

### **III. DEVELOPMENT POTENTIAL**

A Geographic Information System (GIS) was utilized in an analysis of residential development potential and the likely population that could be generated if this development were to occur in the Village.

In order to assess development potential, privately owned vacant and over-sized residentially zoned lots most susceptible to further development were identified. An assessment was then made of the potential buildout of these lots under existing zoning.

Land use information for the Village was obtained from the Town of Ramapo Assessor's Office and was verified in the field (refer to Figure III-1, Existing Land Use, following page III-1).

Village-owned lands and transmission easements were assumed to have no potential for further development.

Once the lots were identified, the next step was to identify the factors that would affect the development potential of each lot. The factors considered included:

- The Village's current zoning classifications;
- Federal Emergency Management Agency (FEMA) 100-year Floodplains;
- National Wetland Inventory (NWI) wetlands;
- Waterbodies;
- Steep slopes (slopes greater than 30%); and
- Lot inefficiencies, placement of existing homes, and installation of infrastructure.

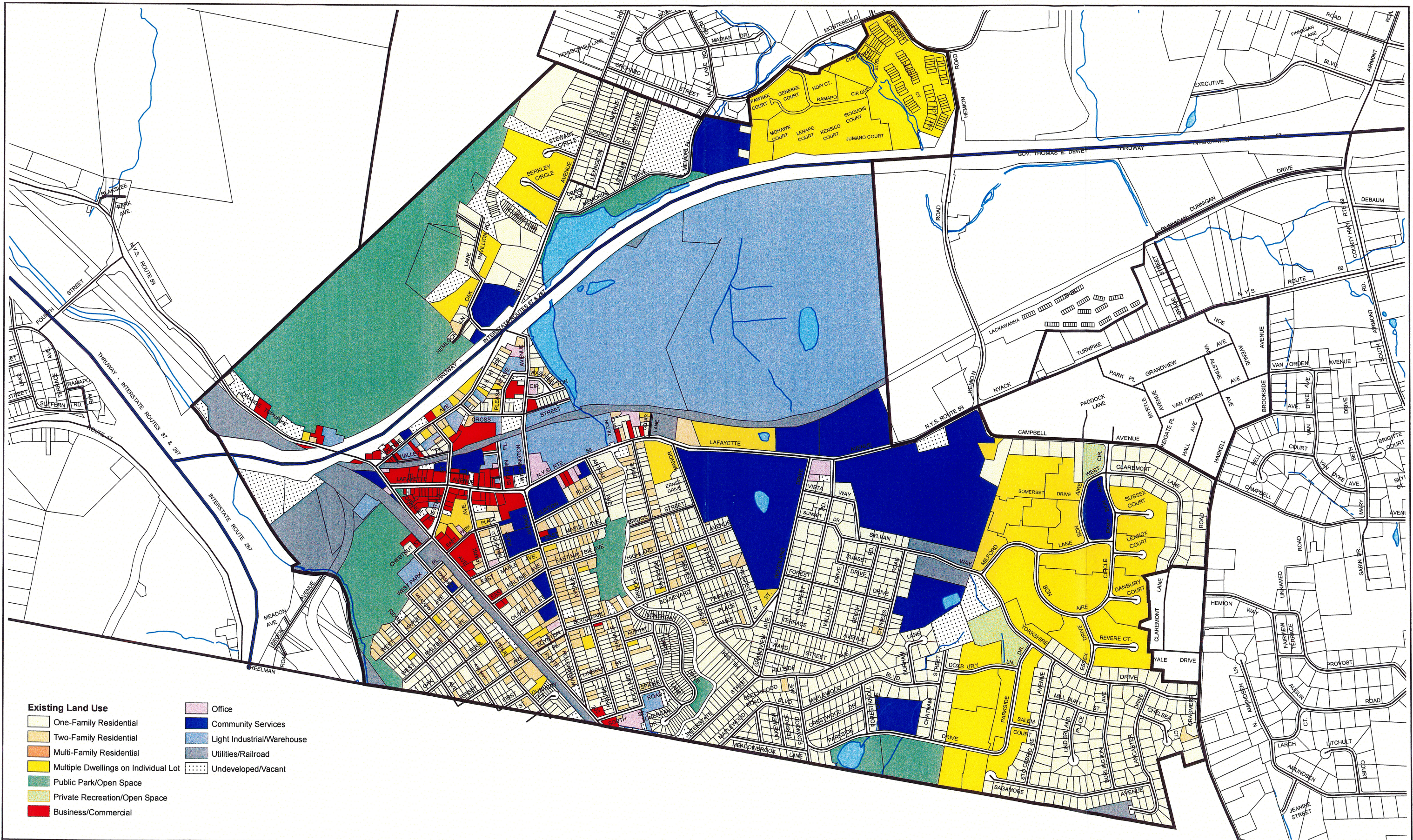
The extent of the known constraints are based on various sources of data including mapping products acquired from the United States Geologic Survey (USGS), the New York State Department of Environmental Conservation (NYSDEC), the Federal Emergency Management Agency (FEMA), and the U.S. Army Corps of Engineers (ACOE). (Refer to Figure III-2, Environmental Resources and Figure III-3, Topography and Steep Slopes, following page III-1.)

