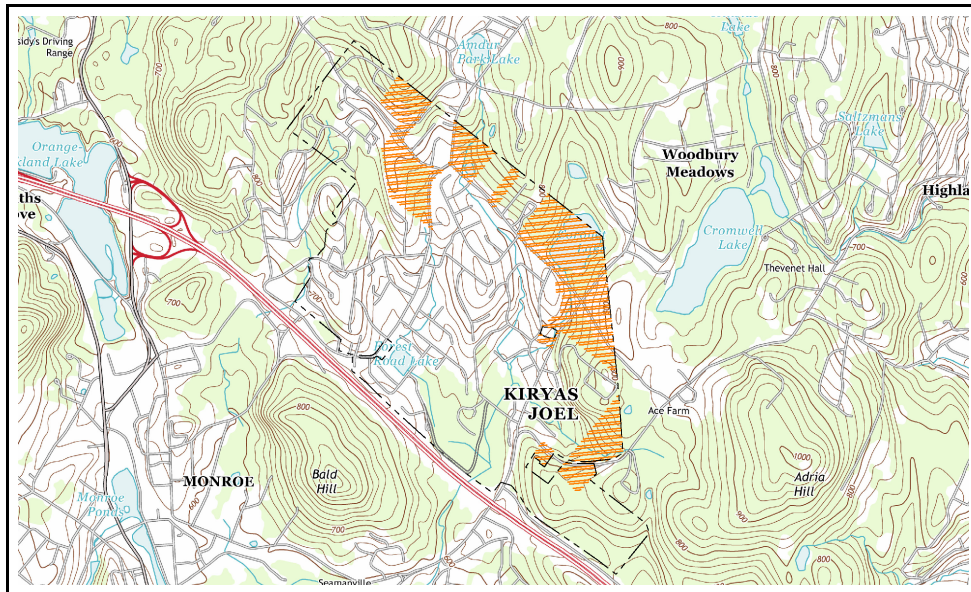


Comprehensive Plan 2018
&
Draft Supplemental Generic Environmental Impact
Statement

for

KIRYAS JOEL 164-ACRE ZONING



Village of Kiryas Joel
Orange County, New York

Lead Agency:
VILLAGE OF KIRYAS JOEL BOARD OF TRUSTEES

Planning Consultant:
TIM MILLER ASSOCIATES, INC.

July 2, 2018

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Village of Kiryas Joel
Orange County, New York

Lead Agency:

VILLAGE OF KIRYAS JOEL BOARD OF TRUSTEES
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Lead Agency Acceptance Date: July 6, 2018

Public Hearing Date: July 25, 2018

*Written Comments Will be Accepted by the Lead Agency
Up to ten (10) days after the close of the hearing*

July 2, 2018

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COMPREHENSIVE PLAN 2018

1. Introduction

What is this document?

This document is a comprehensive plan for the Village of Kiryas Joel, Orange County, New York, which annexed 164 acres of land in October 2016 from the Town of Monroe and is poised to expand again to encompass another 56 acres and incorporate the entire area to be known as the Town of Palm Tree. This document is prepared for the purpose of establishing the basis for adopting zoning for the recently annexed lands and to serve as a template for the future expansion. This plan encompasses the whole of Kiryas Joel, while the environmental review Section 6.0 is written specifically to address the future development of the community in and around the 164-acre annexation and 56-acre expansion areas.

What is a “Comp Plan”?

New York State’s zoning enabling statutes, the state statutes which give municipalities the power to enact local zoning laws, require that zoning laws be adopted in accordance with a comprehensive (or “well considered”) plan. [Village Law §7-704] “The comprehensive plan is the culmination of a planning process that establishes the official land use policy of a community and presents goals and a vision for the future that guides official decision-making.” The comprehensive plan invariably includes a thorough analysis of current data about land development trends and issues, community resources, and public needs for housing, transportation and community services. The contents of a comprehensive plan may include other topics specific to the community, as the plan contents are within the discretion of the local government. A comprehensive or well-considered plan demonstrates that forethought and planning have preceded zoning. Practically, zoning is the legal mechanism for implementing the goals of the municipality’s plan.¹

What else is this document?

This document also contains the Draft Supplemental Generic Environmental Impact Statement (DSGEIS) for the subsequent zoning action (see Section 6.0). It is a draft as defined in the New York State regulations 6NYCRR 617, the State Environmental Quality Review Act (SEQR or SEQRA), as Section 6.0 is the initial document prepared for the purpose of public review and comment on the proposed action. (A Final SGEIS will follow this Draft.) This document provides a supplement to the generic environmental impact statement that was prepared for the 507-acre annexation in 2015. And as an environmental impact statement, this document discusses and evaluates the potential environmental effects of the zoning being considered for the 164-acre annexation and 56-acre expansion areas.

Figure 2-1 indicates the location of the Village of Kiryas Joel in relation to the surrounding municipalities. With the 164-acre annexation, the Village presently has a geographic area of 889.133 acres, or 1.389 square miles.² Figure 2-2 illustrates the locations of the annexation

¹ New York State Department of State, Division of Local Government Services, *Zoning and the Comprehensive Plan*, 2015. Pg. 1.

² AFR Engineering and Land Surveying, PC, “Amended Boundary Map with 2016 Annexation, Village of Kiryas Joel”. Last dated November 30, 2017. Filed map 11-18, filed on 1/16/18.

territory areas. The annexed land occurs in eight areas which have been identified for reference as Area I through Area VIII. Figure 2-3 illustrates the lands subject to the new zoning and lands to be included in the Town of Palm Tree.

2. The Planning Process

What is the Process?

