

# Northeast Ramapo Strategic Plan (2019)

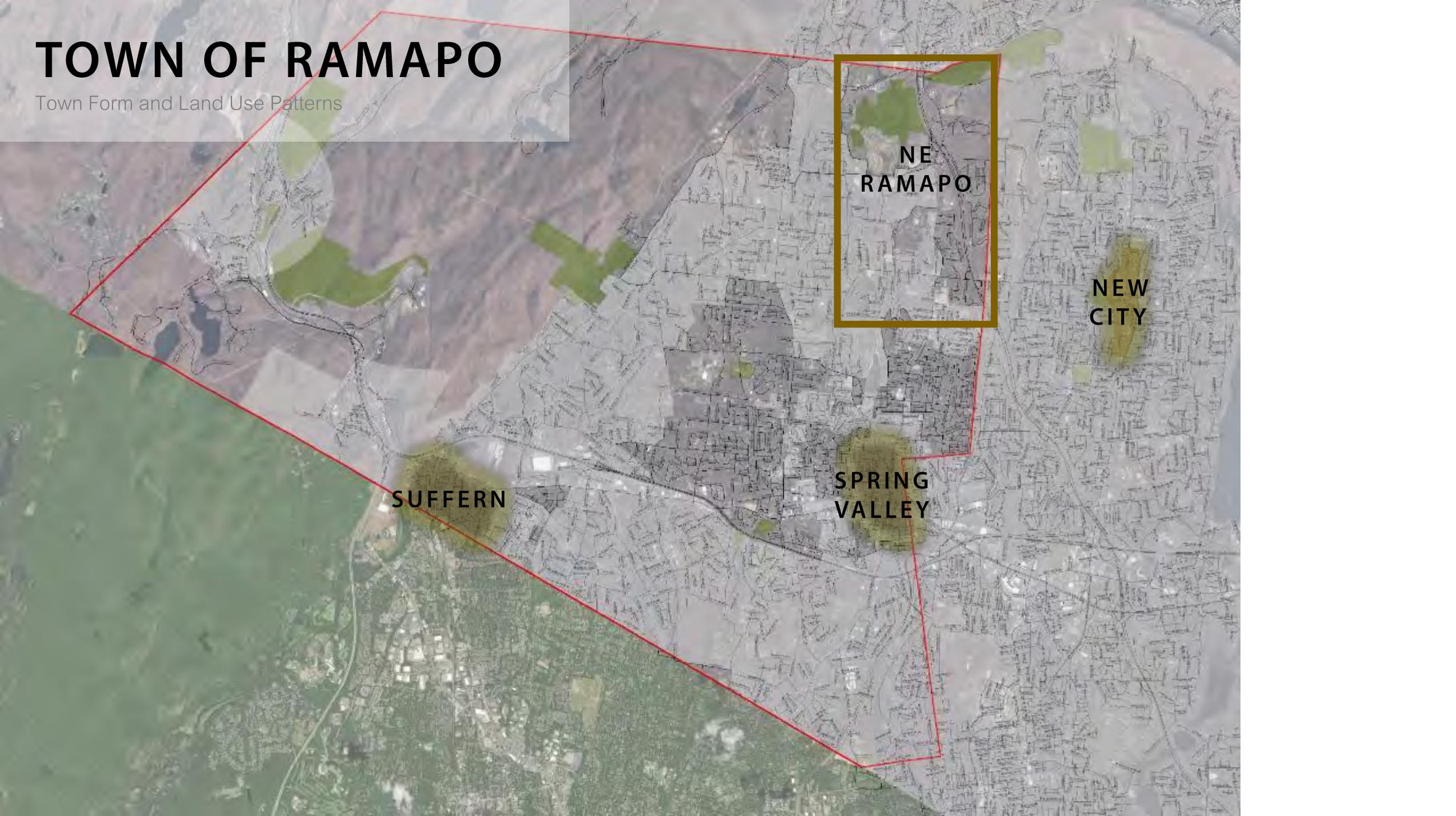


**Welcome!**

Laberge Group: Planning  
Dover, Kohl & Partners: Design

# TOWN OF RAMAPO

Town Form and Land Use Patterns



NE  
RAMAPO

NEW  
CITY

SUFFERN

SPRING  
VALLEY

# PROJECT TIMELINE



**PRESENTATION  
OF THE  
PLAN & CODE**

**EARLY 2019**

**APPROVAL  
PROCESS  
SPRING 2019**

**CHARRETTE  
WEEK**

**NOV 27 - 30**

**DRAFTING  
THE PLAN &  
CODE**

**PLAN  
REVISIONS**

**PLAN  
ADOPTED**

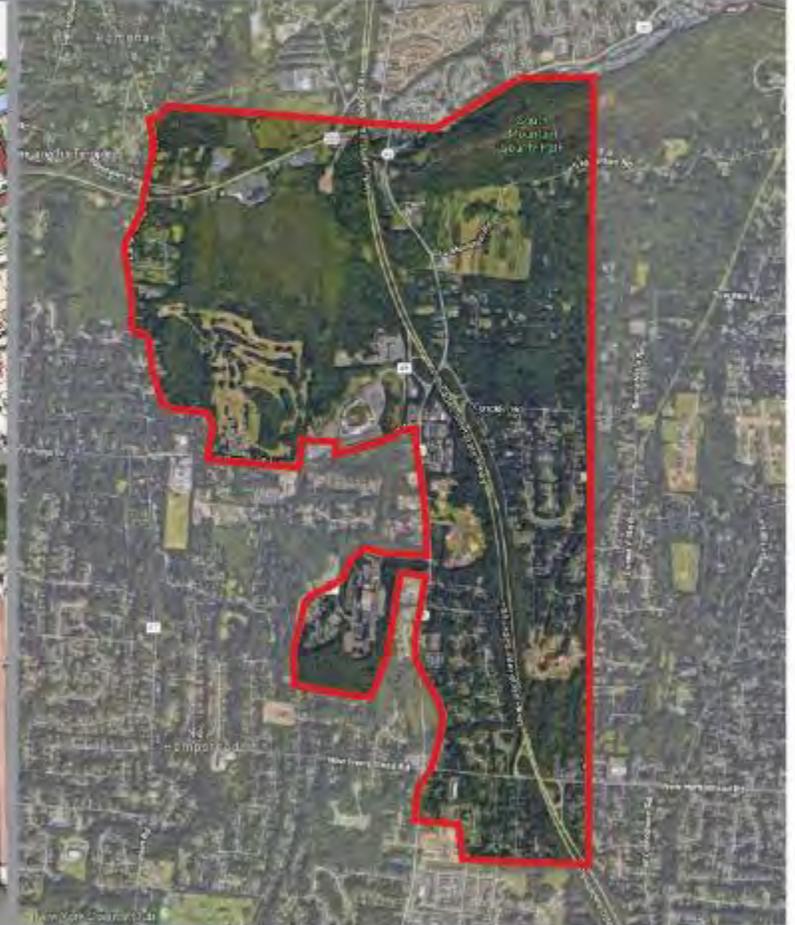
**STEERING COMMITTEE  
PRESENTATION**



# NORTHEAST RAMAPO STRATEGIC PLAN

**SAVE THE  
DATES!**

Public Design Charrette | November 27 - 30, 2018  
Work-in-Progress Presentation



**HELP PLAN THE FUTURE OF YOUR COMMUNITY**



# 11.27.18: TUESDAY: 50+ PEOPLE



**11.28.18: OPEN STUDIO: 155+ PEOPLE**



**OPEN STUDIO: 155+ PEOPLE**



# MEETINGS



# MEETINGS



# MEETINGS

TOWN STAFF AND OFFICIALS

VILLAGE STAFF AND OFFICIALS

PUBLIC TRANSIT PROVIDERS

EDUCATORS

SCHOOL SUPERINTENDENTS

BUS PROVIDERS

BIKE ADVOCATES

INFRASTRUCTURE PROVIDERS

LAND OWNERS

RELIGIOUS INSTITUTIONS

RENTERS

DEVELOPERS

RECREATION DEPARTMENTS

STEERING COMMITTEE (TWICE)

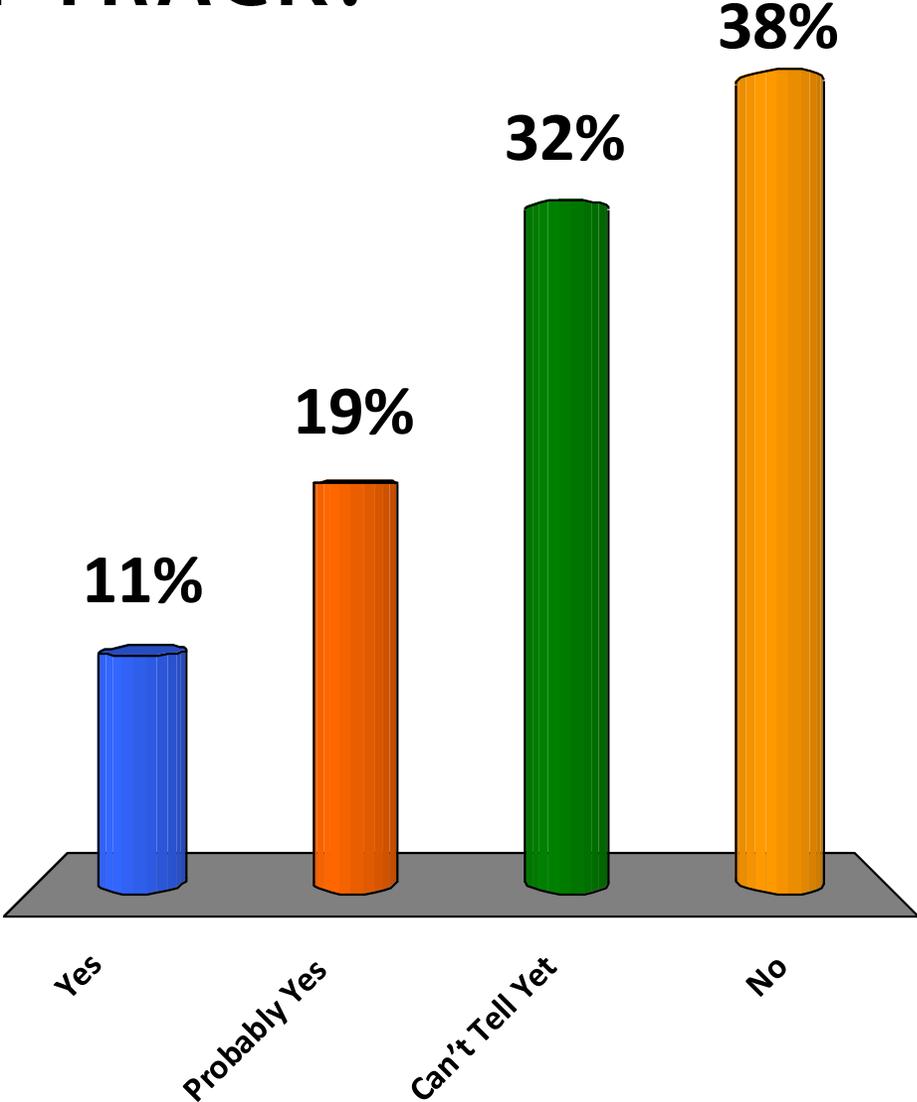
TRAIL HIKERS

LOCAL CHURCHES



# DO YOU THINK THE **DRAFT** IDEAS PRESENTED TONIGHT ARE ON THE RIGHT TRACK?

- 1. Yes
- 2. Probably Yes
- 3. Can't Tell Yet
- 4. No



# WHAT WE HEARD



# INTRO TO EXERCISES

## One Word Card

**ONE WORD** that comes to mind  
about **Northeast Ramapo:**

NOW: \_\_\_\_\_

IN THE FUTURE:

\_\_\_\_\_

*(in my vision)*

# One word about Northeast Ramapo NOW



# One word about Northeast Ramapo In the Future



# BIG 5 IDEAS

---

- **Preserve and protect natural lands**

Promote environmental sustainability. Lands bought for protection should be protected. Protect the aquifer (water quality and quantity). Mitigation fees for parks & preservation. Wellhead protection. Protect endangered species. Electric recharge stations. New waterbody buffers. Large-lot zoning on sensitive areas (like aquifer lenses).

- **Improve traffic circulation (or, at least, don't make it worse)**

Enhance the auto-mobility of the commuting network. Investigate Express Buses (Monsey to New Square to 202). Traffic calming and road narrowing. Don't repeat the mistakes of Monsey. Consider emergency response times in all development decisions. Complete the streets. Widen 45, 59 & 306 with boulevards. Turn lanes at major intersections.

- **Create local Main Street centers that add jobs & "rateables"**

Build only on select locations away from residential. Increase the town's tax base (the "rateables") to ease property tax burden. New development should create full communities in which people don't need to drive everywhere.

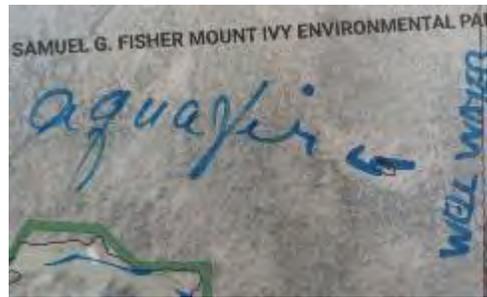
- **Affordable and complete new neighborhoods for everyone**

Build well. New development should create complete communities. Add missing housing types that can accommodate the senior population with dignity. Sidewalks, street trees at key locations. Bike and walk trails. Update the development