Fieldwork was performed to determine which of the lots identified by the GIS may be suitable for additional development. Known environmental constraints and a 20 percent area to account for lot inefficiencies and installation of infrastructure were subtracted from individual total lot areas to yield the number of net buildable lots.

#### **A. Existing Zoning**

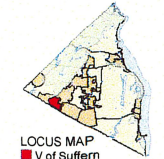
The following residential zoning districts are found within the Village (refer to Figure III-4, Existing Zoning, following page III-1):

- R-15 – One Family Residence (15,000 sq. ft. minimum lot size)
- R-10 – One Family Residence (10,000 sq. ft. minimum lot size)



- Existing Land Use**
- One-Family Residential
  - Two-Family Residential
  - Multi-Family Residential
  - Multiple Dwellings on Individual Lot
  - Public Park/Open Space
  - Private Recreation/Open Space
  - Business/Commercial
  - Office
  - Community Services
  - Light Industrial/Warehouse
  - Utilities/Railroad
  - Undeveloped/Vacant

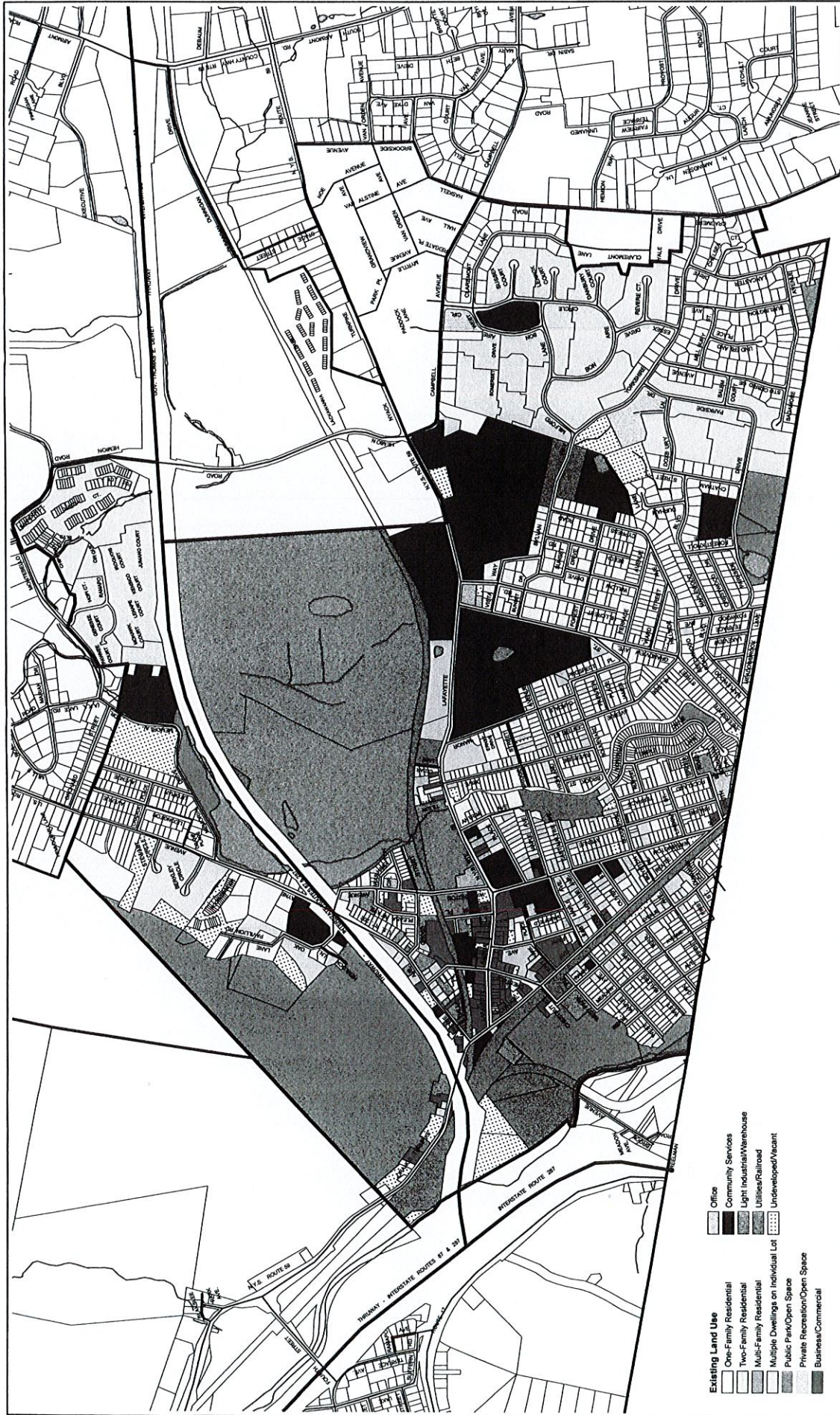
- Parcels
- Waterbodies
- Municipal Boundaries
- NYS Thruway
- Roads
- Streams/Rivers