Annexation of the 164 acres was initiated by a petition for annexation filed by a group of affected landowners to the Village of Kiryas Joel and Town of Monroe in 2014, and came about following a thorough evaluation of the potential environmental impacts of such annexation which concluded with the adoption of SEQR Findings in 2015. Following the Village's approval of the 164-acre annexation on September 6, 2015 and the Town's approval on September 8, 2015, and following two Article 78 challenges which were dismissed by the Supreme Court of the State of New York in October 2016, the Village annexed the subject territory on October 14, 2016.³

Having acquired the land that was previously subject to the zoning designations of the Town of Monroe, the Village is proceeding with planning to establish appropriate zoning for the 164 acres consistent with existing Village zoning. In the aftermath of the annexation proceedings, the Village Board committed to a thoughtful planning process for the annexation territory (see December 2016 Village Board Resolution, Appendix E). This planning effort involves a public process wherein the goals and objectives of the community are synthesized into a statement, or statements, an implementation plan is developed that expresses the steps that may be taken to achieve the stated goals and objectives, and a thorough evaluation is undertaken of the potential environmental impacts of such zoning (in accordance with SEQRA). In short, this process will solicit public input, produce a draft plan, proposed zoning law amendment and a GEIS that is subject to public comment and referral to the County Planning Board (in accordance with Village Law §7-722 and General Municipal Law §239-m), prior to final adoption of the zoning law amendment by the Kiryas Joel Village Board.

The comprehensive plan analysis builds off the two existing zoning classifications in the Village Code. These zoning categories accommodate a variety of land uses that also could be envisioned on the limited land area under consideration for zoning, and the dominant residentially-focused demand in the Village. It is evident from the language of the Village's zoning law that community planning has developed around the primary goal of accommodating housing at a density that promotes a close knit community, with a compliment of community support services. The zoning is intended to support the public interest and not be in favor of any special interest.

Past Planning

The purpose of a comprehensive plan is to evaluate the function of the existing facilities and services of a community, to review past planning of the community, and to project forward what

³ As of the date of this Plan, litigation by several towns and the County of Orange opposed to the annexation SEQRA review remains pending although most of the parties have withdrawn from that action. There is no injunction preventing the Village from governing the annexed territory and proceeding with planning and zoning, including approving development projects in this area.

the community sees as important priorities for the Village. The Comprehensive Plan should identify changes or modifications to the existing policies, procedures and local laws which would be necessary to achieve the stated goals and objectives of the plan. A Comprehensive Plan for the Village of Kiryas Joel dated December 1999 was the first plan specifically drafted for the new Village of Kiryas Joel.⁴ This 2018 Plan, therefore, is an important opportunity to review the direction the community has taken since 2000, and will take over the next five to ten years and beyond.

In 1999, the Village engaged Parish, Weiner & Shuster planning consultants to work with the Village to prepare a comprehensive land use plan with the aim “to guide the development of the community, with proper regard for health, safety and welfare, aesthetics, and economic practicality.” That plan specifically addressed two basic components -- a plan for the use of lands which are subject to direct public action (such as streets, public buildings and municipally owned land); and a plan for the future use of privately owned land (via zoning).

Key elements of the 1999 planning effort and outcomes are summarized below:

- Village population was projected to grow by at least 50 percent from Year 2000 to 2010 - *- The US Census recorded a population of 13,138 residents in 2000 which grew to 20,175 persons in 2010, averaging about 5 percent annually.*
- Expansion of commercial and industrial uses that would provide job opportunities and revenues were recommended.
- Construction of a new firehouse with appropriate equipment and trained fire fighters within the Village was advocated to improve fire protection response times. - *The firehouse on Seven Springs Mountain Road is now built.*
- Development of one or more public parks for Village residents was recommended. - *The Village's Kinder Park off Larkin Drive has since been built.*
- The Village sewage treatment plant completed in 2000 was forecasted to have sufficient capacity to accommodate projected Village population growth through the Year 2010. - *The Kiryas Joel plant was expanded and treats wastewater exclusively from the Village. Another portion of the Village's wastewater is diverted to the Harriman WWTP. The County operates the Village plant with agreements between the County and the Village, plant operation, maintenance, repairs and improvements.*
- The Plan cited the need for continued exploration for sufficient water supply resources for the growing population. - *The Village has obtained and continues to pursue additional water supply for its residents.*
- The recently completed Community Health Center was cited as a needed facility to address the health needs of the Village.
- Upgrades of minor streets to accommodate greater traffic demand were recommended. - *Road connections between Bakertown Road and the Village center (Meron Drive and Daj Boulevard) have since been built.*
- Improvements to existing sidewalks and added sidewalk connections were recommended. - *Several sidewalk improvement projects have since been completed and the Village continues to pursue further improvements.*