# PRESERVE AND PROTECT NATURAL LANDS

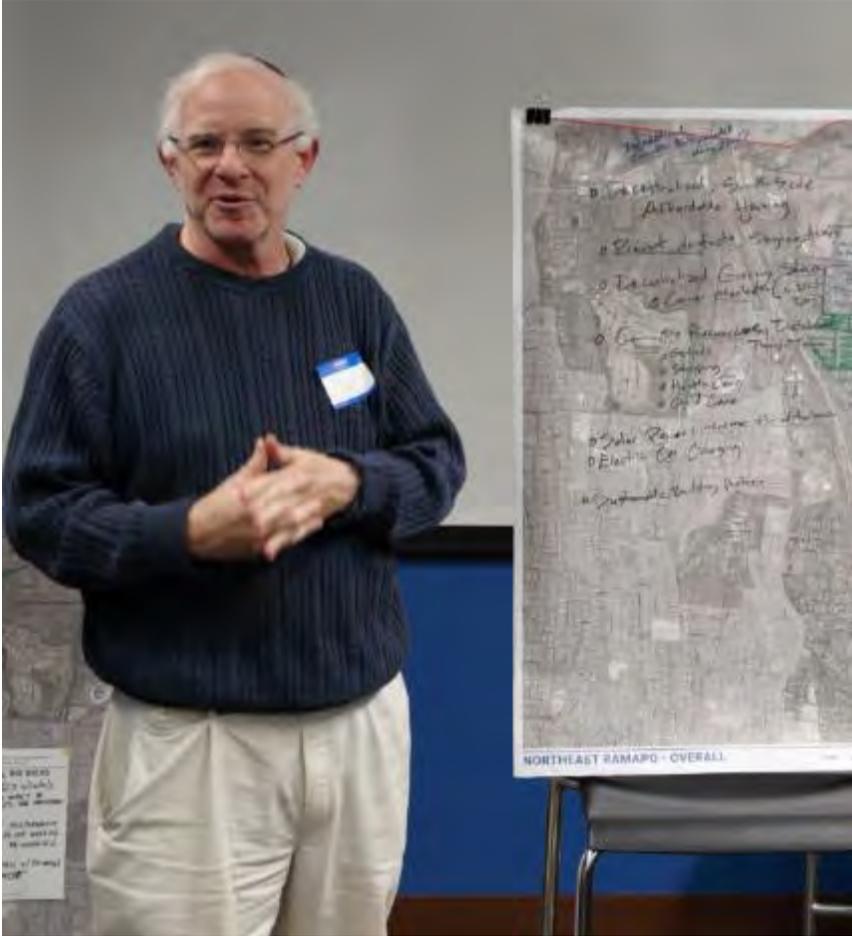
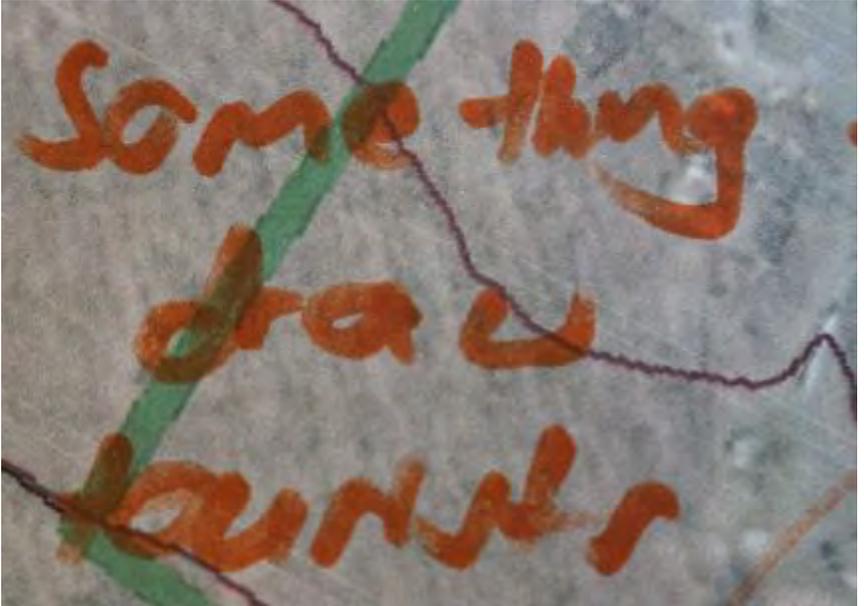
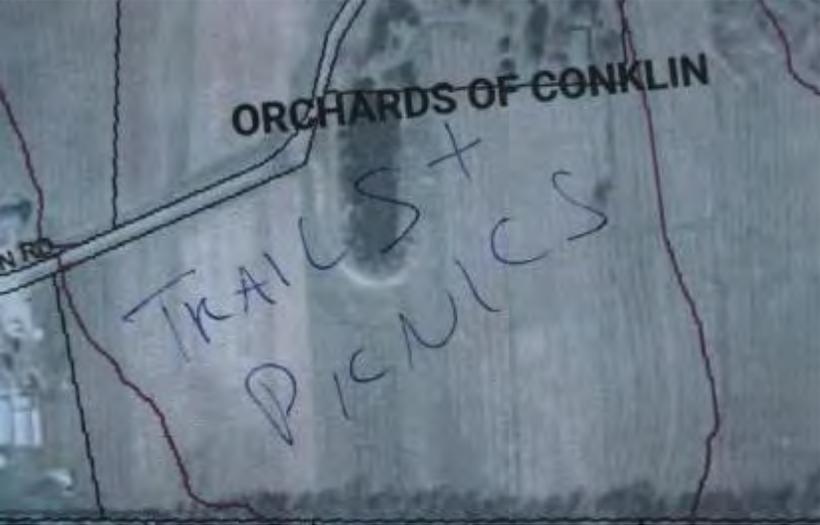


2 Skyview Acres coop - about Shiker property. We promised it would be kept open space. (Low Trust)

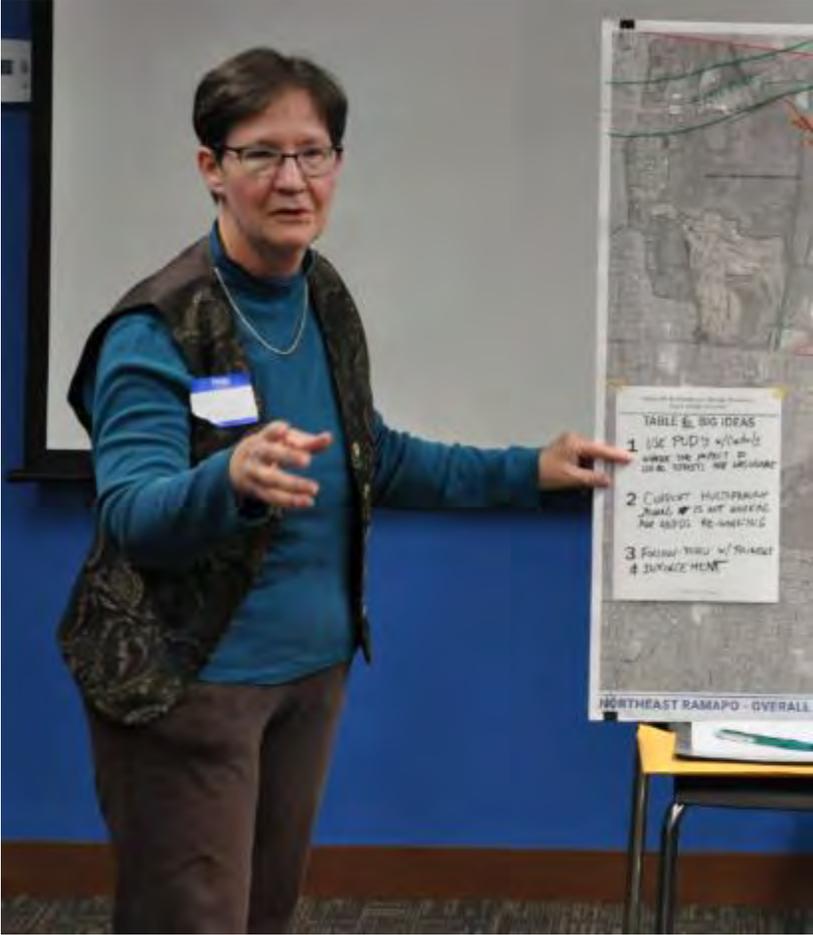
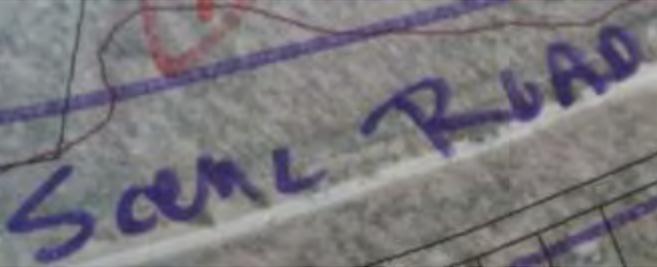
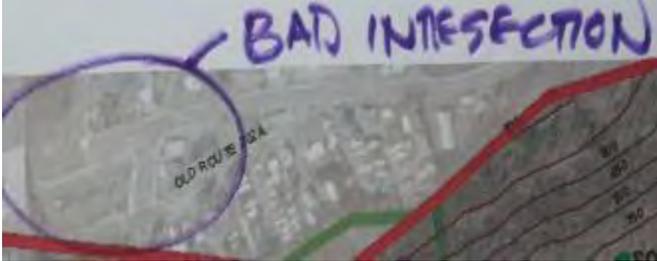
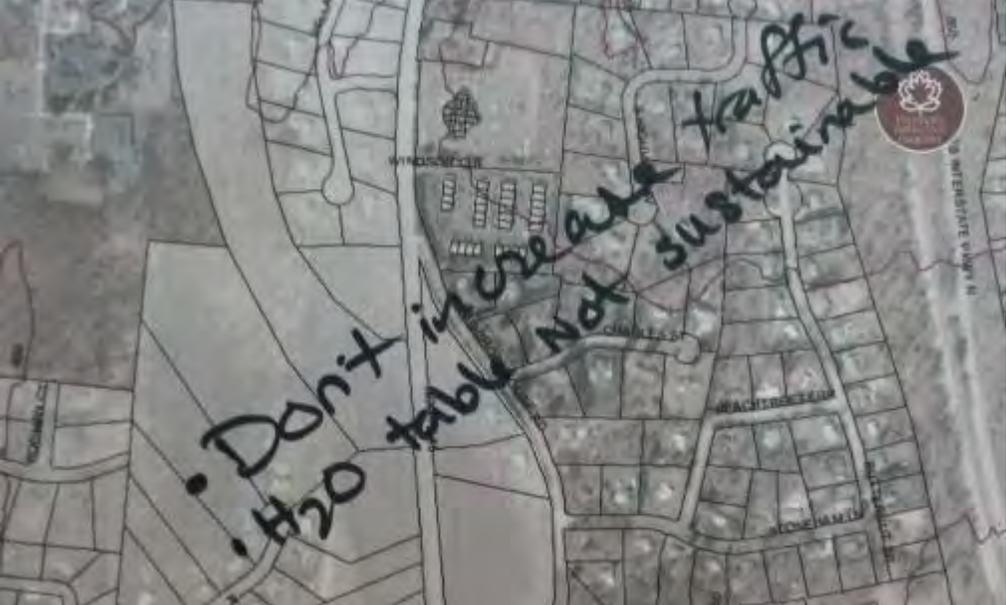


2 PROTECTING ENVIRONMENTAL RESOURCES -> WATER!

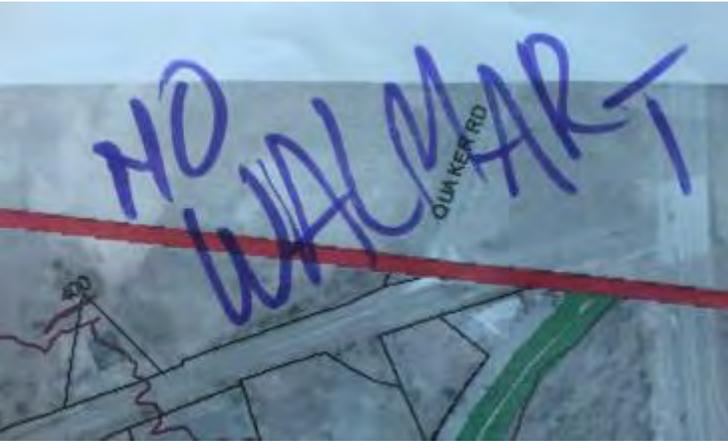
# ADD NEEDED PUBLIC FACILITIES: SCHOOLS, LIBRARY, TRAILS, SMALL PARKS



# IMPROVE TRAFFIC CIRCULATION (OR, AT LEAST, DON'T MAKE IT WORSE)



# CREATE LOCAL MAIN STREET CENTERS



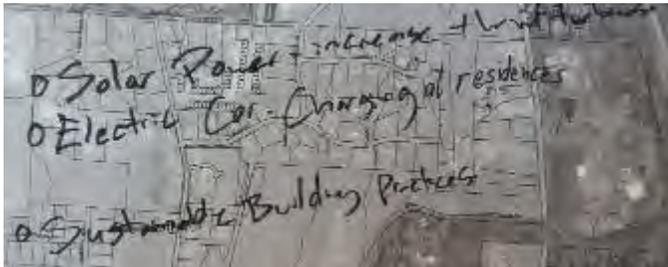
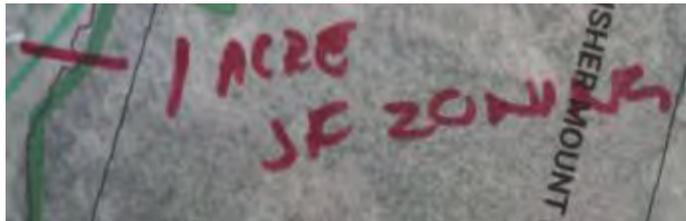
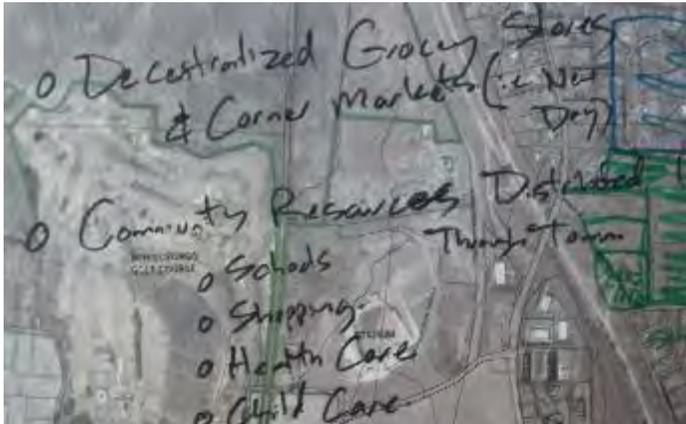
Kick-off & Hands-on Design Session  
Public Design Charrette

**TABLE 6 BIG IDEAS**

- 1 USE PUD'S w/controls WHERE THE IMPACT TO LOCAL STREETS ARE NEGLIGABLE
- 2 CURRENT MULTI-FAMILY ZONING IS NOT WORKING AND NEEDS RE-WORKING



# AFFORDABLE AND COMPLETE NEIGHBORHOODS FOR EVERYONE



# “BEST PRACTICE” PLANNING PRINCIPLES

---

- **Listen to the land**

Most of New York’s freshwater resources originate on forest land. When forests are disturbed the ecosystem can be severely damaged. In the last 25 years New York State has lost one half-million acres of farmland.

- **Respect property rights**

The 5<sup>th</sup> and 14<sup>th</sup> Amendments of the US Constitution allow development. Ramapo is one hour from one of the largest cities in the world. Ramapo hosts an emerging minority population. The metropolitan region is not finite and must expand to accommodate new residents. The preservation of natural landscapes and natural systems is important to ecological sustainability; however, this cannot legally be used as a rationale for exclusion.