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Note: This map is for general planning purposes only.  
 Source: New York State Department of Transportation,  
 Rockland County GIS, Robert Geneslaw Co.  
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**EXISTING LAND USE**  
 SUFFERN COMPREHENSIVE PLAN  
 Village of Suffern, Rockland County  
 New York



- Existing Land Use**
- Office
  - Community Services
  - One-Family Residential
  - Two-Family Residential
  - Multi-Family Residential
  - Multiple Dwellings on Individual Lot
  - Public Park/Open Space
  - Private Recreation/Open Space
  - Business/Commercial
  - Light Industrial/Warehouses
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- Parcels
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**EXISTING LAND USE**  
 SUFFERN COMPREHENSIVE PLAN  
 Village of Suffern, Rockland County  
 New York



FIGURE III-1

- R-7.5 – One Family Residence (7,500 sq. ft. minimum lot size)
- R-5 – Two Family Residence (5,000 sq. ft. minimum lot size)
- 2R-5 – Two Family Residence (one- and two-family dwellings)
- 2R-5(P) – Two Family Residence (one- and two-family dwellings; public facilities)
- MR-15 – Multifamily Residence (maximum density of 15 dwelling units per acre)
- MR-50 – Multifamily Residence (maximum density of 50 dwelling units per acre)

Each of the above zoning districts, except for MR-15 and MR-50, were determined to have lots with development potential.

**B. Development Potential Analysis – Residential**

The majority of the Village is built out and there are only limited areas with remaining development potential. In several instances, existing homes on developed lots identified as having additional potential for development would need to be removed to allow for that development to occur (refer to Figure III-5, Vacant & Oversized Residential Zoned Parcels with Development Potential, following page III-2). In most cases, the existing homes would not be removed.

Of the identified lots with the potential for further development, FEMA 100-year floodplains pose the greatest limitation on the additional development that would be permitted on a parcel-by-parcel basis. Steep slopes (greater than 30 percent) and NWI wetlands also result in further limitations on development.

The analysis indicates the potential for approximately 68 additional residential lots in the Village. According to the 2000 U.S. Census the average household size for Suffern was 2.36 persons. If an additional 68 single-family homes were constructed in the Village, the population would increase by approximately 160 persons, if family sizes remained the same, for a total population in the Village of approximately 11,166 persons (refer to Table III-1, Potential Residential Population).