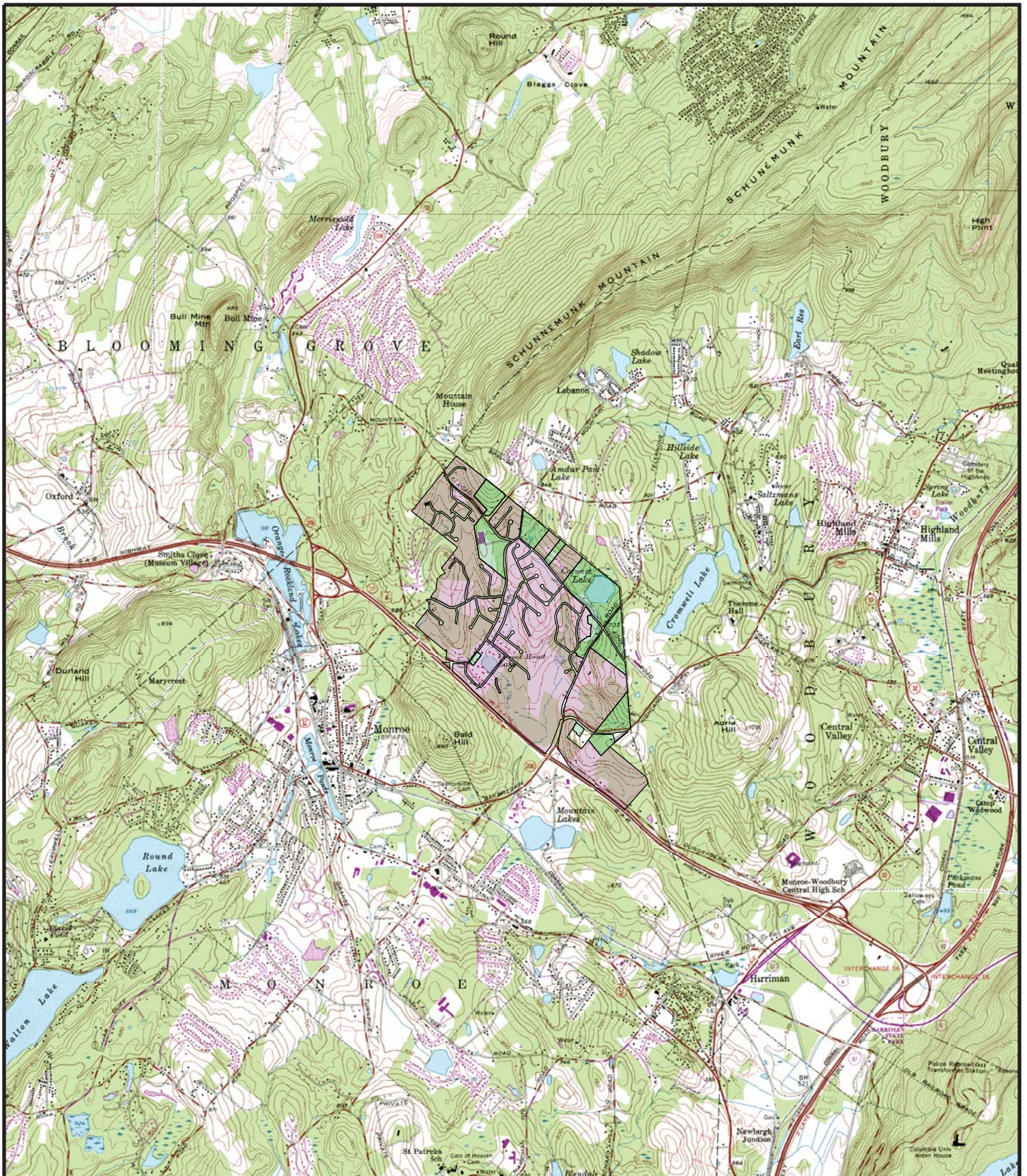
⁴ Parish Weiner & Shuster, Inc., “Comprehensive Plan for the Village of Kiryas Joel,” draft dated December 1999.

- Parcels of land within the Village suitable for residential development were identified upon which a projected 1,400 to 1,800 dwelling units could be built to house between 6,000 and 11,000 persons. - *The US Census recorded growth of 1,903 units to house 7,037 additional residents between 2000 and 2010.*
- The Plan identified about 300 acres of vacant land outside but contiguous to the limits of the Village for study for their potential for annexation. - *Approximately half of that land has since been annexed.*
- Zoning Ordinance updates and the adoption of Subdivision Regulations were recommended. - *§155 Zoning was updated in 2007, including Subdivision regulation at §155-14.*
- Finally, the Plan recommended developing a Capital Projects Program to set priorities for meeting the Village's needs. - *The Village Trustees continue to plan and administer capital projects for the Village on an ongoing basis.*

Expanded Role for this Plan

A petition was filed with the Orange County Legislature in September 2016 (and amended in July 2017) for the formation of the Town of Palm Tree, which would encompass the entirety of the Village of Kiryas Joel including the newly annexed 164 acres and an additional \pm 56 acres of adjacent land in the Town of Monroe. A public hearing was held and subsequently the Legislature and, by referendum in November 2017, electors in the Town of Monroe overwhelmingly voted to divide the town to create the new Town of Palm Tree. The Town of Palm Tree may become effective for purposes of governmental functions as early as January 1, 2019.⁵ While the 56 additional acres remain within the Town of Monroe at the time this Plan is being prepared, this Plan considers the future scenario of Palm Tree.

⁵ The January following an election of a Town Board.