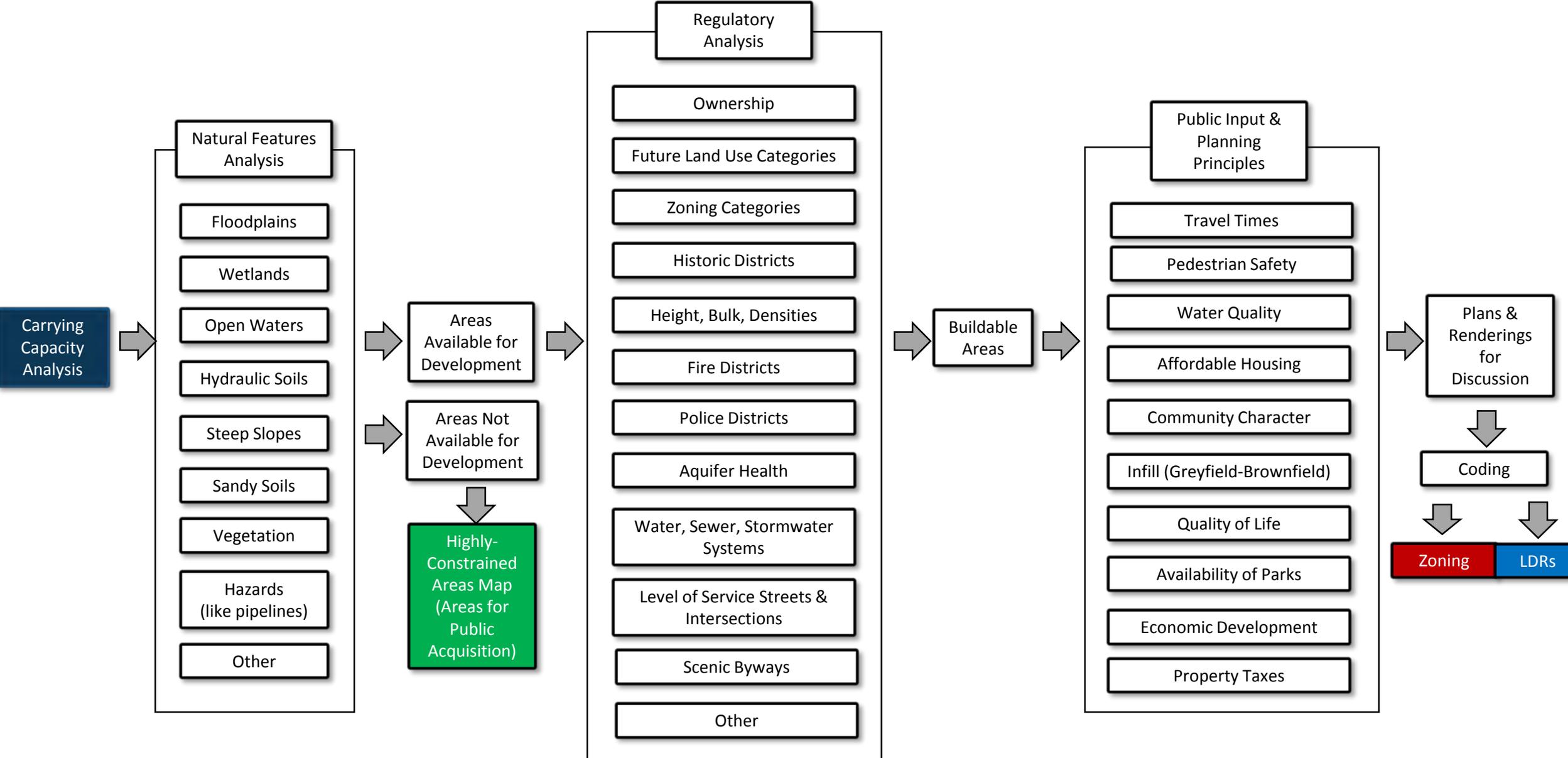
- **Find compromise**

“Everyone gets something they want, but no one gets everything.” A plan that is unacceptable to either side means an “all-or-nothing” win for one side at City Council and then expensive, time-consuming appeals to the courts.

- **Design matters**

Urban design codes help achieve appropriate scale, transitions between new and existing homes, a better utilization of parking, housing which connects and contributes to the public realm, and new investment which integrates a variety of uses and amenities into daily life. By adding a variety of housing types for a variety of people across the region we help provide the option to return home and age-in-place. Land is limited. At build-out Ramapo

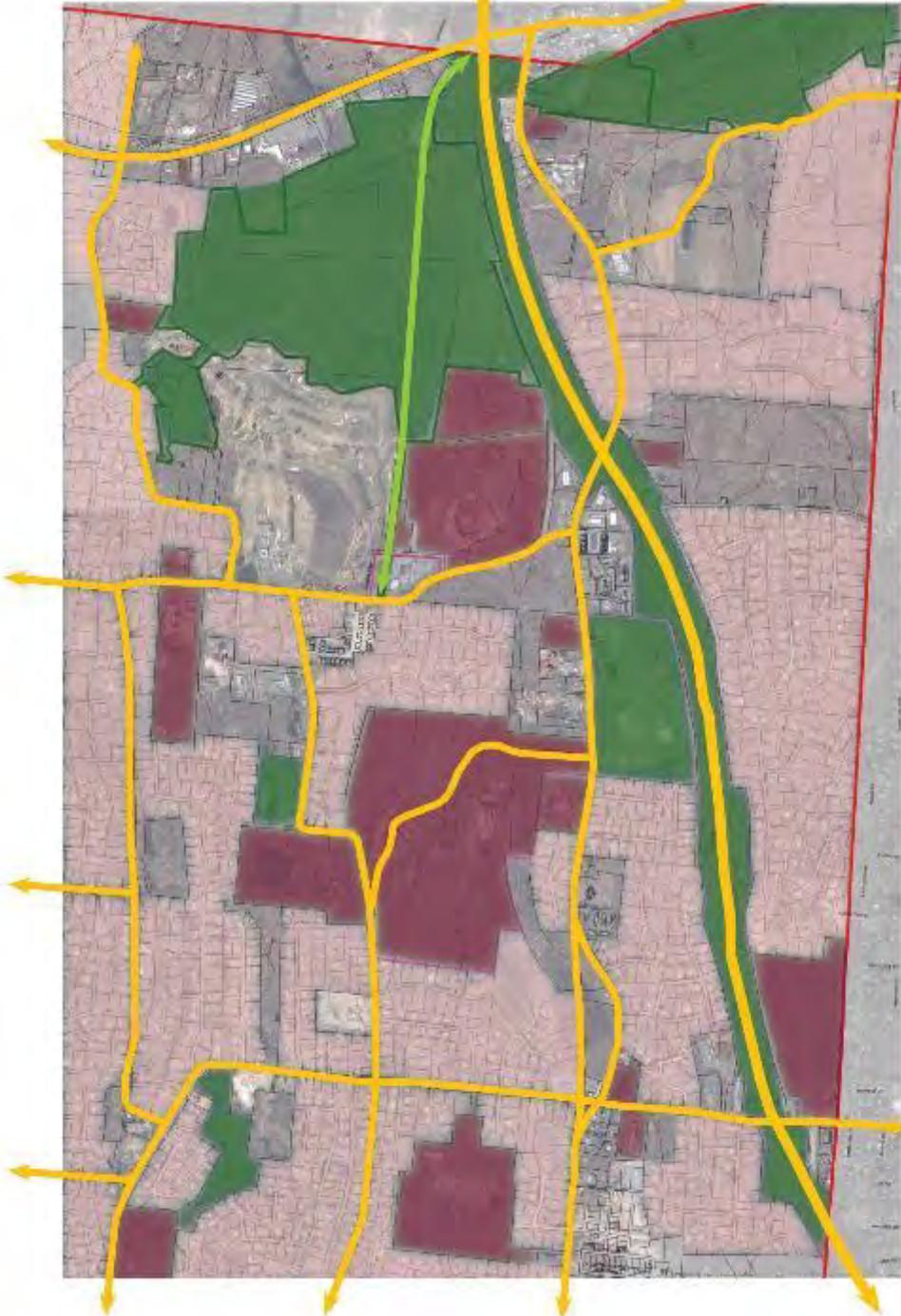
# Listen to the Land: Carrying Capacity Analysis



# NORTHEAST RAMAPO

Town Form and Land Use Patterns

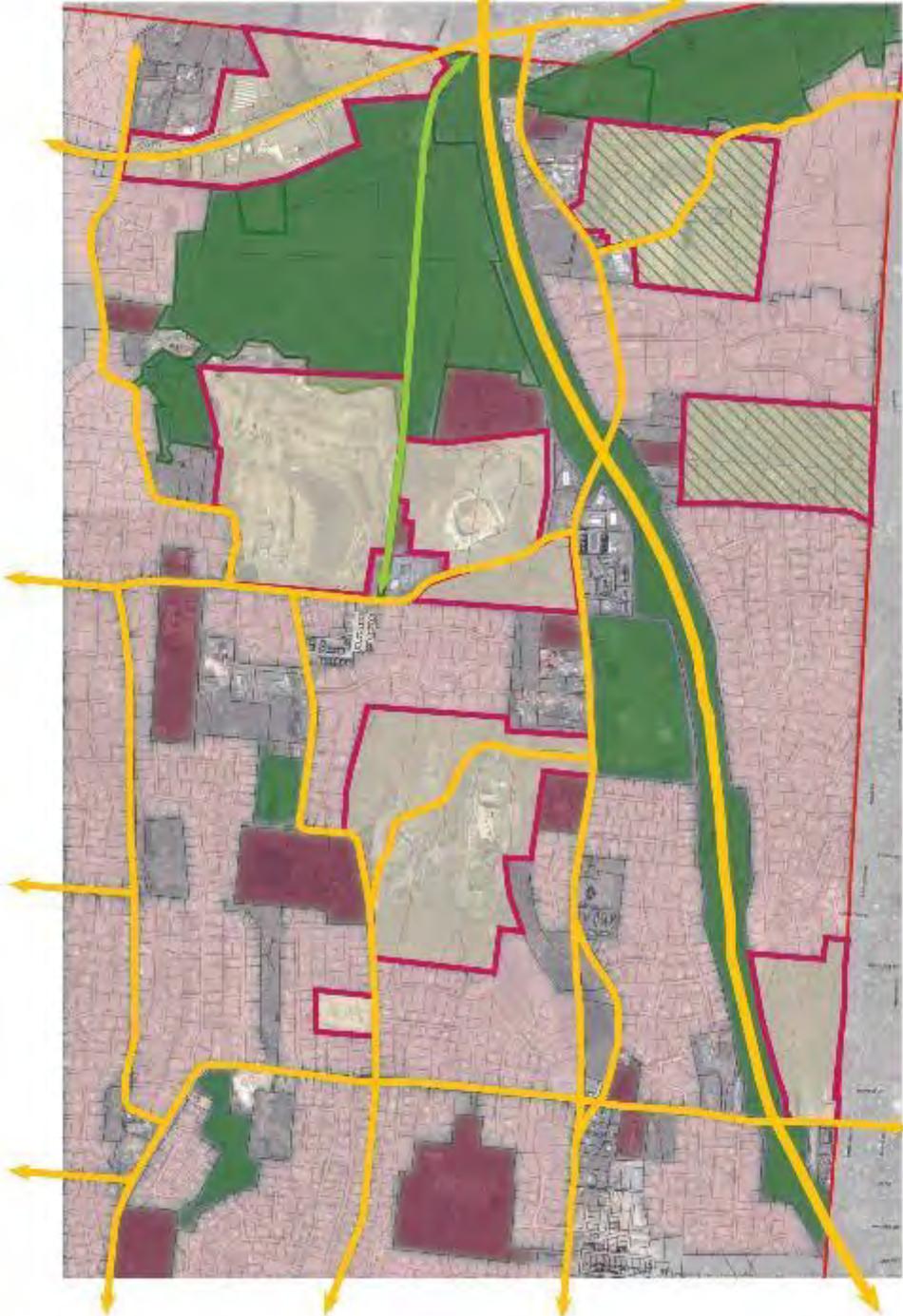
- ↔ Existing Primary Connecting Streets
- ↔ Potential Rail Trail
- Existing Single Family Residential Character
- Existing Quasi-Public (schools, churches, etc)
- Existing Parks and Open Space



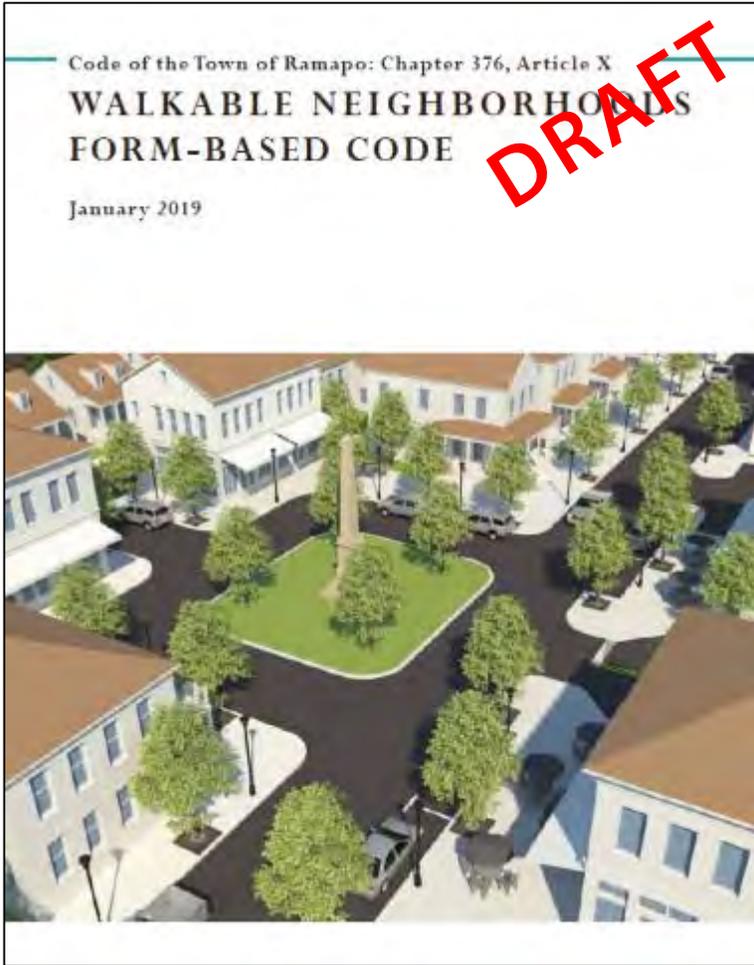
# NORTHEAST RAMAPO

Town Form and Land Use Patterns

- ↔ Existing Primary Connecting Streets
- ↔ Potential Rail Trail
- Existing Single Family Residential Character
- Existing Quasi-Public (schools, churches, etc)
- Existing Parks and Open Space
- Opportunity Sites (Buildable Areas)



# CODING: ZONING & LAND DEVELOPMENT REGULATIONS



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**PART 3  
 TRANSECT STANDARDS**

**TABLE 3-1: TRANSECT STANDARDS SUMMARY**

	T1: Natural	T2: Rural	T3: Mid-Density Mixed-Use	T4: Neighboring Front Green	T5: Main Street Center	T6: Core
<b>Minimum Residential Density</b>						
Res/lot	n/a	n/a	7 units / ac. Net	10 units / ac. Net	15 units / ac. Net	n/a
<b>Building Placement</b>						
Front Build-to-Zone	20' min.	20' min.	20' min.	5' min. to 10' max.	0' min. to 20' max.	0' min.
Frontage Building (Front Street)	n/a	n/a	40% min.	50% min.	80% min.	40% min.
Frontage Building (Side Street)	n/a	n/a	30% min.	30% min.	50% min.	30% min.
Side Setback (mid block)	30' min.	30' min.	0' min.	0' min.	0' min.	0' min.
Side Build-to-Zone Corner	20' min.	20' min.	12' min.	5' min. to 10' max.	0' min. to 20' max.	0' min.
Rear Setback (lot or alley)	30' min.	30' min.	10' min.	5' min.	5' min.	5' min.
<b>Lot and Block Standards</b>						
Maximum Block Perimeter	n/a	n/a	2,400 linear feet	1,000 linear feet	2,200 linear feet	2,400 linear feet
Lot Width	n/a	n/a	80' min.	10' min., 200' max.	50' min., 110' max.	n/a
Lot Depth	n/a	n/a	80' min.	80' min., 300' max.	30' min., 150' max.	n/a
Lot Coverage	n/a	n/a	60% max.	80% max.	100% max.	100% max.
<b>Building Heights</b>						
Building Height	n/a	1 Story max.	1 Story max.	1 Story max.	2 Story max.	1 Story max.
		2 Story max.	2 Stories max.	4 Stories max.	4 Stories max.	3 Stories max.
First Floor Height (Floor to Ceiling Clear)	n/a	9' min.	9' min.	10' min. (Comm.) 9' min. (Res.)	14' min.	10' min.
Ground Floor Cancellation (above sidewalk or finished grade)	n/a	0' max. (Comm.) 24' min. (Res.)	24' min. (Res.)	0' max. (Comm.) 24' min. (Res.)	0' max. (Comm.) 24' min. (Res.)	n/a
<b>Parking Location</b>						
Front Setback	30' min.	30' min.	30' min.	30' min.	30' min.	30' min.
Side Setback (mid block)	20' min.	0' min.	0' min.	0' min.	0' min.	0' min.
Side Setback (corner)	30' min.	30' min.	20' min.	20' min.	30' min.	30' min.
Rear Setback	20' min.	0' min.	0' min.	0' min.	0' min.	0' min.
<b>Allowed Encroachments</b>						
Allowed Frontage Types	n/a	n/a	Common front, Porch, Steps	Shopfront, Porchfront, Gallery, Porch, Steps, Common front	Shopfront, Porchfront, Gallery, Steps	n/a
Other Allowed Encroachments	n/a	n/a	Balconies, Bay Windows, Awnings, and Other Frontage Elements	Balconies, Bay Windows, Awnings, and Other Frontage Elements	Balconies, Bay Windows, Awnings, and Other Frontage Elements	Balconies, Bay Windows, Awnings, and Other Frontage Elements

