. THE PHASING PLAN AND PHASES 1-6 ALL HAVE ACCESS AND FIRE PREVENTION REQUIREMENTS. THE PHASING PLAN AND PHASES 1-6 ALL HAVE ACCESS AND FIRE PREVENTION REQUIREMENTS.

**VILLAGE CENTER/ MIXED USE**



NO.	REVISIONS	DATE
1	REVISED PER TOWN COM COMMENTS	01/22/21
2		
3		
4		
5		
6		
7		
8		
9		
10		



**LEGEND**

- PROPERTY LINE
- PERMITTER BUFFER
- WETLAND BOUNDARY
- WETLAND INTERIOR
- WETLAND ADJACENCY
- LIMITS OF DISTURBANCE
- PROPOSED CONTOUR
- EXISTING CONTOUR

**NOTE**  
ANY WELLS OF RETENTION STORAGE TANKS ENCOUNTERED DURING CONSTRUCTION SHALL BE DISCOMMISSIONED PER ALL LOCAL AND STATE REGULATIONS.

GRAPHIC SCALE IN FEET  
0 50 100 150 200

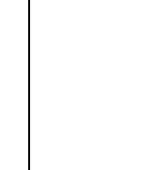
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WWW.KIMLEY-HORN.COM  
 400 NORTH LINCOLN AVENUE, SUITE 805  
 NEW YORK, NY 10017  
 KIMLEY-HORN ENGINEERING AND ARCHITECTURE  
**Kimley-Horn**

PRELIMINARY PUD PLAN FOR MILLERS POND  
 TOWN OF FAALAPO  
 11018 PONOIA ROAD  
 SCALE: AS SHOWN  
 DATE: 05-10-2017  
 CHECKED BY: [ ]  
 DRAWN BY: [ ]  
 DESIGNER: [ ]  
 PROJECT NO: 000044  
**Joan Joo Cheong**  
 P.E., Landscape Architect  
 No. 000614

**PRELIMINARY LANDSCAPE PLAN**

NOT FOR CONSTRUCTION



- LEGEND**
- VILLAGE GREEN: 0.7 ac
  - PARK: 0.4 ac
  - PARK: 1.0 ac
  - PARK: 0.4 ac
  - PARK: 0.7 ac
  - PARK: 0.3 ac
  - CEMETERY: 0.3 ac
  - POOL TERRACE: 0.3 ac
  - PROJECT ENTRY FEATURE: (Symbol)
  - NEIGHBORHOOD PARK: (Symbol)
  - STORMWATER BASIN (PERIMETER FENCE AS PER REGULATION): (Symbol)
  - PROPOSED EVERGREEN SCREEN: (Symbol)
  - PROPOSED TRAILS: (Symbol)
  - OPEN WATER: (Symbol)
  - EXISTING WOODS TO REMAIN: (Symbol)

**PLANT SCHEDULE**

SHADE TREES:  
 ACER RUBRUM / RED MAPLE  
 CARPINUS BETULUS / EUROPEAN HORNBEEAM  
 CARYA OVATA / SHAGBARK HICKORY  
 FAGUS GRANDIFOLIA / AMERICAN BEECH  
 GINKGO BILOBA / CHINESE COLODENDRUM  
 NYSSA SYLVATICA / SOUR GUM  
 PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE  
 QUERCUS ALBA / WHITE OAK  
 QUERCUS BICOLOR / SWAMP WHITE OAK  
 QUERCUS PALUSTRIS / PIN OAK  
 QUERCUS RUBRA / RED OAK  
 TILIA AMERICANA / AMERICAN LINDEN  
 TILIA CORDATA / LITTLELEAF LINDEN

EVERGREEN TREES:  
 ABIES CONCOLOR / WHITE FIR  
 PICEA ABIES / NORWAY SPRUCE  
 PICEA PLUNGENS / COLORADO SPRUCE  
 PSEUDOTSUGA MENZIESII / DOUGLAS FIR

**NOTES:**

1. 7-ACRE PARK (NEIGHBORHOOD PARK C) TO CONTAIN MEADOWS, LAWNS AND PASSIVE RECREATION.