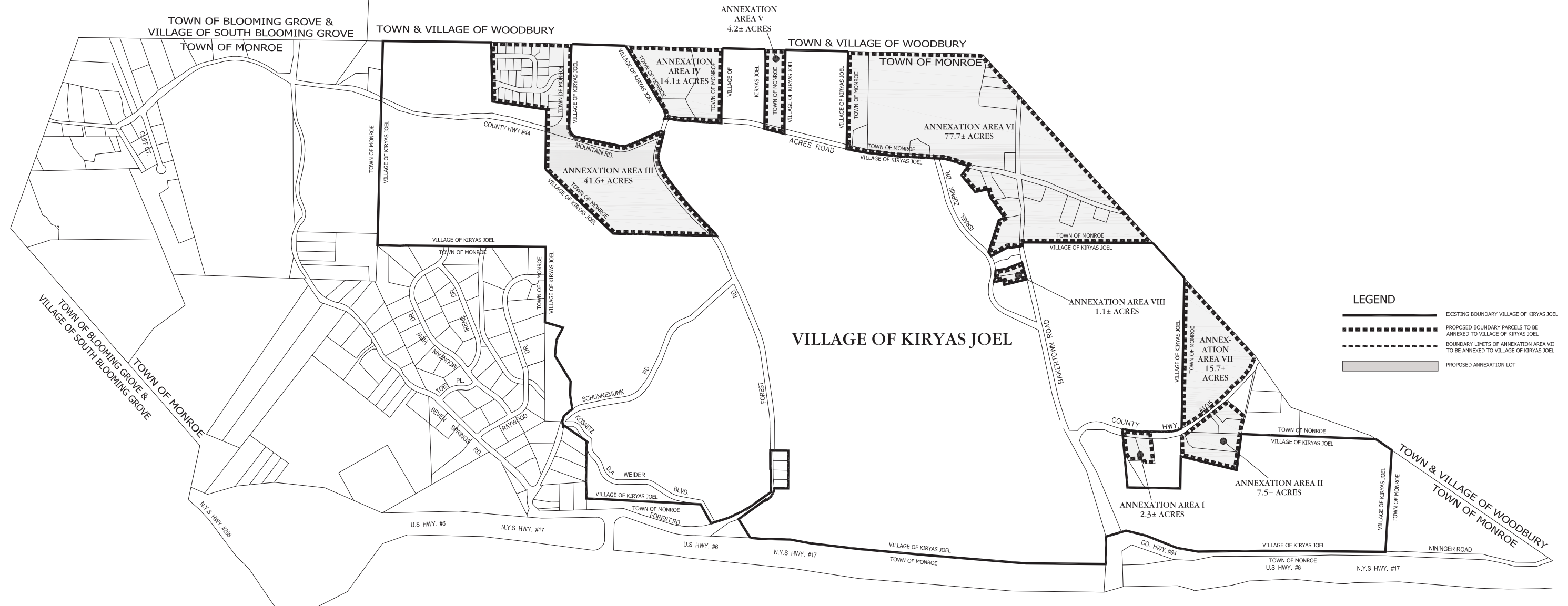
Legend

- Village of Kiryas Joel 2015
- Lands Annexed 2016

Figure 2-1: Area Map
 Village of Kiryas Joel
 Orange County, NY

Base: USGS 7.5-minute Topographic Map
 Scale: 1" = 4,000'

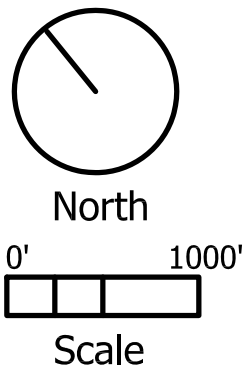
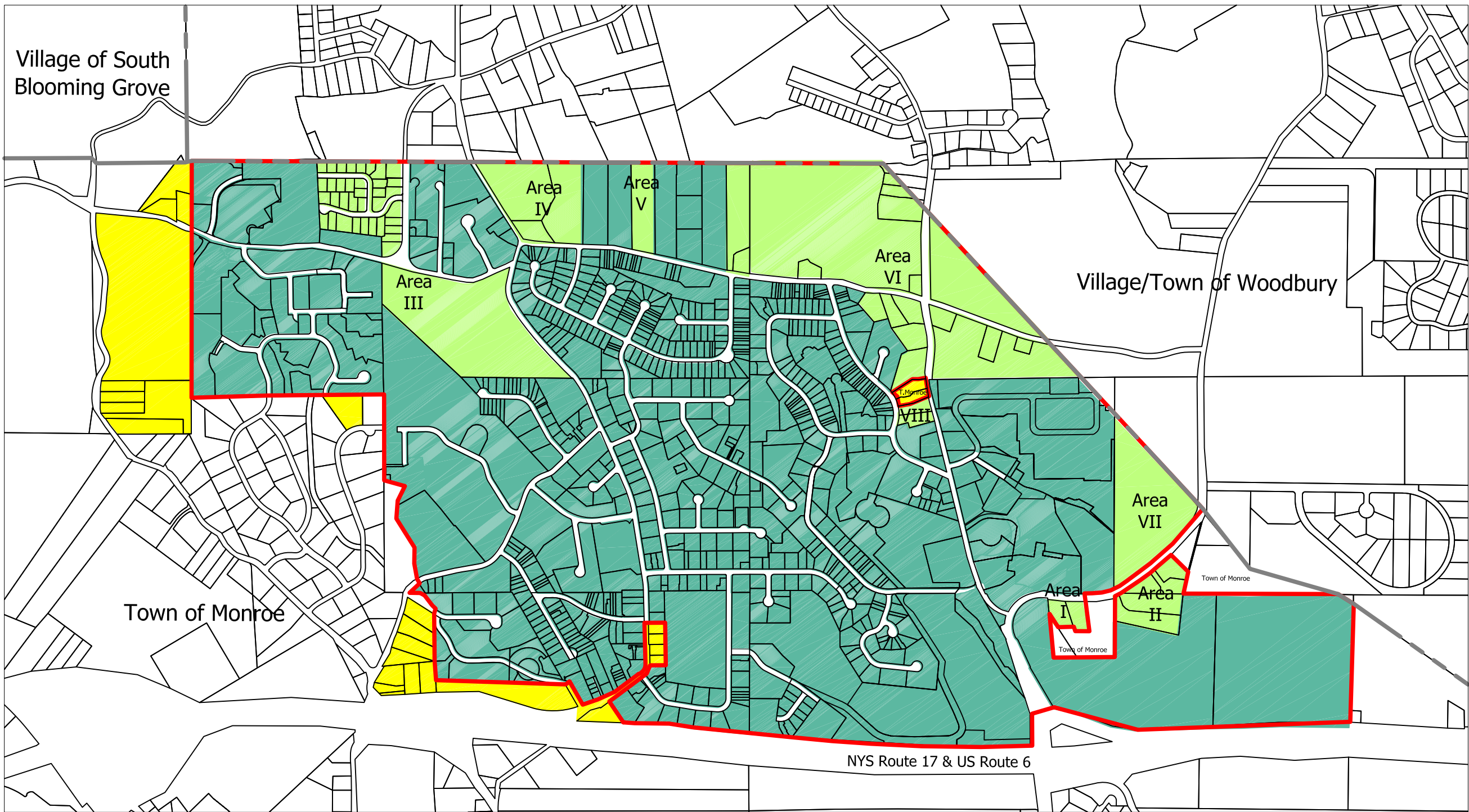
EXISTING AREA OF THE VILLAGE OR KIRYAS JOEL: APPROXIMATELY 700 ACRES
 PROPOSED ANNEXATION AREA: APPROXIMATELY 164 ACRES
 PROPOSED TOTAL AREA OF THE VILLAGE OF KIRYAS JOEL: APPROXIMATELY 864 ACRES



AREA	ACRES
I	2.3±
II	7.5±
III	41.6±
IV	14.1±
V	4.2±
VI	77.7±
VII	15.7±
VIII	1.1±
TOTAL: 8 AREAS	163.8± ACRES

Figure 2-2:
 164-Acre Annexation Map
 Village of Kiryas Joel
 Orange County, NY
 Approx. Scale: 1" = 1.8 mi.