TOWN OF RAMAPO WALKABLE NEIGHBORHOODS FBC • DRAFT 01.21.19

# **ZONING**

Create places  
people want to live  
(and live next to)

# SERENBE (NEAR ATLANTA) GA



T6/T5



T3



T4



T2, T1, Civic

# NEW TOWN ST. CHARLES (NEAR ST LOUIS) MO



T6/T5



T3



T4

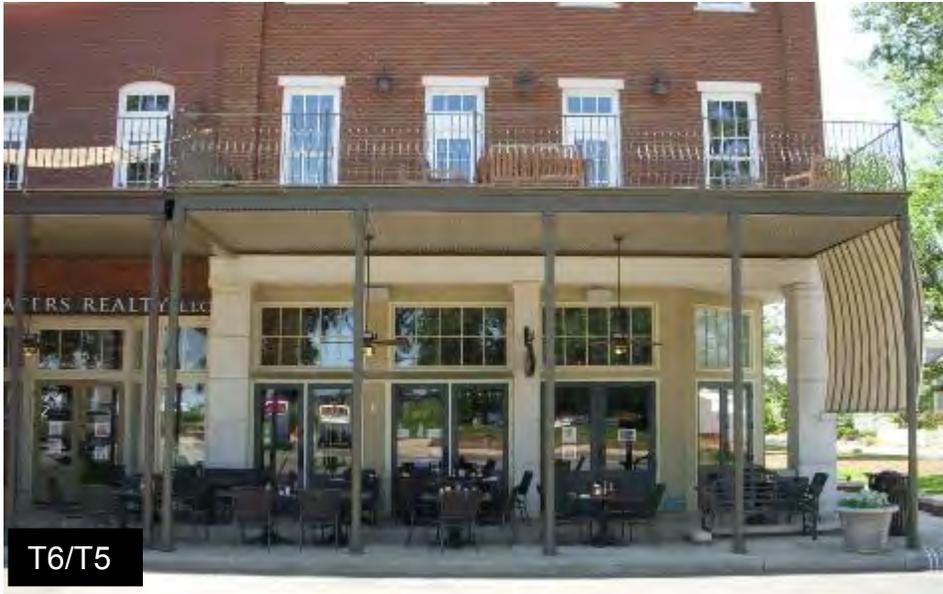


T2, T1, Civic

# BALDWIN PARK (NEAR ORLANDO) FL



# THE WATERS (NEAR MONTGOMERY) AL



# CIVANO (NEAR TUCSON) AZ



# HAMPSTEAD (NEAR MONTGOMERY) AL



T6/T5



T3



T4



T2, T1, Civic

# WALKABLE LIFESTYLE



T6/T5



T3



T4

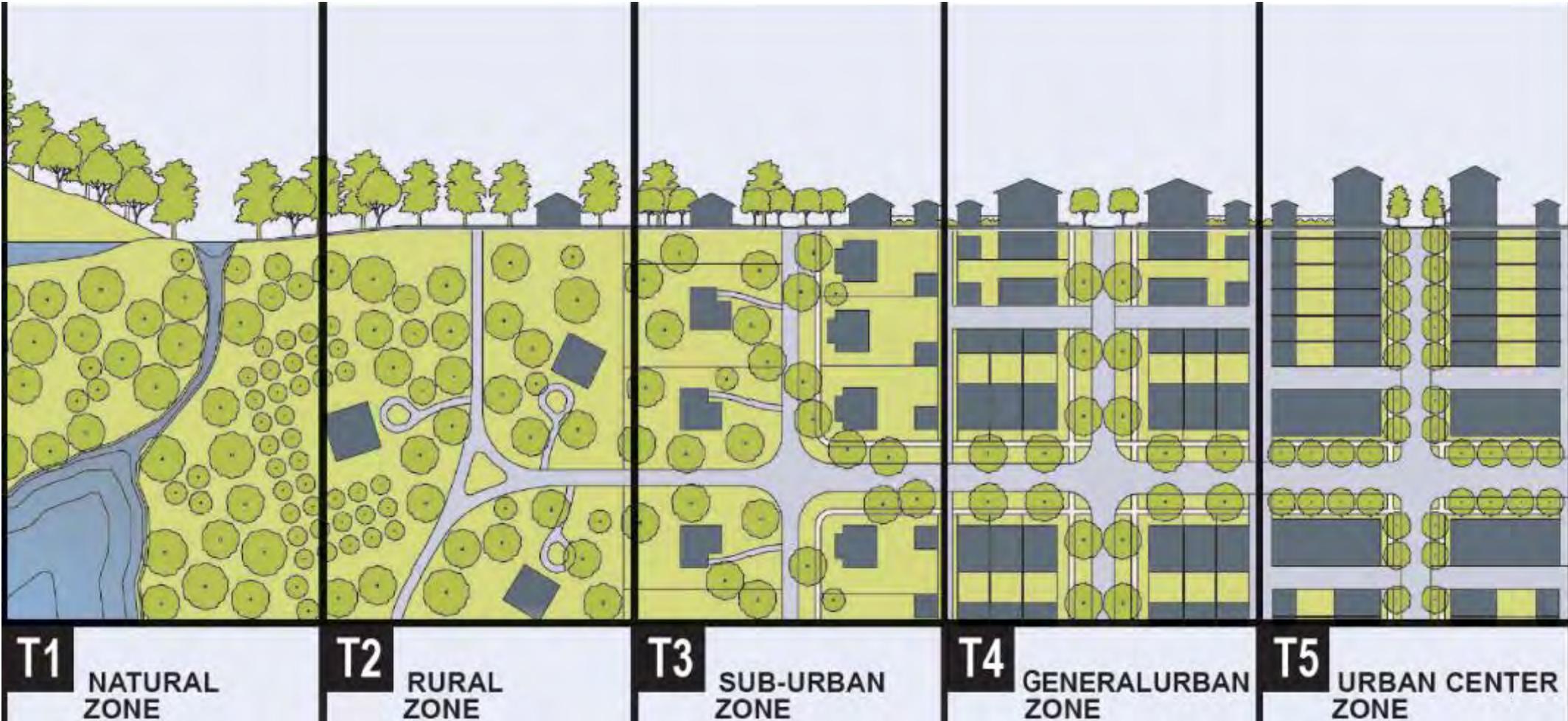


T2, T1, Civic

# NOT A WALKABLE LIFESTYLE



# THE FORMULA



# ZONING

Create centers so people don't  
have to drive long distances to  
everything



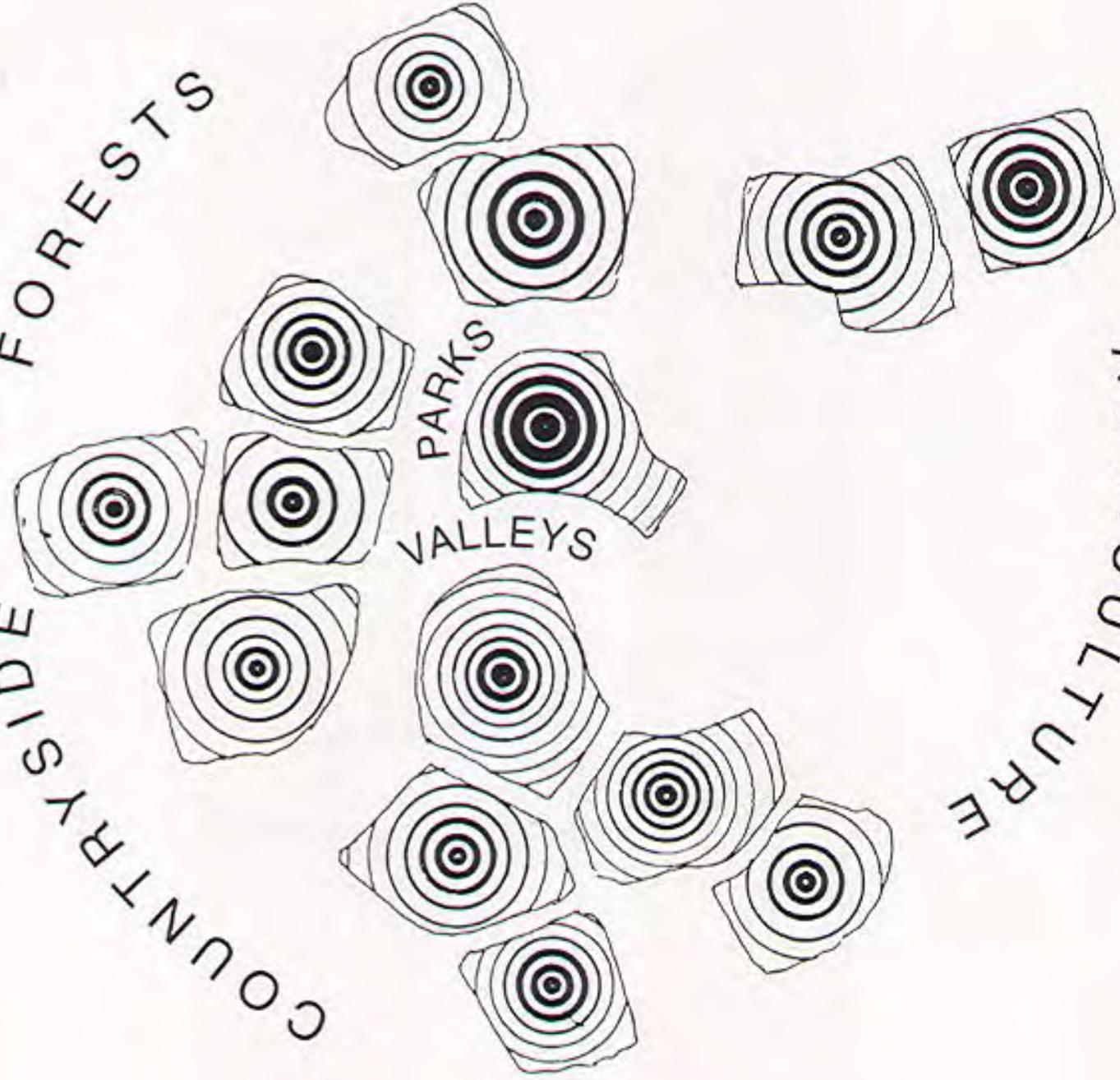
FORESTS

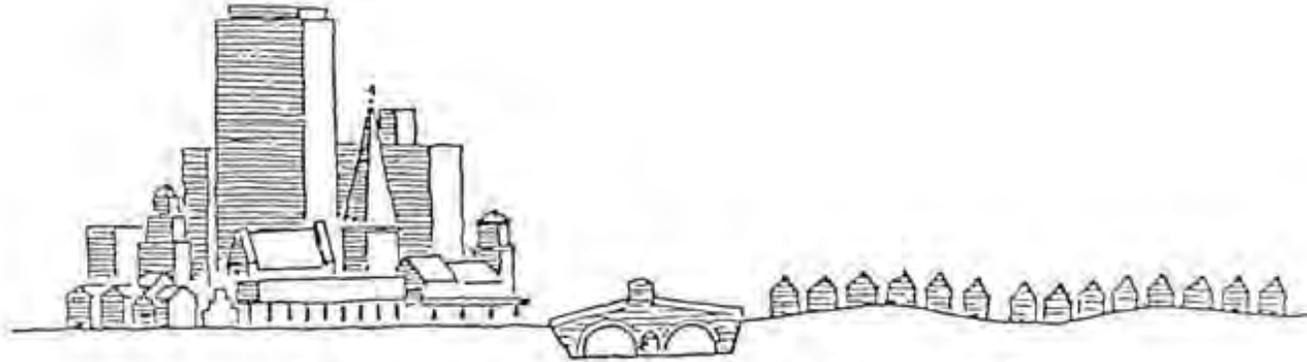
COUNTRYSIDE

VALLEYS