2. PERIMETER BUFFER TO REMAIN NATURAL MEADOWS AND WOODS.

3. 1.5-AC BUFFER AREAS (TYPE A), NO NEW DISTURBANCES. MAINTAIN EXISTING WOODED AREAS, ALLOW GOLF FAIRWAYS TO REVERT TO OLD FIELD/MEADOW.

4. NEIGHBORHOOD PARK D.

5. 0.7-AC WETLAND BUFFERS (TYPE B) - NO DISTURBANCE (RIPARIAN). MAINTAIN EXISTING WOODLANDS, ALLOW GOLF FAIRWAYS TO REVERT TO OLD FIELD/MEADOW.

6. MAINTAIN EXISTING WOODLANDS OUTSIDE RESIDENTIAL DEVELOPMENT ALLOW GOLF FAIRWAYS TO REVERT TO OLD FIELD/MEADOW.

7. SITE PERIMETER BUFFER POND AND WOODS TO REMAIN NATURAL.

8. SEE DETAIL SHEET FOR TYPICAL RESIDENTIAL UNIT PLANTINGS.

9. SUPPLEMENT WITH EVERGREEN SCREENING.

10. NEIGHBORHOOD PARK (F) TO INCLUDE SEATING AREAS AND PLAYGROUND.

11. EXISTING CEMETERY (G) TO REMAIN IN EXISTING CONDITION WITH ENHANCED LANDSCAPED EDGES.

12. STREET TREES AND LANDSCAPE PROPOSED ALONG NEW STREETS.

13. SUPPLEMENT EXISTING VEGETATION WITH EVERGREEN SCREENING IN PERIMETER BUFFER.

14. VILLAGE GREEN TO BE DETAIL WITH ACTIVE AND PASSIVE LANDSCAPE FEATURES.

15. ENHANCED ENTRY FEATURE.

16. NEIGHBORHOOD PARK (F).

17. PERIMETER BUFFER (TYPE H) TO REMAIN IN EXISTING CONDITION.

18. CONNECT TRAIL TO OFFSITE COUNTY TRAIL.

19. MAINTAIN EXISTING WOODED AREAS ALONG MINUSCOPONG CREEK.

20. PLANT NATURALISTIC MEADOWS ALONG WATER COURSE.

21. MAINTAIN PEDESTRIAN BRIDGES OVER INTERMITTENT WATER COURSE.

22. SEE DETAIL SHEET FOR TYPICAL RESIDENTIAL UNIT PLANTINGS.

23. ENHANCED ENTRY FEATURE.

24. SUPPLEMENT EXISTING VEGETATION WITH EVERGREEN SCREENING.

25. MAINTAIN ENHANCE PERIMETER BUFFER LANDSCAPE ALONG PONOIA ROAD.

26. ALL EXISTING POND AND LANDSCAPE AT SITE FRONTAGE.

27. NEW OUTDOOR POOL, AMENITY AREA.

28. LOW OUTDOOR POOL, AMENITY AREA.

7-ACRE PARK (NEIGHBORHOOD PARK C) TO CONTAIN MEADOWS, LAWNS AND PASSIVE RECREATION.  
 PERIMETER BUFFER TO REMAIN NATURAL MEADOWS AND WOODS.  
 1.5-AC BUFFER AREAS (TYPE A), NO NEW DISTURBANCES. MAINTAIN EXISTING WOODED AREAS, ALLOW GOLF FAIRWAYS TO REVERT TO OLD FIELD/MEADOW.  
 NEIGHBORHOOD PARK D.  
 0.7-AC WETLAND BUFFERS (TYPE B) - NO DISTURBANCE (RIPARIAN). MAINTAIN EXISTING WOODLANDS, ALLOW GOLF FAIRWAYS TO REVERT TO OLD FIELD/MEADOW.  
 MAINTAIN EXISTING WOODLANDS OUTSIDE RESIDENTIAL DEVELOPMENT ALLOW GOLF FAIRWAYS TO REVERT TO OLD FIELD/MEADOW.  
 SITE PERIMETER BUFFER POND AND WOODS TO REMAIN NATURAL.  
 SEE DETAIL SHEET FOR TYPICAL RESIDENTIAL UNIT PLANTINGS.  
 SUPPLEMENT WITH EVERGREEN SCREENING.  
 NEIGHBORHOOD PARK (F) TO INCLUDE SEATING AREAS AND PLAYGROUND.  
 EXISTING CEMETERY (G) TO REMAIN IN EXISTING CONDITION WITH ENHANCED LANDSCAPED EDGES.  
 STREET TREES AND LANDSCAPE PROPOSED ALONG NEW STREETS.  
 SUPPLEMENT EXISTING VEGETATION WITH EVERGREEN SCREENING IN PERIMETER BUFFER.  
 VILLAGE GREEN TO BE DETAIL WITH ACTIVE AND PASSIVE LANDSCAPE FEATURES.  