Source; AFR Engineering and Land Surveying, PC, August 2014



Legend




- | | | | |
|---|---------------------------------------|---|------------------------------|
|  | Village Limits
Pre-Annexation |  | Future Lands
of Palm Tree |
|  | Annexed Land Subject
to New Zoning | | |

Figure 2-3:
Land Subject to New Zoning
 Village of Kiryas Joel
 Orange County, NY
 December 2016

3. Goals and Objectives

Goals and objectives provide an overall framework for community planning to envision a future in broad terms. The planning objectives for Kiryas Joel listed herein consider those identified by others, including Orange County and the Town of Monroe, within which the Village lands are currently situated. The Village of Kiryas Joel has its own very specific goals and objectives which are listed separately.

The Village of Kiryas Joel lies in the east-central portion of Orange County and wholly within the Town of Monroe. The Village is among the three most densely populated municipalities in the County and generally has a substantially higher land use density than the remainder of the Town of Monroe or the Village/Town of Woodbury which borders it to the east.

Additional land use plans considered for this report include the *Orange County Comprehensive Plan (2010)*⁶ and the *Comprehensive Plan Update (2017)*⁷ for the Town of Monroe. Relevant portions of these plans are discussed below.

County Goals and Objectives

The *Orange County Comprehensive Plan - Strategies for Quality Communities*, was adopted in 2003 and updated in 2010. While the County Plan does not specifically list goals and objectives, the following list has been adapted from the chapter "Summary of Recommendations."

1. Encourage growth to provide employment opportunities and living environments, directed into the built-up areas of the County that can support growth.
2. Emphasize diversity in housing, land uses, transportation options, and employment and business opportunities.
3. Preserve environmentally sensitive lands, working agricultural lands and historic resources that give Orange County its unique, desirable character.
4. Insure greater access to livable wages, affordable housing and community services.
5. Insure the diversity and quality of Orange County communities and its workforce in the future.
6. Insure the vitality of Orange County's cities, villages and hamlets.
7. Better manage development, accounting for available transportation and water supplies.
8. Reduce costs and provide incentives to encourage continuing farming activity.

As one would expect, the County's goals and objectives are written to apply to a much broader scale than may apply to the Village of Kiryas Joel. However, they are useful in providing an overall framework within which the Village's goals and objectives may be viewed.

⁶ Orange County Department of Planning. "Orange County Comprehensive Plan - Strategies for Quality Communities." Update October 2010.

⁷ Town of Monroe, "2017 Comprehensive Plan Update". Adopted November 20, 2017.

Town Goals and Objectives

The Village of Kiryas Joel is located within the Town of Monroe. The following goals are adapted from the Town of Monroe *2017 Comprehensive Plan Update*, “Goals and Objectives” in the “Vision for the Future” section.

1. Design residential neighborhoods to blend with the rural landscape, and at appropriate densities that consider proximity to open space and sensitive ecological habitat, major transportation corridors, employment and shopping opportunities, and available sewer and water services.
2. Increase opportunities for commercial and light industrial development in appropriate locations.
3. Encourage a system of open space and recreational lands for neighborhoods and preserve the environmental resources that sustain the health and welfare of the Town’s residents.
4. Preserve historic and scenic assets which provide an attractive appearance and unique community character.
5. Support green infrastructure.
6. Ensure full disclosure of the proposed density, intensity, size, environmental constraints and project design of projects for full assessment of potential impacts and mitigation measures.

The Town of Monroe Plan recognizes the overall lower concentration of population outside its Villages, and therefore needs are expressed accordingly for a more deliberate settlement pattern with a rural character focus. Yet, existing Town zoning in the vicinity of the Village of Kiryas Joel was intended to serve greater density than elsewhere; especially as applied to the area within the 164 acres. Further, in its approval of the annexation of the 164 acres, the Town acknowledged that extension of the Village’s land use regulations to the annexation territory would likely allow higher density development in the subject area. Such a determination and decision to approve the 164-acre annexation constitute an amendment to the Town’s land use plan relative to the 164 acres.

Village Goals and Objectives

The goals and objectives for the Village of Kiryas Joel reflect the needs and interests of the community in looking to the future, both short-term and long-term. The following overall objectives have been identified by the Village during this planning process. Goals related to specific topic areas are listed in the topic sections that follow and address various issues raised through the analysis of existing conditions, community input, and the experience and knowledge of representatives of the Village. Information gathered from a community planning meeting in Kiryas Joel in May 2017 and a community survey in May 2018 has been used in the identification of issues and formulation of recommendations for this Plan.⁸ Residents, public officials and local service providers participated in the information gathering effort.

The goals outlined below may be realized through the Zoning Code to guide future development and shape the community that is inherited by the next generation. The recommendations in this Plan identify actions that target these goals.

⁸ Compiled results from a community planning meeting in Kiryas Joel on May 7, 2017 and a 2018 community survey with limited response are summarized in Appendix C.

The overall Plan objectives include the following:

1. Multiple family residential living is the foundation of the community.
2. Housing must be affordable for the predominantly low to middle income population.
3. Provide a fully walkable, pedestrian-oriented community with transportation access to regional centers.
4. Provide community services that support all aspects of family life and meet the needs of all resident age groups.
5. Provide adequate water and sewer services for the full development potential of the Village.
6. Establish development guidelines that encourage facilities and services in neighborhood settings, including neighborhood-scale retail, educational, civic, religious and recreational opportunities.

Related Plans

Orange County

The *Orange County Comprehensive Plan, Strategies for Quality Communities*, adopted in 2003 and last updated in 2010, provides a regional view of the natural and human environments. The Orange County Department of Planning prepared a comprehensive development plan that put forward an urban-rural growth strategy for the County that was adopted by the County Legislature in 1980. The central idea was to develop a growth concept that welcomed “growth that comes as a natural course” but “stage and direct growth into areas where it can be supported efficiently and at least cost.” Growth was focused toward existing centers to maintain the rural character of most of the County. When the plan was updated in 1987 to reflect a quickening of development in the County, the urban-rural concept remained the core theme of the Plan and it is carried into the 2010 plan.