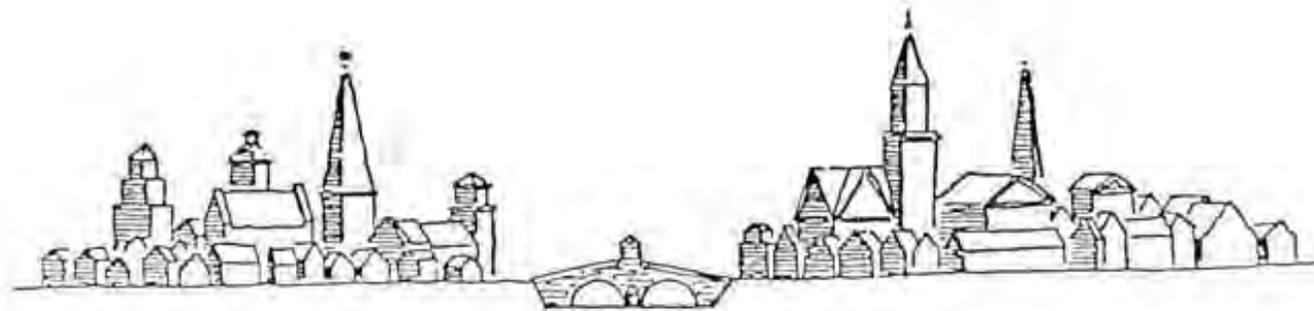
PARKS

AGRICULTURE

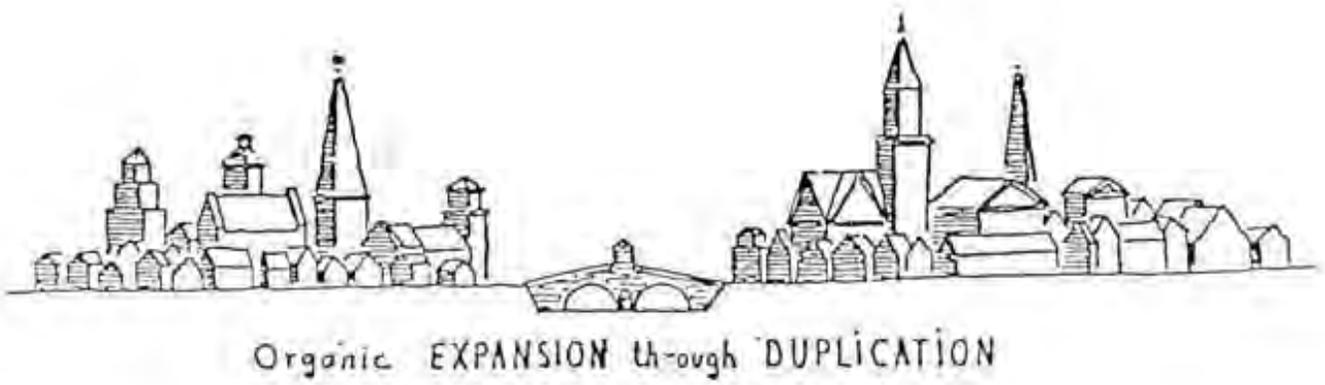
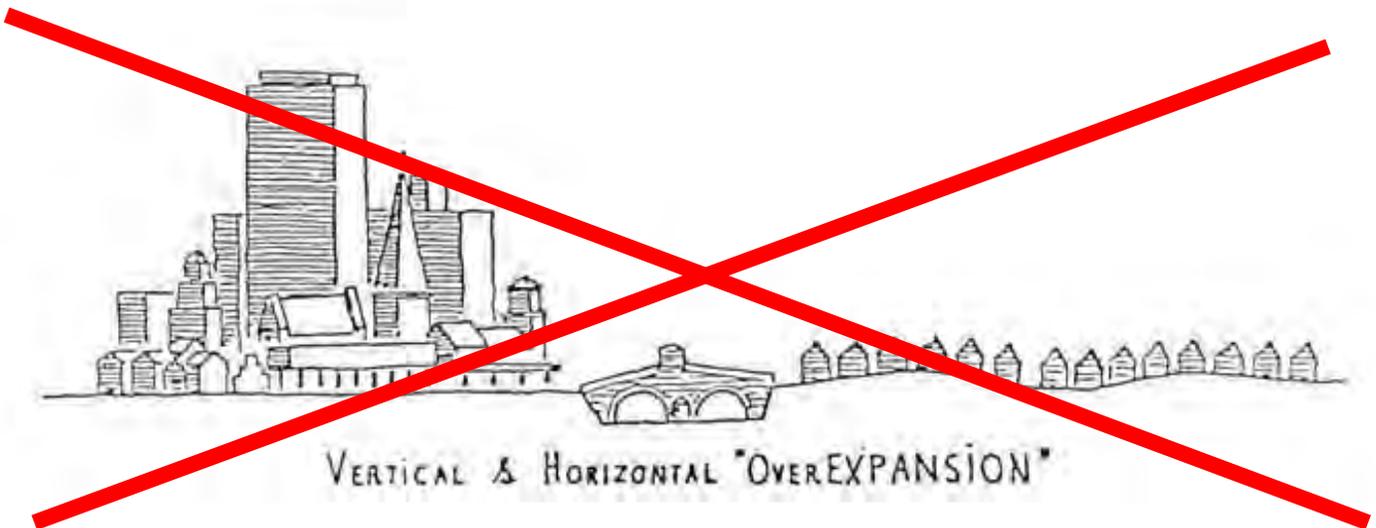




VERTICAL & HORIZONTAL "OVEREXPANSION"



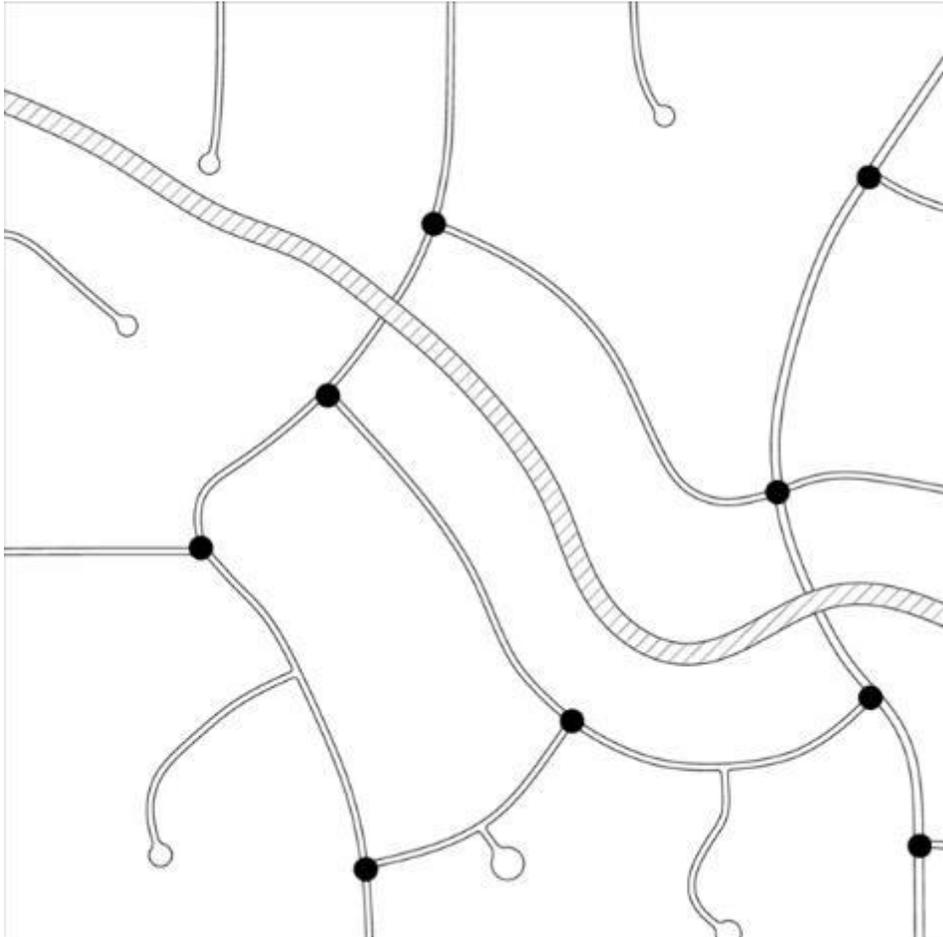
Organic EXPANSION through DUPLICATION



# **LAND DEVELOPMENT REGULATIONS**

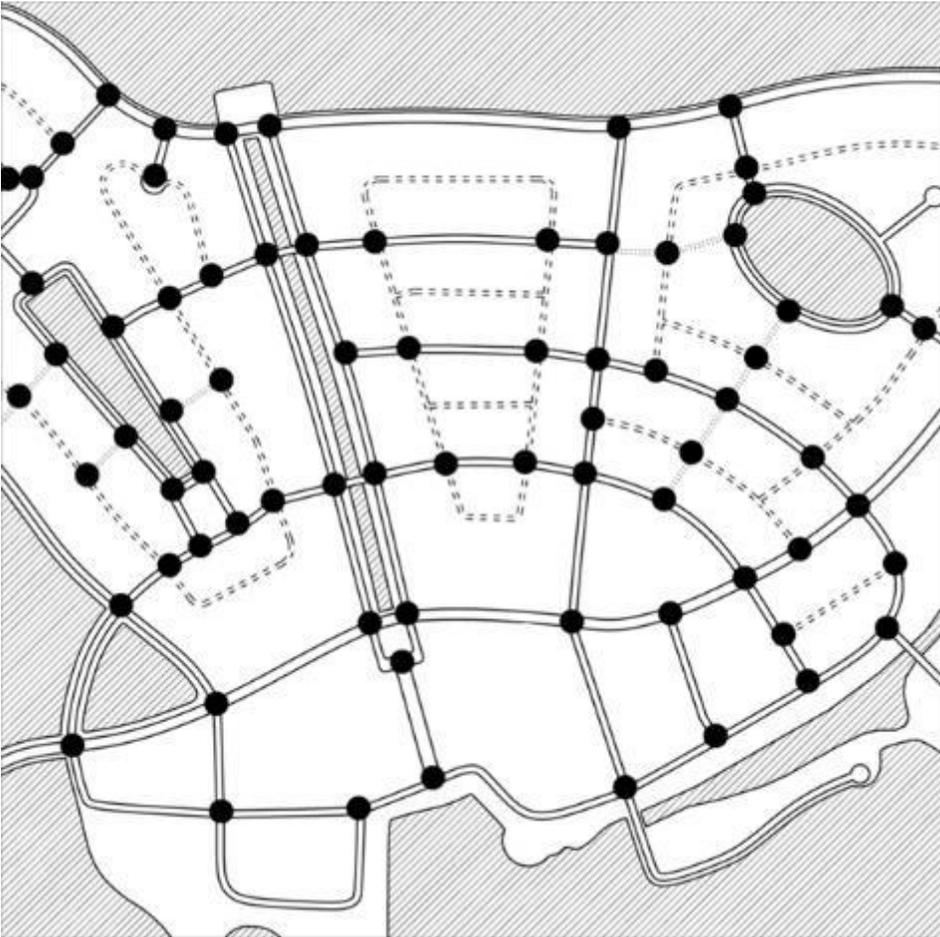
Create networks of streets to  
diffuse traffic

# THE POWER OF CONNECTED STREETS



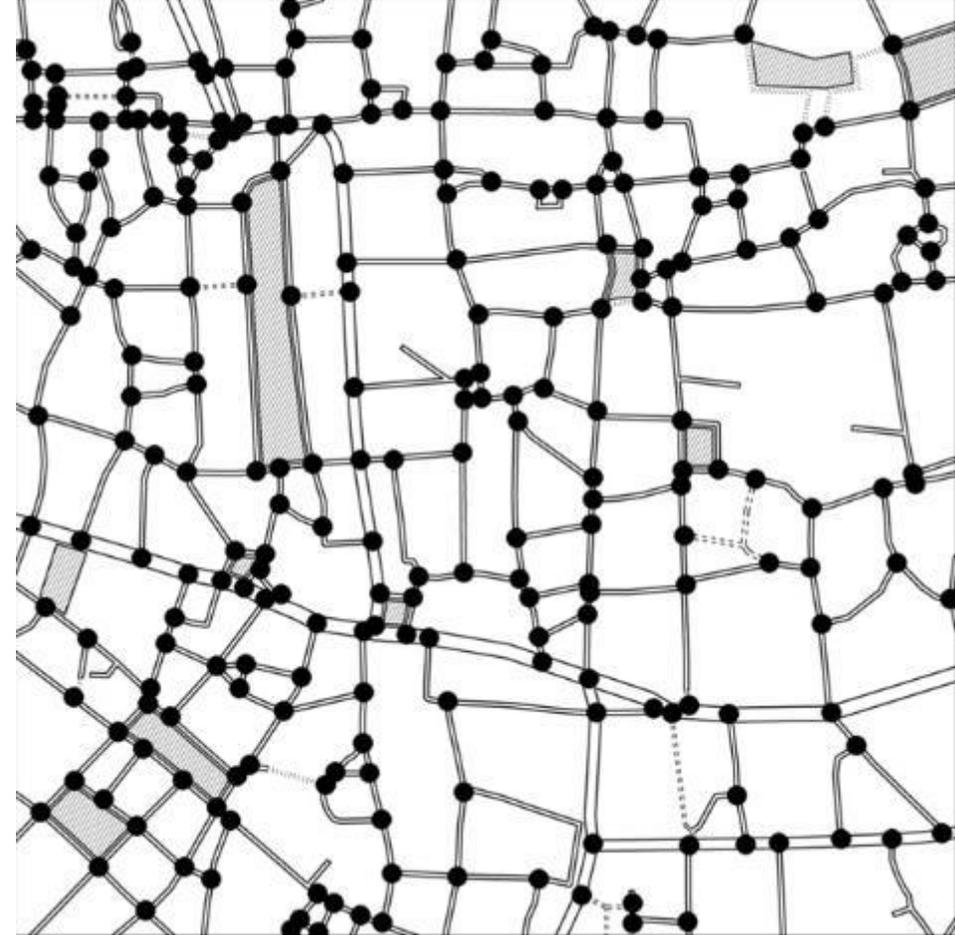
The Woodlands, Texas – 36 intersections per square mile

# THE POWER OF CONNECTED STREETS



Celebration, Florida – 377.8 intersections per square mile

# THE POWER OF CONNECTED STREETS



Rome, Italy – 1029.2 intersections per square mile

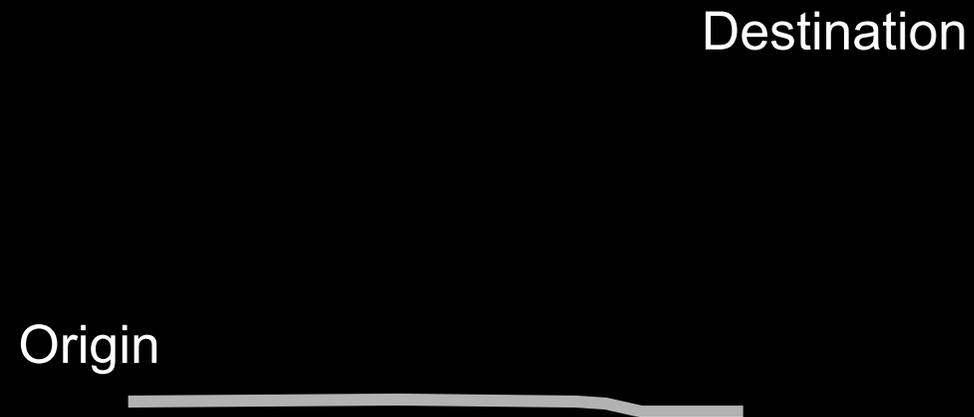
# THE POWER OF CONNECTED STREETS

Destination

Origin

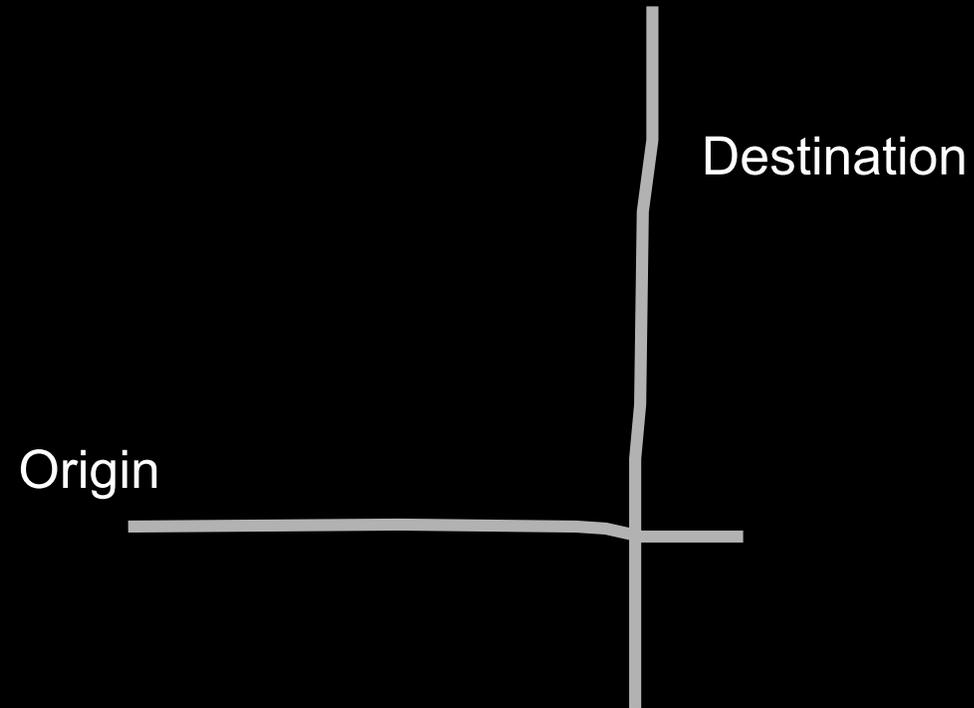
How do we get from here to there?