 ENHANCED ENTRY FEATURE.  
 NEIGHBORHOOD PARK (F).  
 PERIMETER BUFFER (TYPE H) TO REMAIN IN EXISTING CONDITION.  
 CONNECT TRAIL TO OFFSITE COUNTY TRAIL.  
 MAINTAIN EXISTING WOODED AREAS ALONG MINUSCOPONG CREEK.  
 PLANT NATURALISTIC MEADOWS ALONG WATER COURSE.  
 MAINTAIN PEDESTRIAN BRIDGES OVER INTERMITTENT WATER COURSE.  
 SEE DETAIL SHEET FOR TYPICAL RESIDENTIAL UNIT PLANTINGS.  
 ENHANCED ENTRY FEATURE.  
 SUPPLEMENT EXISTING VEGETATION WITH EVERGREEN SCREENING.  
 MAINTAIN ENHANCE PERIMETER BUFFER LANDSCAPE ALONG PONOIA ROAD.  
 ALL EXISTING POND AND LANDSCAPE AT SITE FRONTAGE.  
 NEW OUTDOOR POOL, AMENITY AREA.  
 LOW OUTDOOR POOL, AMENITY AREA.  
 PERIMETER BUFFER (TYPE H) TO REMAIN IN EXISTING CONDITION.  
 CONNECT TRAIL TO OFFSITE COUNTY TRAIL.

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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**NOT FOR CONSTRUCTION**

**Kimley-Horn**  
of New York, P.C.  
1000 MARKET STREET, SUITE 500  
PHILADELPHIA, PA 19106  
TEL: 215-382-1000  
WWW.KIMLEY-HORN.COM

**MOUNT NY, LLC**

**Yan Jyn Cheong**  
Landscape Architect  
No. 100044

**PRELIMINARY PUD PLAN FOR MILLERS POND TOWN OF RAMAPO, NY 10970**

**PRELIMINARY LANDSCAPE DETAILS**

**NEW YORK**

**MAIN STREET DECKED TOWN HOME**  
SCALE: 1"=30'

**VALLEY EDGE DECKED TOWN HOME**  
SCALE: 1"=30'

**STACKED DECK MANOR HOUSE**  
SCALE: 1"=30'

**COURTYARD TOWN HOME**  
SCALE: 1"=30'

**QUAD TOWN HOME**  
SCALE: 1"=30'

**ON STREET TOWN HOME**  
SCALE: 1"=30'

**GRAPHIC SCALE: 1" = 10'**

**NO. 1**

**NO. 2**

**NO. 3**

**NO. 4**

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**NO. 97**

**NO. 98**

**NO. 99**

**NO. 100**





PEDESTRIAN  
FACILITIES PLAN

JEAN YVES CHOQUET  
P.E. 100044  
SCALE: AS SHOWN  
DATE: 04-10-2022  
PROJECT: 13080000

MOUNT IV, LLC

Kimley-Horn  
of New York, P.C.  
4322 MILLER-HORN ENGINEERING AND  
CONSULTANTS, INC.  
1 NORTH AVENUE, SUITE 505  
NEW YORK, NY 10017  
WWW.KIMLEY-HORN.COM

NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS
1	04/10/2022	REVISED PER TOWN CONC COMMENTS
2	04/10/2022	REVISED PER TOWN CONC COMMENTS
3	04/10/2022	REVISED PER O&M GENERAL COMMENTS

GRAPHIC SCALE IN FEET  
0 50 100

LEGEND

- PROPERTY LINE
- PERMITS BUFFER
- WETLAND BOUNDARY
- WETLAND BUFFER
- 100 YEAR FLOOD PLAIN LIMITS
- EXISTING POND
- PROPOSED SUBGRADE
- EXISTING TRAILWAY TO EBMAN
- PROPOSED TRAILWAY
- PROPOSED STREET CROSSING



This document, together with the contents and designs presented herein, as an instrument of service, is intended only for the specific project and client for which it was prepared. It is not to be used for any other project or purpose without the express written authorization and approval of Kimley-Horn and Associates, Inc. which shall be held liable to the extent of its professional liability.