The County Plan depicts the Village of Kiryas Joel in the center of a sizable urban area, or “Priority Growth Area,” encompassing much of Woodbury and Blooming Grove and most of Monroe, and bisected by an important mixed use corridor, NYS Route 17.⁹ The Growth Areas were identified to differentiate between urban areas, where density and infrastructure investments are most appropriately focused, and rural areas, containing important agricultural land and open space or environmental resources. Priority Growth Areas represent generalized areas of the County where growth should be focused. The County builds on the Priority Growth Areas of earlier plans in anticipating future development trends and defining land use priorities in its Land Use Plan. Comprehensive Plan reviews have refined these areas relative to centralized water and sewer service areas, existing land use, local centers, local zoning, certain environmental constraints, protected open space and transit opportunities.

Most [Growth Areas] include a prominent central business district, the presence of regional civic and employment sites, a mix of land use types and intensities, pedestrian oriented neighborhoods, access to major transportation systems, and a diversity of housing, community and commercial activities. It is within the boundaries of the Growth

⁹ Orange County Department of Planning. “Orange County Comprehensive Plan - Strategies for Quality Communities.” Update October 2010. Pgs. 4 & 8.

Areas that the County encourages additional urban / village growth, such as higher density residential, commercial and certain industrial uses, and other community services. The use of infill construction as a method of revitalization is especially appropriate in these areas. Priority should be given to the Growth Areas, and specifically the Villages and Cities within them, for County support, incentives, and investment in water and sewer infrastructure improvements/extensions, sidewalk construction, transportation infra-structure, opportunities for transit-oriented development, housing, and commercial development. [p.33]

Relative to the development pattern of Kiryas Joel, the availability of infrastructure systems -- sewer, water, transit -- is key to the concentration of growth that is anticipated in Kiryas Joel.

Town of Monroe

The Town of Monroe recently prepared an update to its Comprehensive Plan (adopted in 2008), which update was adopted in November 2017. The Town's Plan Update distinguishes several levels of residential densities for defined areas in the Town. Having been drafted prior to the actual annexation of the 164 acres from the Town, Monroe's conceptual land use plan presented in the Update designates the 164-acre areas for Urban Residential - Multi-Family use (UR-M district).

One of the stated Plan objectives is: "Allow limited high density, urban residential neighborhoods which are immediately adjacent to one or more of the Town's villages and are not significantly constrained by sensitive environmental features, and allow a variety of housing types in these neighborhoods." Like the Town's zoning which specifically cites areas (including the outskirts of Kiryas Joel) where centralized water and sewer services are more accessible, there is focus in the Town's Plan on accommodating growth. A key factor in the Plan that will influence both residential and non-residential land use and land use densities is transportation/accessibility within the existing road network.

4. Issues, Goals and Recommendations

4.1 Land Use & Zoning

Land Use

The Village of Kiryas Joel is a compact, primarily residential community located in a predominantly rural/residential area of Orange County. The Village has developed rapidly since its incorporation in 1977, with a mix of single family and multi-family buildings, neighborhood commercial uses, and community services including parochial schools and other religious facilities. At present the Village comprises 889 acres of land (1.39 square miles), including the 164-acre annexation territory.

Land use mapping of Kiryas Joel and lands surrounding the Village that is available from the Orange County GIS Division is based on property class codes supplied by the assessors of each municipality. See Figure 4-1. Figure 4-2 shows current land uses in the Village.

The nearby lands surrounding Kiryas Joel in the towns of Monroe, Blooming Grove and Woodbury, and Village of Monroe have a mix of uses, including single family buildings,

commercial uses, and community services as well as agriculture and land that is mapped vacant (undeveloped). The map does not reveal the extent of under-developed land on many of the larger parcels.

Existing conditions of the newly annexed lands generally comprise the following land use areas: approximately 49 acres of residential land and community service facilities; 9 acres of transportation or utility facilities; 11 acres of fallow farmland; and 95 acres of vacant / under-developed land. There are approximately 49 existing homes. An estimated 48 of the 164 acres have potential environmental constraints to development, such as the 28-acre Coronet Lake.

The residential densities of the area around Kiryas Joel, based on 2010 census tract data, range from less than 500 persons per square mile to over 9000 per square mile. Orange County has mapped population densities of 500 to 1500 in the Village of South Blooming Grove and Town of Woodbury immediately north of Kiryas Joel; 1500 to 3000 in the town and village of Monroe directly south of Kiryas Joel; and 5000 to 9000 in lands immediately surrounding Kiryas Joel in the Town of Monroe. In contrast, Kiryas Joel has an overall density of approximately 16,190 persons per square mile.¹⁰

A significant change in Village land use in recent years has been new, higher density residential development replacing low density residential or other uses on several properties in the Village. One use that is no longer found in the Village is agriculture on the property known as Ace Farm at the intersection of Acres and Bakertown roads.

Zoning

The comprehensive zoning regulations adopted by the Village in 2007 are, in practice, its comprehensive plan. Policies for land use in the Village are implemented through its zoning code along with plan review guidance adopted as Village policy in February 2015, entitled "Kiryas Joel Residential Zoning and Building Rules - Updated 2-10-15." (See Appendix F.) The Village is divided into two zoning districts described in its zoning code: R Residential, and C Commercial.¹¹ The Village code also has provisions for Planned Unit Development (PUD) which in practice has been applied as an overlay zone on numerous parcels for specific development applications. The adopted Village Zoning Map shown in Figure 4-3 shows the areas zoned for Residential and Commercial but does not show parcels subsequently approved as Planned Unit Development. The map also lacks an indication of zoning for the 164 acres of land annexed in 2016, which are without a zoning designation at this time.

Generally, the R, C, and PUD districts in the Village of Kiryas Joel all permit one-family and two-family dwellings as principal uses and multi-family dwellings under certain conditions. The R and C districts also permit various other uses such as neighborhood commercial, public and semi-public facilities; the C district permits local retail, hotels and motels under certain conditions. No accessory apartments are permitted in any district. Home occupations are permitted in the R and PUD districts, subject to supplementary standards. The regulation for PUD permits "all" uses, subject to Planning Board approval. Minimum lot sizes are specified for each district. There is no maximum density (units per acre) cited in the code. However, for its upper density controls, the Village relies upon the maximum building height permitted and the density that will

¹⁰ Using the 2015 US Census estimate of KJ (21,660) plus 200 residents cited in the Annexation Petition. $(21660+200 \text{ persons})/(864 \text{ ac}/640 \text{ ac/sqmi})$

¹¹ Village of Kiryas Joel Code, Chapter 155, Zoning. § 155-27. Adopted 9/4/07.

not exceed that which can be served by existing or planned public water supplies and sanitary sewerage collection and treatment systems.

