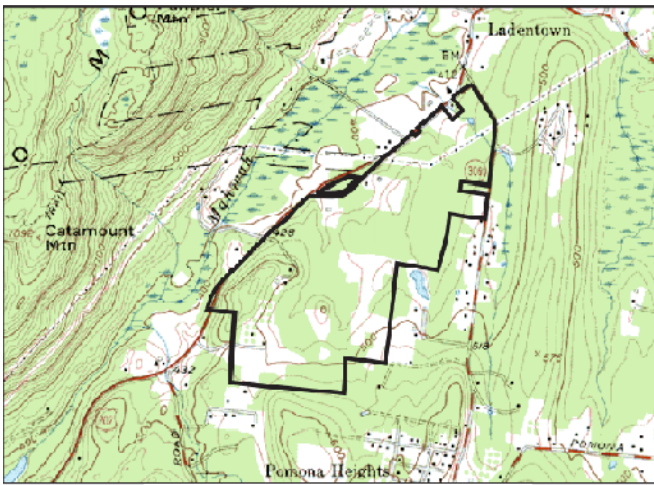




PATRICK FARM PROPERTY

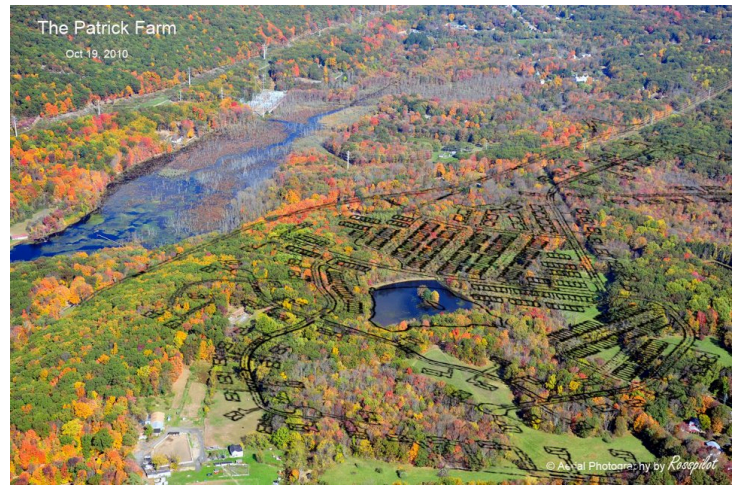


LOCATION

208 acres of land running south from the intersection of Routes 202 and 306 in Ramapo, along Rt. 202. Borders and includes wetlands that sit next to the Mahwah River, a Rockland County drinking water source, at the base of Harriman Park. The land was purchased in 2001 from Clarkstown for \$7.5 million.

PRIOR PROPOSAL

Several contentious development proposals by Scenic Development (Yecheil Lebovits & Abraham Moscovitz.) have been proposed and revised over the years. The property was rezoned to allow much higher density in 2004 dropping the lot size from 2 to 1 acre zoning which would have allowed 200 single family homes. Then the zoning was downsized once again in 2010 to multifamily allowing another doubling of units and a plan involving clear cutting 140 acres of land. This was the first multifamily units approved for this rural area of Ramapo. The proposal included 479 housing units causing significant tree removal and traffic impacts. In fall 2017 and spring 2018 a set of legal decisions annulled the Town's zoning changes and site approval plans for the proposal putting a hold on plans for this area. Currently the Town is involved in a review of the Masterplan with community meetings as part of the process. Now it's your turn. Consider a project that would be environmentally sensitivity with a maximum of 1 home per 2 acres and protections for the wetlands and aquifer.



HISTORY



The property is currently undeveloped with a history that ties to the early founding families in the County in the late 17th century – the Onderdonks and the Conklins. There is a farming history on the site, stone walls and a well from an earlier farming use, and a Conklin cemetery. More recently it was the estate of 1954 Pulitzer Prize writer John Patrick. The property has wetlands, a natural lake sits in the middle of the parcel, and a high pressure natural-gas pipeline that bisects the property.

Community Involvement & Concerns

Local residents were very active banning together to fight the zoning change. They contended that much of the area is wetland feeding the Mahwah River a source of drinking water for Rockland and Bergen County NJ and, a sole source aquifer (an aquifer that supplies at least 50% of the water for the area above it) and should be protected. They noted the plan was oversized for this more scenic region of Rockland. The US Army Corps of Engineers was brought in and mapped additional wetlands on the site that further altered development plans.

