

MEMORANDUM

DATE: July 5, 2001

TO: Orangetown Comprehensive Plan Committee

FROM: Saccardi & Schiff, Inc.

RE: Draft Land Use Plan

The preliminary Land Use Plan for the Town of Orangetown Comprehensive Plan is comprised of broad categories intended to guide future land use and development throughout the Town. The Land Use Plan will also provide a basis for recommended zoning map changes. This memorandum provides basic information for each of the twelve proposed land use categories, which are based on existing land uses and anticipated land use trends within the Town.

The plan includes three categories of residential development, three categories of open space development and preservation, four categories of commercial development, an industrial/office category, and a public/quasi-public category. Each of the categories is outlined below:

Residential

The **Very Low Density Residential** land use category would encompass the most environmentally sensitive segments of Orangetown, including the eastern portion of Town, adjacent to and within the Clausland Mountain park areas and the Hackensack Riverway area. The hamlet of Palisades would also be made up almost entirely of this land use. Minimum lot sizes in the area would be 1 to 2 acres, however, clustering would be encouraged to preserve open space. Possible regulations of development of steep slopes, along ridge lines or within wetlands would also be utilized. The existing R-40 and R-80 Zoning Districts are included within this land use category.

Low Density Residential is the predominant land use currently found throughout the Town; generally, there are large areas of this low density residential use in each of the hamlets, with the exception of the hamlet of Palisades. With minimum lot sizes of 15,000 to 22,000 square feet, it is anticipated that this land use will continue to

hold the largest amount of land in Town in the future. Low density residential has been, and will continue to be, the type and intensity of development that characterizes most of Orangetown, with new housing developed mostly on an in-fill basis. The R15 and R22 districts are within this category.

Medium Density Residential is less prevalent than low density residential, and concentrated mainly in or near the Town's defined hamlet centers. Pearl River would have the largest area of medium density residential, encompassing areas within the environs of the downtown area. There would be smaller areas in Orangeburg and Sparkill. Residential development in this category would have a minimum lot size of 10,000 square feet. The RG and Multifamily Zoning Districts fall under this category. New regulations for senior housing would be suggested for this land use category, possibly with incentives for affordable units.

Open Space and Open Space/Development

The **Public Park/Open Space** category would be found throughout the Town, at the location of every existing and proposed public park and open space. The largest amount of public open space is concentrated in the eastern part of Town, at the State and County park areas. These areas are very large, and are used by not only the entire Town, but by surrounding communities and visitors as well. The public park areas in the rest of Town are both large and small; they are vital to the smaller neighborhoods and the community as a whole, offering both active and passive recreation.

Private Recreation/Open Space would be found throughout Town, at the Hackensack Riverway (including Blue Hill Golf Course and Manhattan Woods Golf Course), and areas in Blauvelt, Orangeburg, Sparkill, and Tappan. This category would be less prevalent than the open space categories, which provide public park space that can be enjoyed by the entire Town.

The **Planned Development/Open Space Area** category would be found sparingly throughout Town. This land use category would be designed to accommodate a yet-to-be determined level of development, along with preservation of significant open space areas on the same parcel. Permitted uses, along with open space, might include senior housing, low density office, or research and development-type uses that benefit from an open space or campus-like environment. The Rockland Psychiatric Center property would be one example of an area that would be appropriate for such an approach. Other areas that could benefit from this approach are the Route 303/PIP Hub, Kaufmann Campgrounds, the former Mercedes site, the

Masonic home site, the Army surplus land and adjacent land, and the IBM site. The Town's implementation of this planned development category and its subsequent PUD type zoning guidelines would be a useful tool in preserving open space while still encouraging development, possibly with incentives for specified types of development.

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Commercial

The **Downtown Area** category is made up of only one area in Orangetown: downtown Pearl River. This is because of the amenities that Pearl River possesses to make it most like a downtown: access to rail, small shops, walkability, and a mix of residential types. Along with other efforts to upgrade the area, it is anticipated that with this designation and the mixed use land use guidelines that accompany it, downtown Pearl River would thrive, and economic development and redevelopment would occur. The existing CS zoning in Pearl River could be broadened to encourage additional development in this locale.

Hamlet Centers would be located in Blauvelt, Sparkill, and Tappan. The areas within this designation are smaller than the downtown designation mentioned above, and are meant to be different from a downtown, in that they will not attract large numbers of visitors for a variety of purposes (like a downtown might), but would have some amenities that would attract those in close proximity. The exception to this is Tappan, which has historical value, and therefore attracts a number of visitors. These hamlet centers would encompass CS districts.

The **Commercial/Mixed-Use Area** category would be found along certain designated portions of Route 303 in Blauvelt, Orangeburg, and Tappan, in addition to two areas in Pearl River along North Middletown Road and along the eastern portion of Central Avenue. This designation would replace or amend existing CS and CC zoning controls with new regulations designed to limit strip commercial development by permitting a mix of development options, including multifamily housing, retail, and service. Additional lot and bulk regulations would be included, responding to the location of these areas along major roadways.

The **Other Commercial** category would encompass other existing commercial properties in Orangetown, many of which are along Route 303. The plan would discourage expansion within or around these areas in an attempt to concentrate commercial uses in other designated centers and districts.

Other

Light Industrial/Warehouse/Office/Related would be distributed throughout the Town in relatively large blocks; many of these areas are currently designated in this way, and are anticipated to remain so. The Town's various office and industrial parks (including Rockland Corporate Park, Blue Hill Plaza, Bradley

Corporate Park and Wyeth Ayerst) and sections along Route 303 make up this category, which includes the LI, LO, and LIO districts.

The **Public/Quasi-Public** designation includes schools, colleges and universities, and other categories. This designation is dispersed throughout the Town.