# EXHIBIT C

MP-PUD

MP-PUD

MP-PUD Zoning District

**LEGEND**

- ◆ 66-06 ZONING DISTRICT
- ◆ 66-08 ZONING DISTRICT
- ◆ 66-10 ZONING DISTRICT
- ◆ 66-12 ZONING DISTRICT
- ◆ 66-14 ZONING DISTRICT
- ◆ 66-16 ZONING DISTRICT
- ◆ 66-18 ZONING DISTRICT
- ◆ 66-20 ZONING DISTRICT
- ◆ 66-22 ZONING DISTRICT
- ◆ 66-24 ZONING DISTRICT
- ◆ 66-26 ZONING DISTRICT
- ◆ 66-28 ZONING DISTRICT
- ◆ 66-30 ZONING DISTRICT
- ◆ 66-32 ZONING DISTRICT
- ◆ 66-34 ZONING DISTRICT
- ◆ 66-36 ZONING DISTRICT
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- ◆ 66-94 ZONING DISTRICT
- ◆ 66-96 ZONING DISTRICT
- ◆ 66-98 ZONING DISTRICT
- ◆ 66-100 ZONING DISTRICT

**RECEIVED**  
MAY 8 2021  
PLANNING DEPARTMENT  
CITY OF RAMAPO, NEW YORK

**TOTAL LABEL**  
TOTAL LABEL: 17.0 ACS

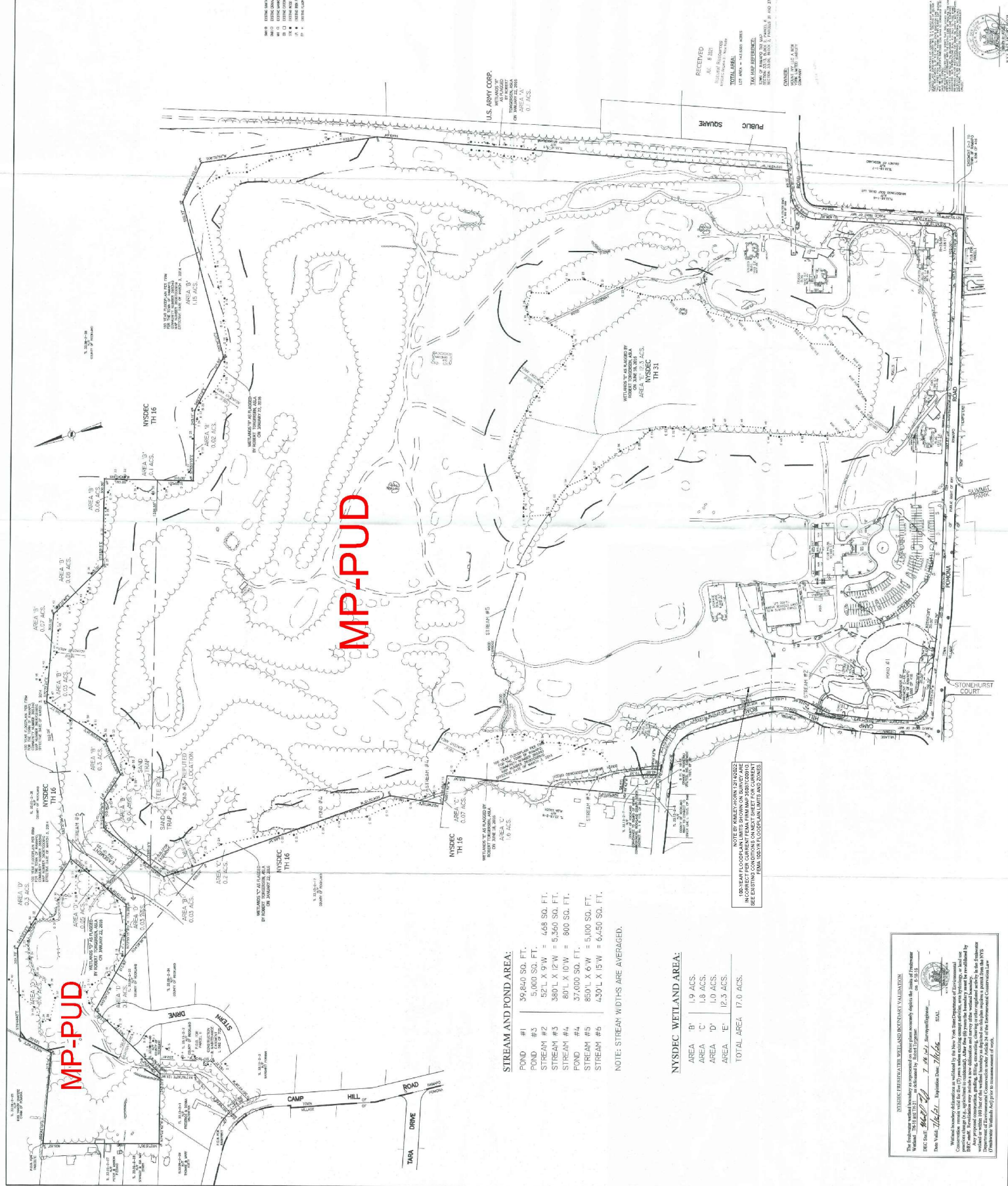
**DATE:** 05/11/2021  
**BY:** J. NASSER & S. ZOLP  
**PROJECT:** 2021-0017