# THE POWER OF CONNECTED STREETS



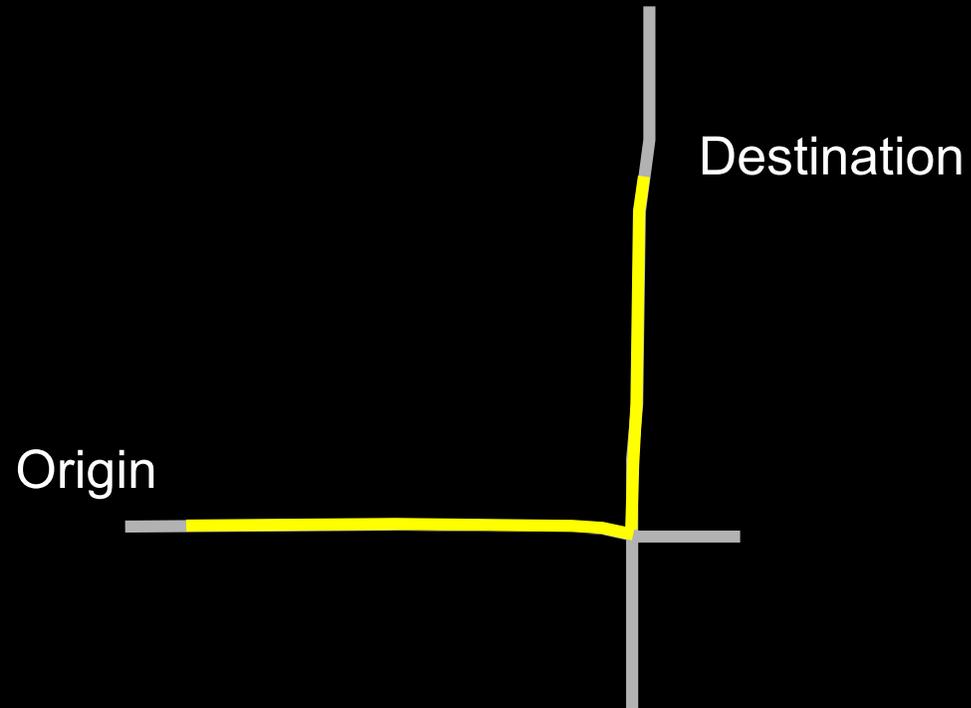
How do we get from here to there?

# THE POWER OF CONNECTED STREETS



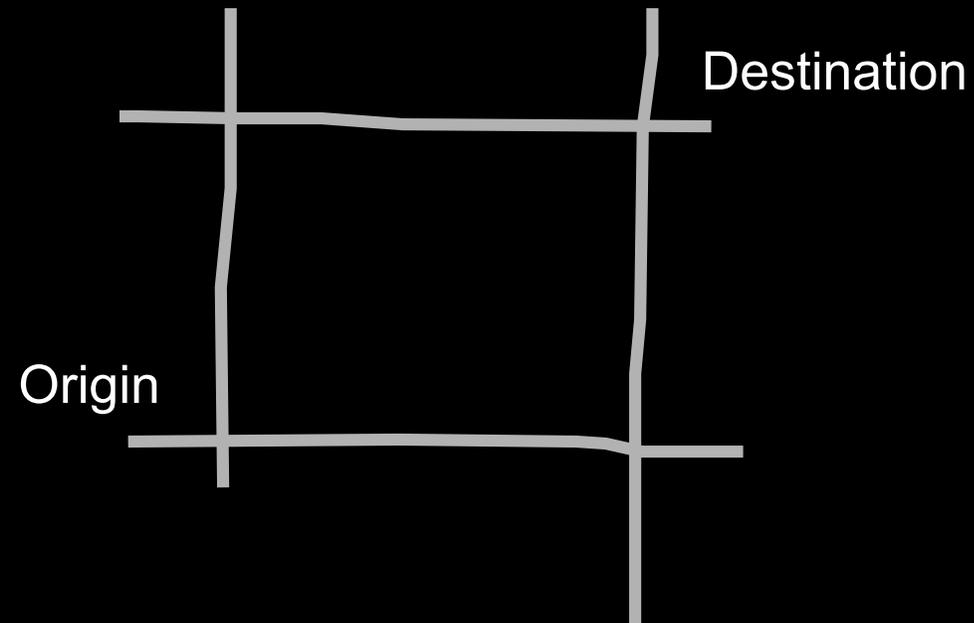
How do we get from here to there?

# THE POWER OF CONNECTED STREETS



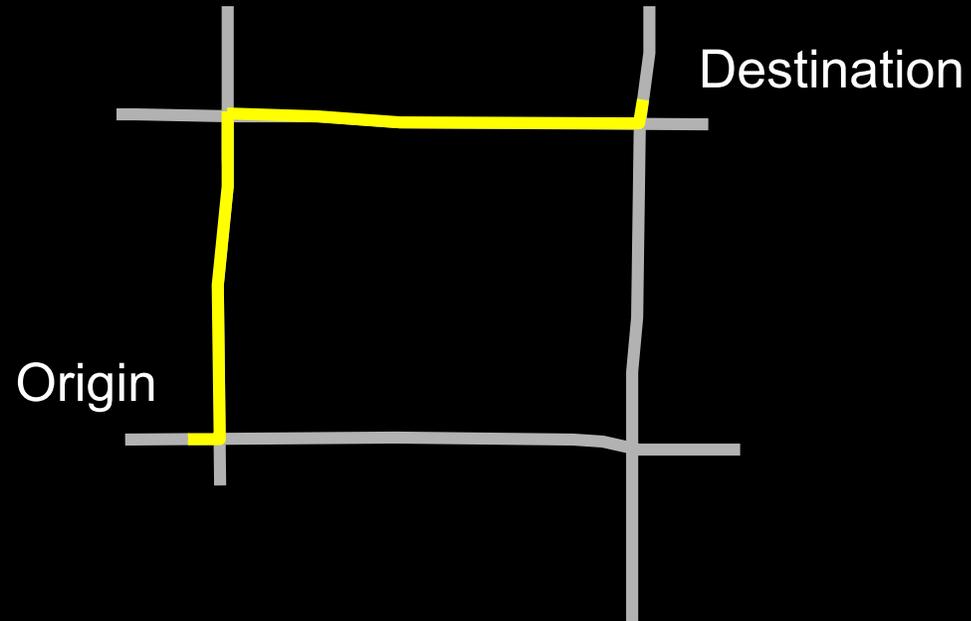
1 Possible Route

# THE POWER OF CONNECTED STREETS



Add a second pair of streets to the network, and...

# THE POWER OF CONNECTED STREETS

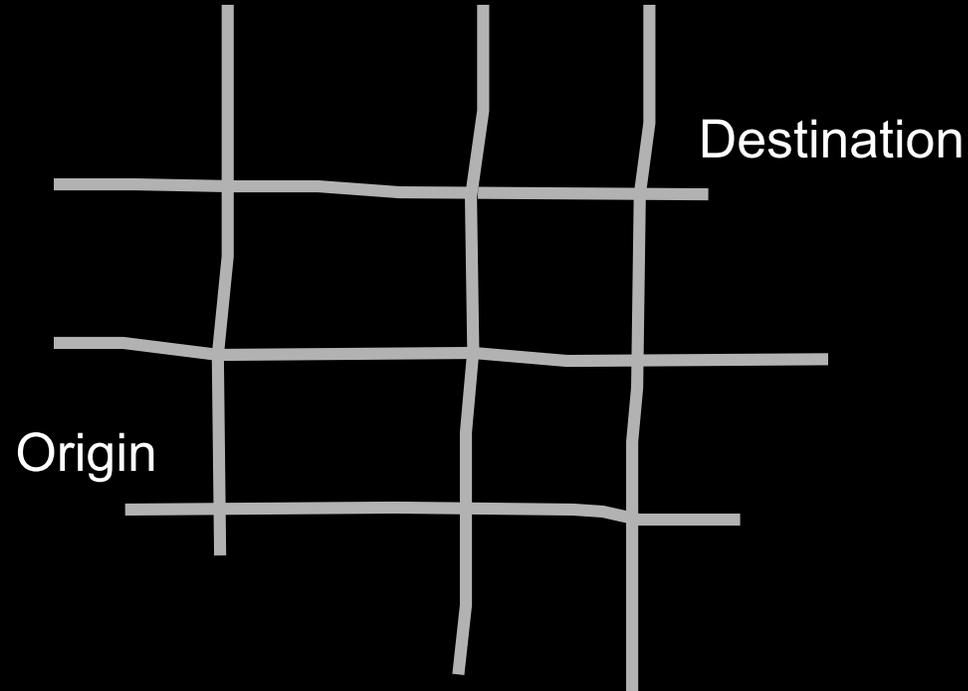


2 Possible Routes

# THE POWER OF CONNECTED STREETS

$x = 2$

$y = 2$

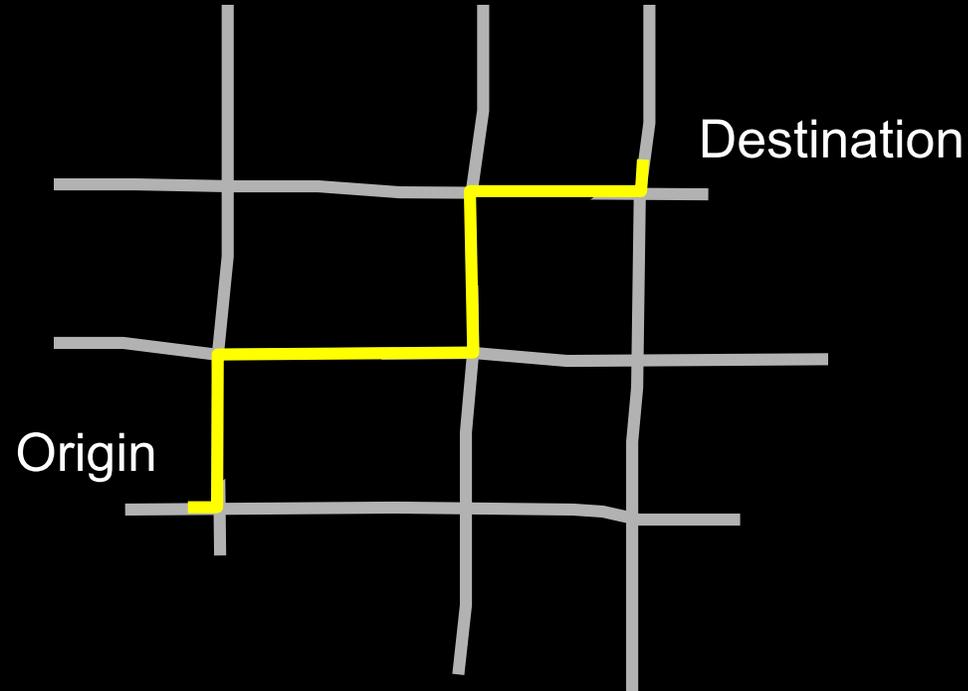


Add another street in each direction...