Table 4.1-1 at the end of this section summarizes the parameters of the zoning in Kiryas Joel and adjacent land in the Town of Monroe and Town/Village of Woodbury, as relevant to this study. Existing zoning in the municipalities immediately surrounding Kiryas Joel is shown in Figure 4-4.

All of the recently annexed land was previously zoned as Urban Residential Multi-Family (UR-M) in the Town of Monroe prior to annexation. The zone permitted a one-family dwelling as a principal use with an accessory apartment on a lot, as well as various public and semi-public facilities. The UR-M district also permitted multiple dwelling groups as a special exception use; such use would typically require connections to central water and sewer. Maximum permitted residential density ranged from 8 to 10 dwelling units per acre for multiple dwelling units with two bedrooms or 5 dwelling units per acre for such units with more than two bedrooms. No commercial use was permitted in the district.

There were two development projects located in the annexation area that were either under review by the Town in 2016 (Forest Edge project) or approved and under construction (Vintage Vista). In accordance with the December 2016 Village Board Resolution (Appendix E), these projects would be permitted to continue to be developed consistent with the Town approvals after their approvals are confirmed by the Village Planning Board. At present, Vintage Vista is nearing construction completion as approved and the Forest Edge development is being redesigned by its owner.

In the Village of Woodbury, the lots abutting the annexed land are zoned Residential 2-Acre (R-2A). This zone allows single family uses and limited nonresidential uses. Multifamily residences are not permitted in the R-2A zone. Maximum permitted residential density is 0.33 dwelling unit per acre (one unit on three acres), or 0.25 (one unit on four acres) on lots over 10 acres.

While there are commercially zoned parcels scattered in various locations around the Village, the primary commercial center of the Village, including the Village Offices, is located on Forest Road opposite Van Buren Drive. A second business center is located on Bakertown Road near Meron Drive. With expansion at the outskirts of the Village which is envisioned to become predominantly residential, consideration should be given to providing for and encouraging uses that would support the new residents and be located close by where they live, including social services, retail shops, and parkland.

Expansion of Kiryas Joel Boundaries

Petitions have been made in the past few years for 164 and 507 acres of land to be annexed to the Village, and a separate petition to add 56 acres for establishment of the Town of Palm Tree. While only the 164-acre annexation has been adopted at this time, the affirmative vote by the majority of Town of Monroe residents to approve the formation of Palm Tree (which may become effective in January 2019) demonstrates recognition of future development densities like the existing Village of Kiryas Joel. With the 2016 annexation, the Village has a geographic area of approximately 889 acres and upon establishment of Palm Tree, will be approximately 945 acres.

The additional Palm Tree lands generally comprise the following land use areas: approximately 22 acres of residential land; 1 acre used for a transportation facility; and 33 acres of vacant land. There are approximately 20 existing homes. Most of this land is zoned as Suburban Residential - 10,000 sf (SR-10) and a small portion as Urban Residential-Multifamily (UR-M) in the Town of Monroe.

With these expansions of the municipal limits, the Village must ensure adequate supplies of potable drinking water and sanitary treatment facilities for its current residents and future residents anticipated from the development of undeveloped or under-developed property in the municipality. In addition, appropriate consideration must be given to maintaining and enhancing the desired community character and other community needs.

Goals related to Land Use & Community Design

Goal - Facilitate continued growth of families in Kiryas Joel through the implementation of zoning regulations that encourage development of multi-family housing and community support facilities in the Village. Facilitate and account for the Orthodox Jewish community life that is characteristic of the Village of Kiryas Joel, centered on the home, family, worship and neighborhoods.

Issues -

- Growth in the size of the community may create impediments to being a walkable community merely by making more distance between facilities in the community.

Recommendations -

- Expand the R Residential zoning district to encompass all of the annexed land.
- Within the framework of medium to high density housing development and mixed use development, create neighborhoods that cater to the cultural requirements of the family.
- Connect new developments to existing sidewalk systems and transit services.
- Incorporate adequate sidewalk widths, safe crosswalks, and sidewalk lighting.
- Establish zoning that supports development of mixed, but primarily residential, uses that strengthen and expand existing neighborhoods where residents can walk to shopping, social/cultural centers, transit systems and work.
- Define multi-family housing as minimum 4 units up to 35 units per building, with mixed 2 to 6 bedroom units.
- Establish a reasonable mix of community retail to support the growing residential population

Goal - Facilitate the coexistence of mixed uses - residential development with attendant facilities for shopping, worship, schools, recreation, social services and work in walkable proximity.

Issues - There are conflicts between mixed uses that occur in the same building.

- Basement uses added after the site plan approval affect how much parking is available. There are now apartments, stores, storage, offices, schools in basements that were not anticipated or evaluated during site plan review.

- There is sometimes inadequate storage or access to storage in the basement for residents to store large strollers.
- Retail businesses should not be located in a residential basement.
- Basement space is being rented to individuals having no connection to or interest in the residents in the building. Basement storage spaces are likewise being rented out.
- Business spaces need to have separate entrances from residential spaces and be able to be locked up separately from residential portion of building.

Recommendations -

- “Home occupation” needs to be better defined and permits enforced.
- Regulate uses that are created in basements of multi-family buildings. Make basement uses part of the initial site plan approvals. They need to be designated as apartments or businesses from the start so residents know how many tenants and the kinds of tenants will be in the building.
- Identify the parking needed for future basement uses.
- A maximum families per structure cap needs to be established in the approval.
- Local business permits were suggested as a way to track what businesses are operating in basements. Consider other conditions for maintaining such businesses, such as residency requirements.

Goal - Improve the commercial/retail center of the Village.

Issues - Accessibility of the central business area at Forest Road

- The main shopping center area on Forest Road is very crowded at times.
- A myriad of decentralized home occupations contributes to chaotic shopping experience.