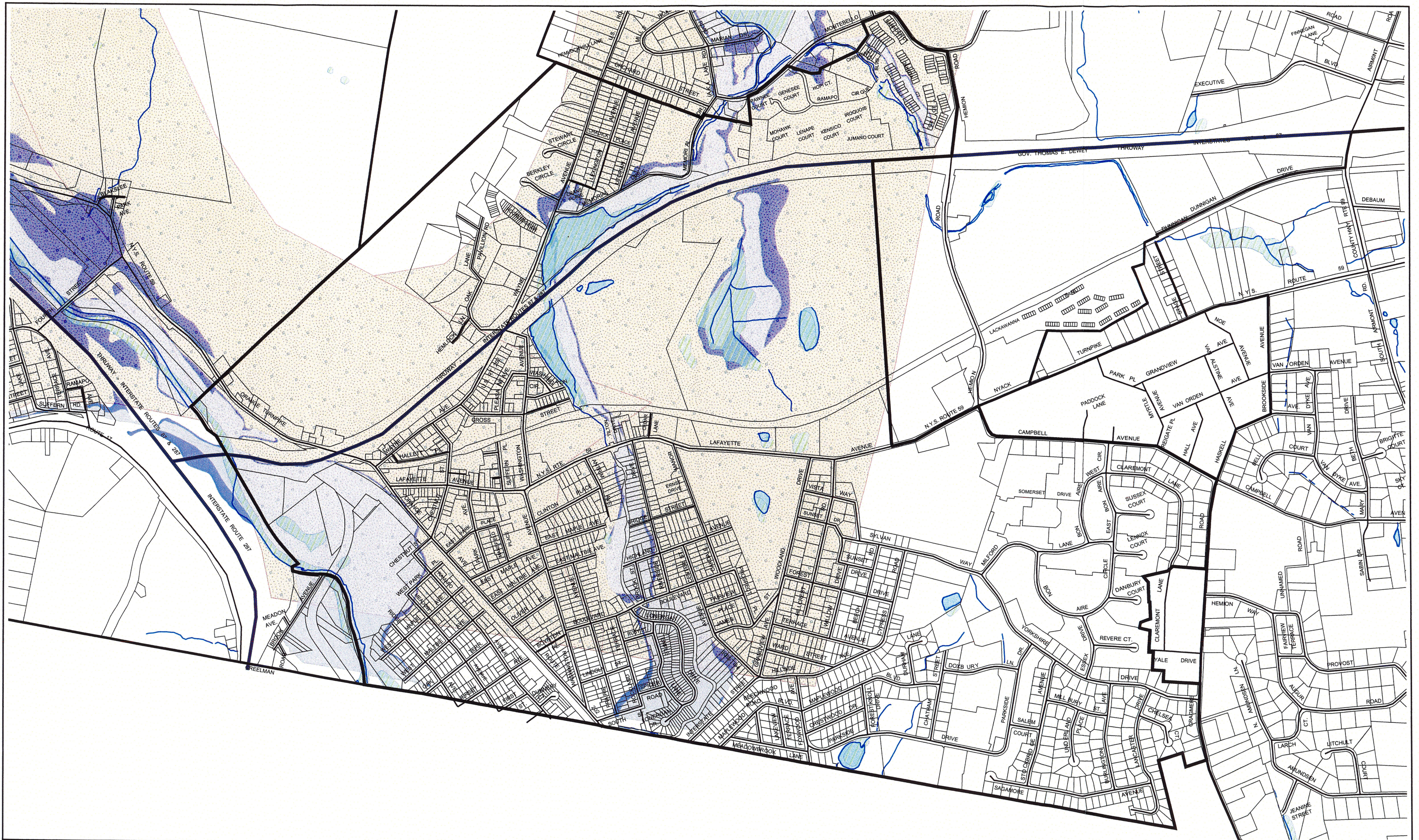
**Table III-1 – Potential Residential Population**

Description	Village of Suffern
Existing Population	11,006
Potential Additional Residential Dwelling Units	68
Additional Residents (2.36/DU – from 2000 Census)	160
Total	11,166

Prepared by Robert Geneslaw, Co.

Source: 2000 U.S. Census.

Note: This does not include a proposal for the Esther Gitlow property for an additional 80 units of senior apartments, in the MR-50 zoning district; a proposal for a multi-family development of approximately 60 units in the MR-50 zoning district at Three Cross Street, which would replace an industrial building; and a four lot subdivision now under construction at the end of Pavilion Road.



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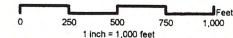
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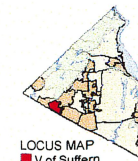
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- |                        |             |                     |
|------------------------|-------------|---------------------|
| — Municipal Boundaries | Waterbodies | FEMA 100-Year Flood |
| — NYS Thruway          | Parcels     | FEMA 500-Year Flood |
| — Roads                | Aquifers    | NWI Wetlands        |
| — Streams/Rivers       |             |                     |



**ENVIRONMENTAL RESOURCES**  
 SUFFERN COMPREHENSIVE PLAN  
 Village of Suffern, Rockland County  
 New York



**ENVIRONMENTAL RESOURCES**  
**SUFFERN COMPREHENSIVE PLAN**  
 Village of Suffern, Rockland County  
 New York



- Municipal Boundaries
- NYS Thruway
- Roads
- Streams/Rivers
- Waterbodies
- Parcels
- Aquifers
- FEMA 100-Year Flood
- FEMA 500-Year Flood
- NWI Wetlands

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FIGURE III-2