# THE POWER OF CONNECTED STREETS

$x = 2$

$y = 2$

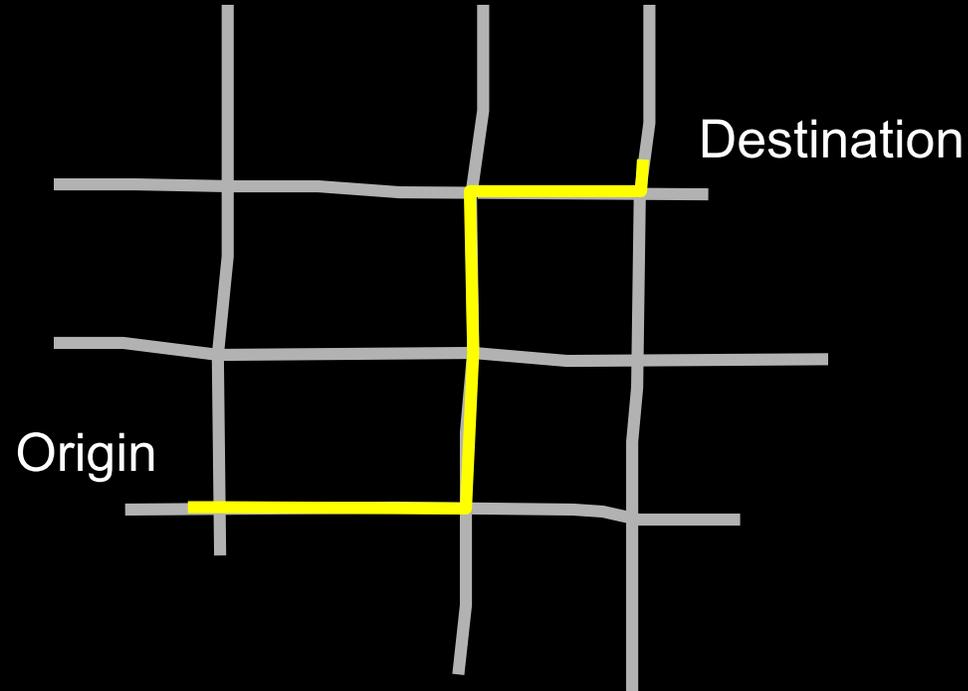


More Possible Routes

# THE POWER OF CONNECTED STREETS

$x = 2$

$y = 2$

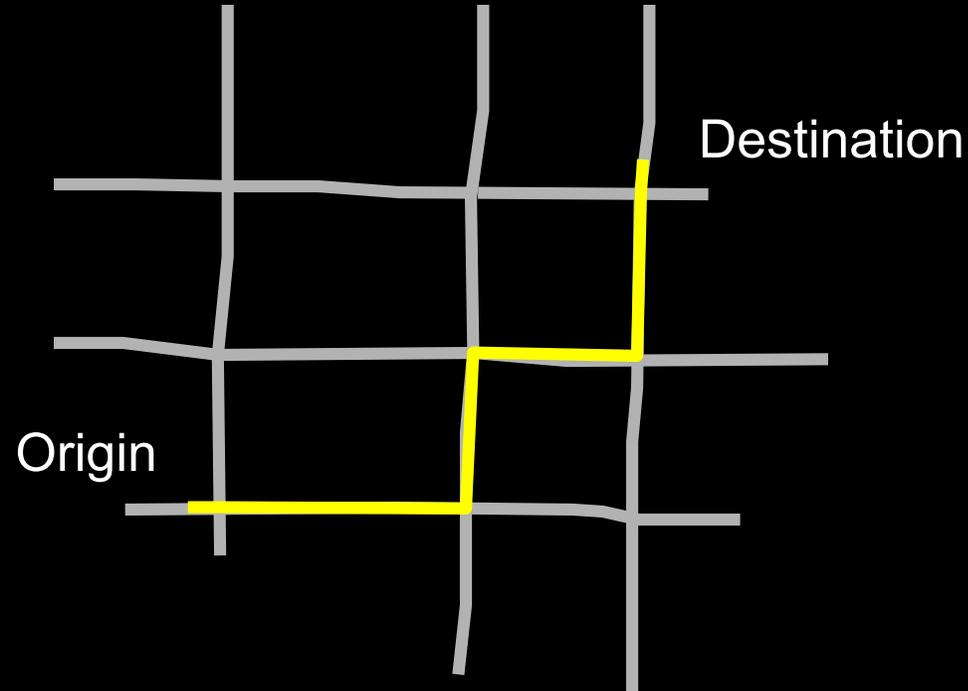


More Possible Routes

# THE POWER OF CONNECTED STREETS

$x = 2$

$y = 2$

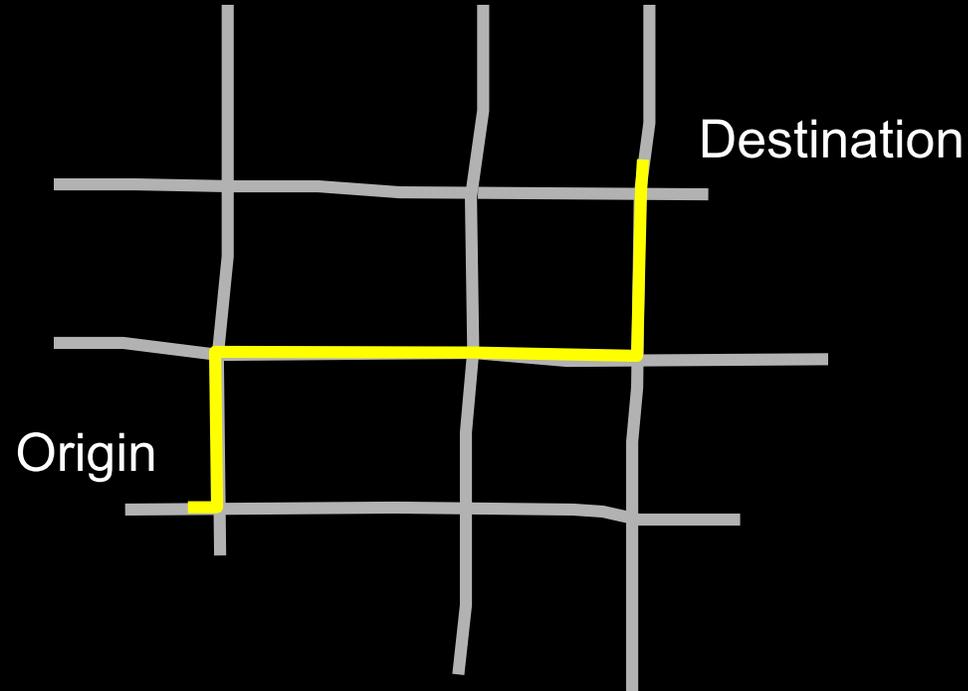


More Possible Routes

# THE POWER OF CONNECTED STREETS

$x = 2$

$y = 2$

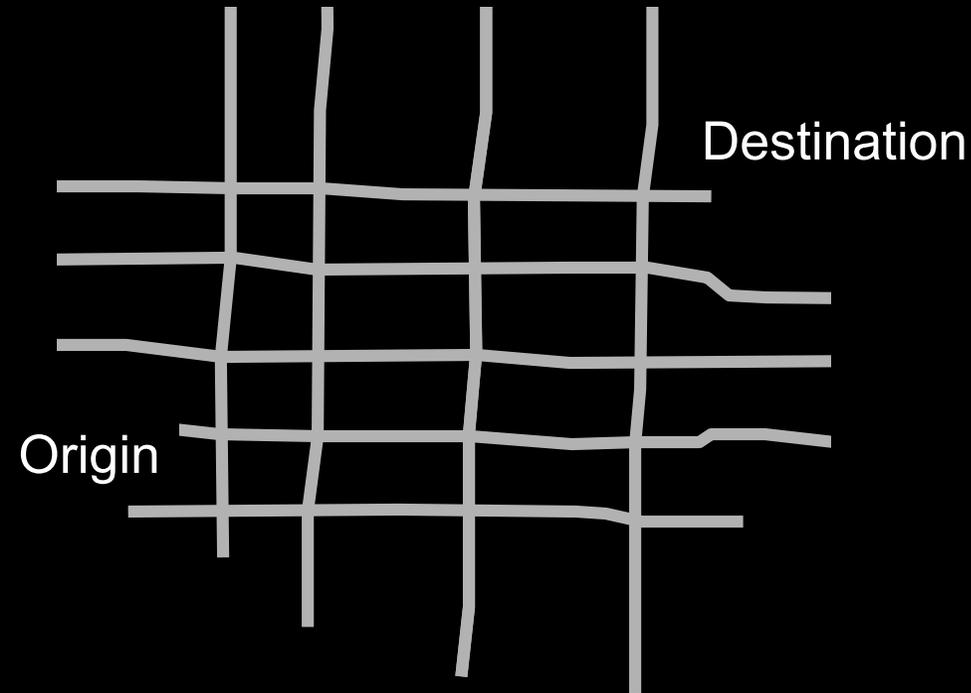


More Possible Routes: 6 in all, without doubling back

# THE POWER OF CONNECTED STREETS

$x = 3$

$y = 4$



Continue enhancing the network: 4 x 3 grid yields 35 routes

# THE POWER OF CONNECTED STREETS

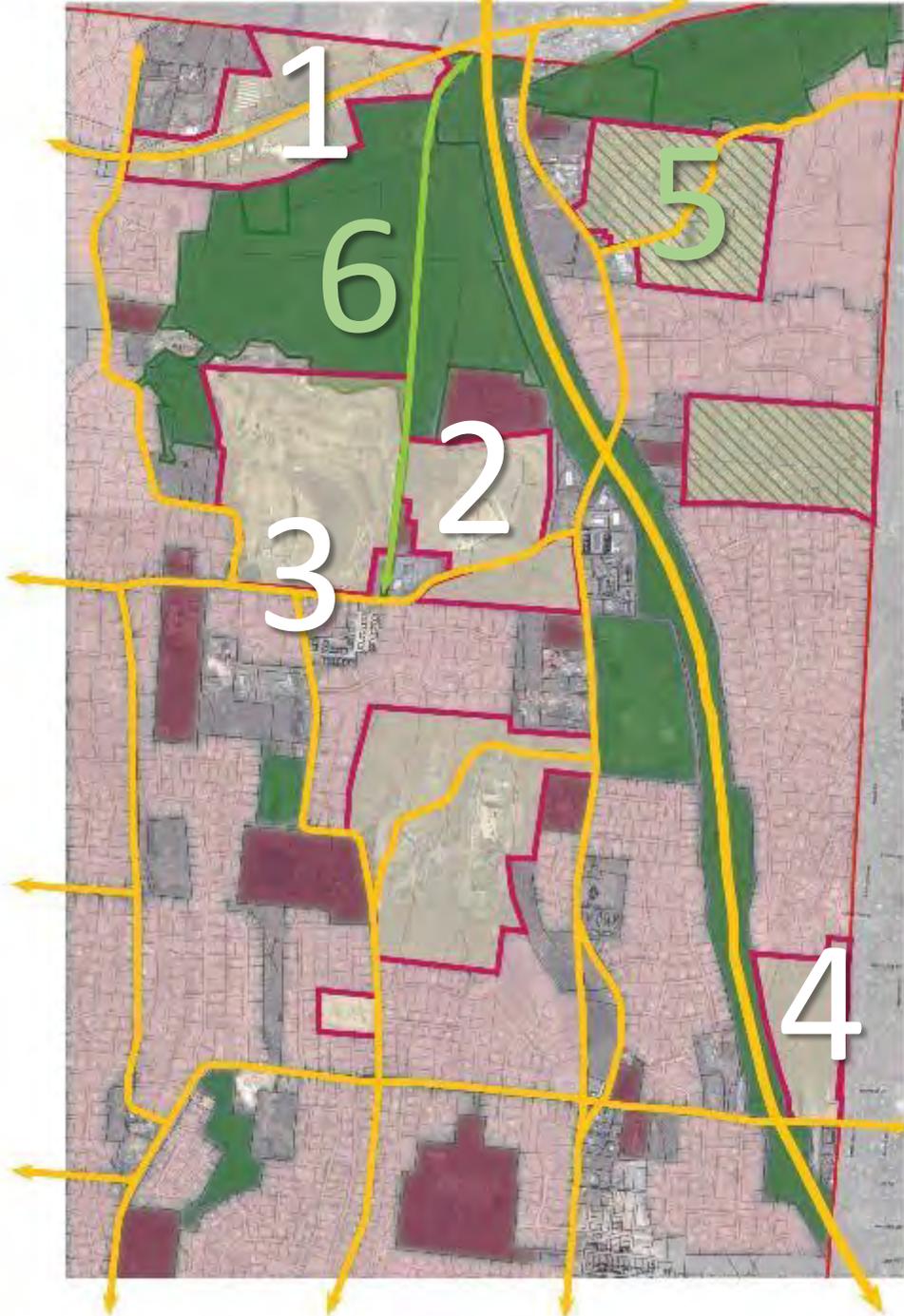


Make a town, not “pods.” 8 x 8 grid yields 12,870 routes

# NORTHEAST RAMAPO

Town Form and Land Use Patterns

- ↔ Existing Primary Connecting Streets
- ↔ Potential Rail Trail
- Existing Single Family Residential Character
- Existing Quasi-Public (schools, churches, etc)
- Existing Parks and Open Space
- Opportunity Sites (Buildable Areas)



# SITE 1: ROUTE 202



RAMAPO PLAZA



OLD QUARRY

ROUTE 202

MOUNT IVY ALL AMERICAN DINER

# SITE 1: ROUTE 202



# SITE 1: ROUTE 202



Overall summary		
Total Site Area(acre)		91
Percentage of Open Space		44.2%
Max Commercial Buildout (sq. ft.)	By Right	40,461
	By TDR	80,922
Max Residential Units Buildout	By Right	51
	By TDR	103

	T2 RURAL	T3 SUBURBAN	T4 GENERAL URBAN		T5 MIXED-USE	
Site 1	Residential (Acre)	Residential (Acre)	Residential (Acre)	Commercial(sq. ft)	Residential (Acre)	Commercial(sq. ft)
Area (Acres or sq. ft.)	5.29	7.87	3.22		3.78	
Units by Right	5	16	13	12,877	23	68,045
Units by TDR	by Variance	31	26	25,754	45	136,090
			<b>Total Residential units By right</b>		<b>Total leasable square footage by right</b>	
			51		40,461	
			<b>Total Residential units By TDR</b>		<b>Total leasable square footage by TDR</b>	
			103		80,922	

# SITE 2: STADIUM AREA



PROVIDENT BANK PARK DR

POMONA RD

FIREMEN'S MEMORIAL DR

# SITE 2: STADIUM AREA



# SITE 2: STADIUM AREA



- Neighborhood Mixed-use (T5)
- Neighborhood Center (T4)

Overall summary		
Total Site Area(acre)		142
Percentage of Open Space		73%
Max Commercial Buildout (sq. ft.)	By Right	84,953
	By TDR	169,907
Max Residential Units Buildout	By Right	72
	By TDR	145



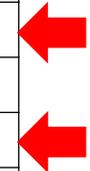
	T2 RURAL	T3 SUBURBAN	T4 GENERAL URBAN		T5 MIXED-USE	
Site 4 Stadium	Residential (Acre)	Residential (Acre)	Residential (Acre)	Commercial(sq. ft)	Residential (Acre)	Commercial(sq. ft)
Area (Acres or sq. ft.)	NA	NA	5.94		8.12	
Units by Right	NA	NA	24	23,766	49	146,141
Units by TDR	NA	NA	48	47,532	97	292,282
			<b>Total Residential units By right</b>		<b>Total leasable square footage by right</b>	
			72			84,953
			<b>Total Residential units By TDR</b>		<b>Total leasable square footage by TDR</b>	
			145			169,907

# SITE 3: GOLF COURSE



- Neighborhood Mixed-use (T5)
- Neighborhood Center (T4)
- Neighborhood General (T3)

Overall summary		
Total Site Area(acre)		243
Percentage of Open Space		50.1%
Max Commercial Buildout (sq. ft.)	By Right	212,551
	By TDR	425,102
Max Residential Units Buildout	By Right	364
	By TDR	728



	T2 RURAL	T3 SUBURBAN	T4 GENERAL URBAN		T5 MIXED-USE	
Site 3 Golf Course	Residential (Acre)	Residential (Acre)	Residential (Acre)	Commercial(sq. ft)	Residential (Acre)	Commercial(sq. ft)
Area (Acres or sq. ft.)	NA	78.64	24.29		18.22	
Units by Right	NA	157	97	97,172	109	327,930
Units by TDR	NA	315	194	194,344	219	655,859
			<b>Total Residential units By right</b>		<b>Total leasable square footage by right</b>	
			364			212,551
			<b>Total Residential units By TDR</b>		<b>Total leasable square footage by TDR</b>	
			728			425,102

# SITE 4: PALISADE PARKWAY & NEW HEMPSTEAD ROAD



# SITE 4: PALISADE PARKWAY & NEW HEMPSTEAD ROAD



- Neighborhood Mixed-use (T5)
- Neighborhood Center (T4)
- Neighborhood General (T3)
- Neighborhood Edge (T2)

Overall summary		
Total Site Area(acre)		47
Percentage of Open Space		23.2%
Max Commercial Buildout (sq. ft.)	By Right	38,432
	By TDR	76,864
Max Residential Units Buildout	By Right	60
	By TDR	121



	T2 RURAL	T3 SUBURBAN	T4 GENERAL URBAN	T5 MIXED-USE
Site 2	Residential (Acre)	Residential (Acre)	Residential (Acre)	Commercial(sq. ft)
Area (Acres or sq. ft.)	5.93	10.32	5.32	3.09
Units by Right	6	21	21	19
Units by TDR	by Variance	41	43	37
			<b>Total Residential units By right</b>	<b>Total leasable square footage by right</b>
			60	38,432
			<b>Total Residential units By TDR</b>	<b>Total leasable square footage by TDR</b>
			121	76,864

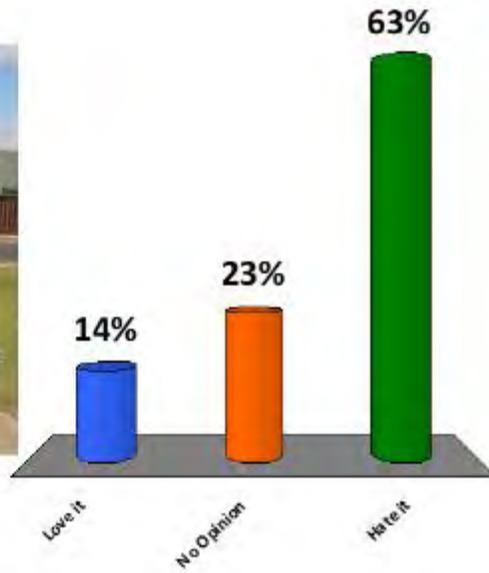
**“IF YOU ARE GOING TO GET A CHANGE  
OF DENSITY THERE MUST BE  
SIGNIFICANT PUBLIC BENEFIT.”**

**PUBLIC BENEFIT:  
HIGHER QUALITY  
NEIGHBORHOODS & CENTERS**

# Do you like this?

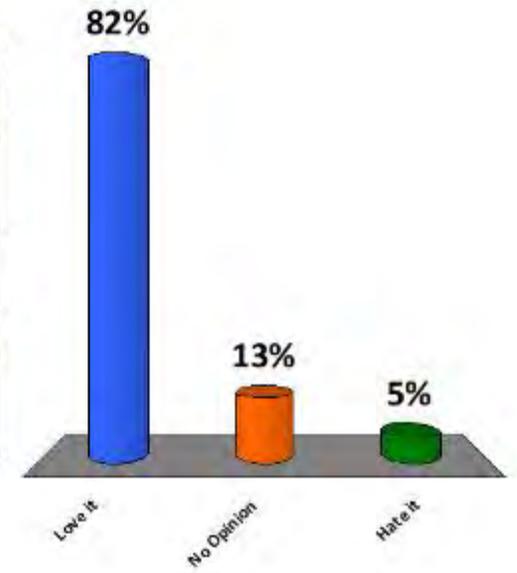
## COMPARISON – NEIGHBORHOOD STREET

DO YOU LIKE THIS?