**PREPARED BY:**  
J. NASSER & S. ZOLP  
INCORPORATED  
284 North Main Street  
Rockland County, NY 10952  
Tel: (845) 834-3858  
Fax: (845) 834-3554

**CLIENT:**  
MOUNT IVY LLC &  
LINDFRUM LIMITED  
PARTNERSHIP

**TOWN OF RAMAPO**  
ROCKLAND COUNTY, NEW YORK

**PROJECT NO.:** 2021-0017  
**DATE:** 05/11/2021  
**SCALE:** AS SHOWN  
**SHEET NO.:** 1



**STREAM AND POND AREA:**

STREAM #1	39,840 SQ. FT.
STREAM #2	5,000 SQ. FT.
STREAM #3	52'L X 9'W = 468 SQ. FT.
STREAM #4	380'L X 12'W = 5,360 SQ. FT.
STREAM #5	80'L X 10'W = 800 SQ. FT.
POND #1	37,000 SQ. FT.
POND #2	850'L X 6'W = 5,100 SQ. FT.
POND #3	430'L X 15'W = 6,450 SQ. FT.

NOTE: STREAM WIDTHS ARE AVERAGED.

**NYSDEC WETLAND AREA:**

AREA 'B'	1.9 ACS.
AREA 'C'	1.8 ACS.
AREA 'D'	1.0 ACS.
AREA 'E'	12.3 ACS.
TOTAL AREA	17.0 ACS.

NOTE: THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE DATA AND INFORMATION PROVIDED HEREON.

FOR PLAN RECORDS TO BE RECORDED IN CORRECT PER CURRENT PLANNING AND ZONING DEPARTMENT PROCEDURES. SEE CURRENT ZONING REGULATIONS, MAPS AND ORDINANCES.

**NYSDEC PERMIT FOR WETLANDS DEMONSTRATION VALUATION**

This form must be submitted with the application for a permit for the proposed project to the NYSDEC Regional Office. A separate application must be submitted to the NYSDEC for each project. The permit is valid for 180 days from the date of approval. The permit is valid for 180 days from the date of approval. The permit is valid for 180 days from the date of approval.

DEC Staff: *[Signature]*  
Date: 05/11/2021  
Project No.: 2021-0017

Applicant: *[Signature]*  
Date: 05/11/2021  
Project No.: 2021-0017