1. Love it
2. No Opinion
3. Hate it

DO YOU LIKE THIS?



1. Love it
2. No Opinion
3. Hate it

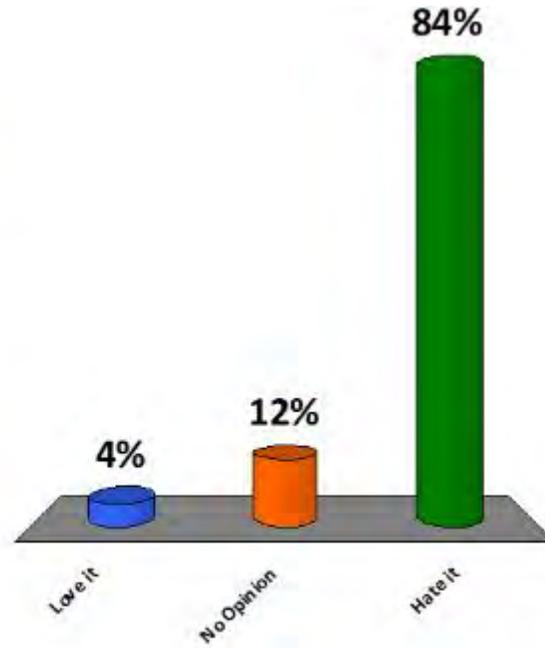
# Do you like this?

## COMPARISON – SHOPPING STREET

DO YOU LIKE THIS?



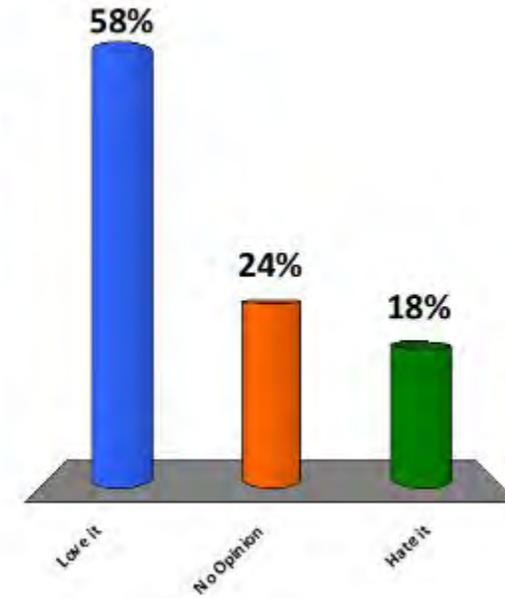
1. Love it
2. No Opinion
3. Hate it



DO YOU LIKE THIS?



1. Love it
2. No Opinion
3. Hate it



**PUBLIC BENEFIT:  
FUNDING FOR PARK UPGRADES  
& STREET UPGRADES**

# cycling: bike lane



- Marked lane reserved for bicycle travel
- Safe streets and routes for children to bike to school

# pedestrian: speed table



- Priority pedestrian crossing
- Speed control

# car: median



- Addition of a strip of land between travel lanes

# SITE 5: ORCHARDS OF CONCKLIN



# SITE 5: ORCHARDS OF CONCKLIN

## BROADENING THE ORCHARD'S DRAW



Bed and Breakfast



School Class Trips



Cidery



Community Gardening

# ORCHARDS OF CONCKLIN

Already has a variety of attractions:

- Pick Your Own
- Farmstand
- On Site Bakery
- Fresh Pressed Cider
- Specialty Foods
- Farmer's Market
- Cider Donuts

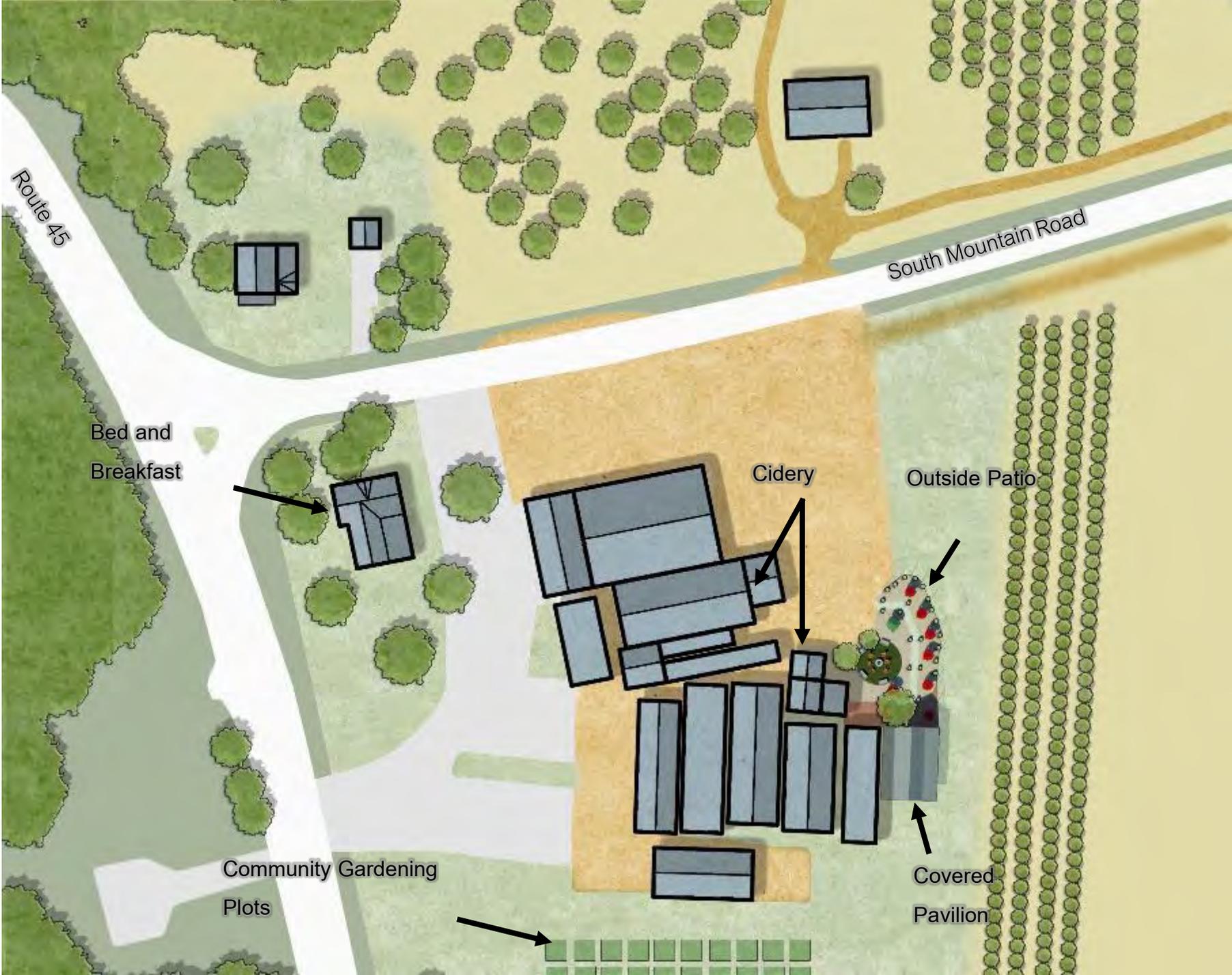
Small, focused enhancements can reinforce the Orchard as a center for the community and a regional destination



# ORCHARDS OF CONCKLIN

## Illustrative Site Plan Proposed Enhancements

- Promote the scenic natural setting
- Expand on existing offerings and resources
- Take advantage of NY State incentives for craft beverage industry
- Maintain the historic and agricultural integrity while increasing the economic benefit to the community



# ORCHARDS OF CONCKLIN

Existing Area Behind Market



6 ft

# ORCHARDS OF CONCKLIN

Adding New Amenities

Ramapo Cider



# SITE 6: PARKS AND TRAILS

CORNER OF PALISADES PARKWAY & RT 202 –  
ENTRY TO MOUNT IVY ENVIRONMENTAL PARK (LOOKING NORTH)



# SITE 6: PARKS AND TRAILS

## MAKING THE MOST OF MOUNT IVY COUNTY PARK

- Large parcel of protected, county-owned land
- Limited connections and access
- Abandoned rail right-of-way



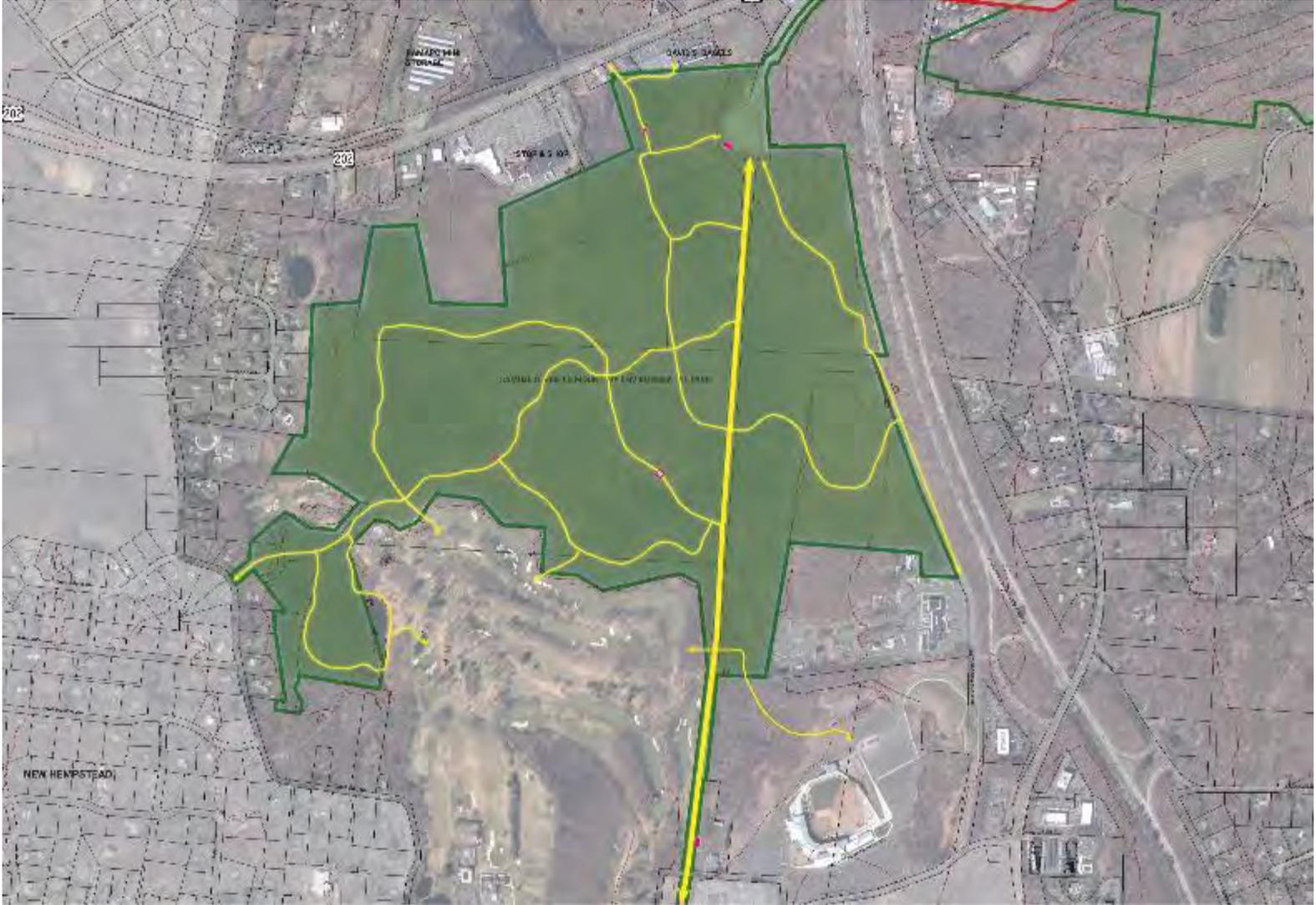
# SITE 6: PARKS AND TRAILS

## ENHANCE THE RAIL-TRAIL FOR WALKING AND BIKING



# SITE 6: PARKS AND TRAILS

PROVIDE PATHS AND TRAILS TO ENJOY THE PARK



# AFFORDABLE HOUSING TOOLKIT

## ZONING & PLANNING

Density Bonuses

Inclusive Planning Processes

Inclusionary Housing

Planning Education

State Override for Affordable Housing

Parking/ Setback Reductions

Accessory Dwelling Units

Historic Preservation

## FINANCING & FUNDING

Low Income Housing Tax Credit (LIHTC)

Affordable Housing Fund/ Loan Programs

Assessment Districts (BID)

Waiver of Development Review + Permit Fees

Tax Increment Financing (TIF)

Wealth Building Home Loans

Homeowner Rehab Grants

Tax Increase Relief for Residents

## PARTNERSHIPS

Joint Development

Public-Private Partnerships

Funding for Infrastructure & Open Space

Land Control & Equity

## TENANT SUPPORT

Representation in Eviction Cases

Emergency Services

Ontime Rental Assistance

## SHARED EQUITY

Shared Equity Ownership

Community Land Trust

Housing Cooperatives

Rental Equity

# UPDATE PROTECTION REGS & INVEST IN PRESERVATION

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- **Require environmentally-friendly design**

Light-imprint. Green infrastructure. Solar orientation.

- **Create zones with environmental overlays**

Add wellhead protection areas, increase wetland buffers on streams and waterbodies. Decrease lot coverage. Increase buffer standards both residential and commercial. Water quality and quantity monitoring.

- **Increase environmental performance of open spaces**

Plant natural species that encourage pollinators. Remove invasive and exotic species.

- **Fund preservation using bonding and mitigation fees**

Borrow in order to preserve lands. Link new development to increased preservation.

- **Investigate Transfer of Development Rights Programs**

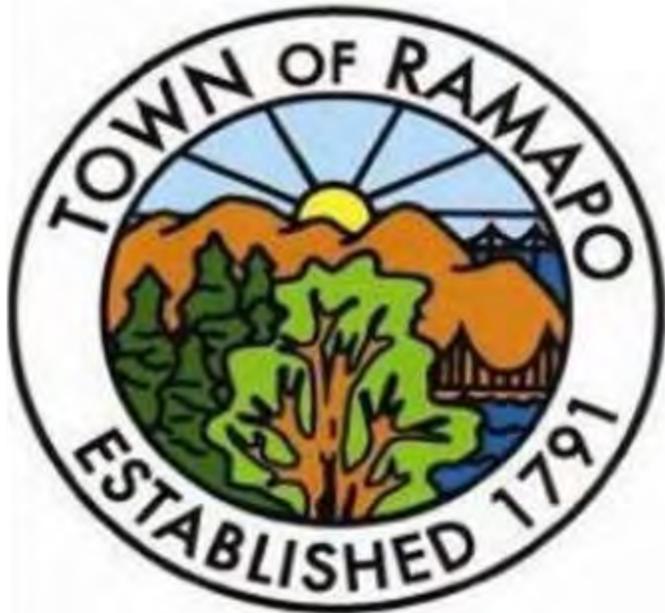
Additional density is tied to preservation elsewhere. TDRs or something similar.

**PLANNING@RAMAPO.ORG**

**GO TO**

**WWW.RAMAPO.ORG/ENVISIONRAMAPO**

# Northeast Ramapo Strategic Plan (2019)



**Thank you!**

Laberge Group: Planning  
Dover, Kohl & Partners: Design