Recommendations -

- Establish retail / business centers outside the Village Center.
- Improve short term parking in the central business area.
- Neighborhood centers could be located near the Acres and Bakertown road intersection and the Karlsburg Road and Route 44 intersection.

Goal - Improve the look of the Village streetscapes.

Issues - Building aesthetics should be improved

- Some of the buildings have a myriad of decks on the façades that create a disorganized appearance.
- Decks need to be larger and unobstructed so structures can be set up for Sukkah. Each deck needs a clear view to the sky.

Recommendations -

- Create minimum standards for decks on buildings, including minimum portion of deck to be open to the sky.
- Consider creation of an architectural review board (ARB) or architectural guidelines for multi-family development including alterations to existing buildings.

Table 4.1-1: Zoning Summary

Table summarizes the existing zoning criteria applicable to this study.

Zone	Permitted land use	Minimum lot size	Maximum building height	Maximum permitted residential density (calculated as du/ac)	Minimum Front yard setback	Minimum Side yard setback	Minimum Rear yard setback
Village of Kiryas Joel							
R	Principal permitted uses: One-family and two-family dwellings; Multi-family dwellings; Neighborhood commercial; various public and semi-public facilities. Accessory uses: Home occupations. No accessory apartments.	2,000 sq.ft.	4 stories	No regulated maximum.	30' [Proposed for 4-sty+: 40']	15' ⁽²⁾ [Proposed for 4-sty+: 20']	15' [Proposed for 4-sty+: 20']
C	Principal permitted uses: All permitted uses in R above; Multifamily dwellings by special permit with central water and sewer; Local retail uses with frontage on Forest Road in the general vicinity of Van Buren Drive, by special permit; Hotels and motels with central water and sewer.	2 acres	Multiple dwelling, hotel, motel: 3 stories		Not specified		
PUD ⁽¹⁾	Principal permitted uses: All	10 acres	6 stories 75'		50'	75'	75'
Town/Village of Woodbury - Land adjacent to 164 acre territory.							
R-2A	Principal permitted uses: One-family; agriculture; horticulture. Various accessory and special permit uses.	2 acres	35' height	0.5 du/ac	40'	30'	50'
Town of Monroe - Land adjacent to 164 acre territory.							
UR-M	Principal use: Single family with accessory apartment; municipal park. No commercial uses.	10,000 sq.ft. with central sewer	2.5 stories 35'	8.7 du/ac ³	50'	30'	60'
	Special exception use: Multiple dwelling group ⁴	5 acres with central sewer			60'	30'	60'

Table compiled by TMA 2018.

¹ Planned Unit Development (PUD) districts are provided for in the Village of Kiryas Joel Code, but are not shown on the official zoning map.

² Zero lot line allowed with certain conditions.

³ Density applicable to full build of one SF unit plus one accessory apartment per lot where permitted.

⁴ Multiple dwelling group is permitted in UR-M zone at net density maximum ranging from 5 to 12 du/ac depending on number of bedrooms, or 10 to 14 du/ac for senior citizen units depending on number of bedrooms.

4.2 Environment

Environmental considerations presented in this Comprehensive Plan are related to the natural surface water resources, including wetlands, natural soils characteristics, and habitats. These physical environmental attributes are natural features that typically are the most limiting to development.

Watercourses and wetlands mapping is available from the NYS Department of Environmental Conservation, federal wetlands mapping from the National Wetlands Inventory, and soils mapping from the USDA Natural Resource Conservation Service (NRCS). Additionally, generalized mapping by the NYS Department of Environmental Conservation is available for habitats and species of special concern. The data available from these entities for Village-scale mapping is of a generalized nature, thus applicants for local development projects will be required to obtain site-specific survey information for their particular properties. Assessment of these features is typically done when applicants come before the Village Board of Trustees and/or Planning Board for development proposals that may involve planned development districts, special use permits or site plan and/or subdivision approvals.

The study area is situated within the Ramapo River drainage basin. The entire Village drains to the southeast through NYSDEC wetland MO-11 in the southeastern portion of the Village and then south eventually to the Ramapo River. Coronet Lake is the largest waterbody in the study area, a man-made lake approximately 20 acres in size. A network of surface channels and watercourses that are tributary to the Ramapo River flows through Kiryas Joel, generally north to south, including named streams that drain various portions of the annexation territory: Palm Brook, Forest Brook, Coronet Brook and Highland Brook.¹² These streams are designated Class C waters.¹³ Some lands may drain to the existing stormwater system the Village has in some streets which in turn discharges to the surface watercourses.

Notwithstanding the generalized nature of the data gathered by the aforementioned agencies, the available information is helpful in flagging potential areas of concern and in analyzing development potential. Soils information, in particular, provides meaningful parameters that would affect planning and development decisions. The soils descriptions of the NRCS describe wetness attributes, depth to the water table, rock and compacted subsurface layers (fragipan), slopes and other useful information that may affect foundation design, drainage considerations or other concerns relevant to the development of a site.

The NRCS identifies most of the soils in the Village as capable of being prime agricultural land, and are similarly recognized in the Orange County Open Space Plan. Only one tax parcel on Bakertown Road remains undeveloped and was recently used for agriculture (part of Ace Farm).¹⁴

The soils in the study area are very common in Orange County and have no unusual characteristics that significantly affect their use in modern construction. Their limiting characteristics can usually be overcome by careful project planning, design and management, and implementation of engineering measures that are commonly used in modern construction.

¹² Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map (FIRM) for Orange County, New York. Map numbers 36071C0481E and 36071C0483E. August 3, 2009.

¹³ 6 CRR-NY 701.8 Class C fresh surface waters: The best usage of Class C waters is fishing. The water quality shall be suitable for primary and secondary contact recreation, although other factors may limit the use for these purposes.

¹⁴ Part of designated Agricultural District ORAN001 per NYS Ag and Markets Law Art 25-AA §§303-4.

Sloped areas that exceed 20 percent need to be protected or otherwise stabilized through proper engineering techniques that avoid creating erosion, structural or safety hazards.

There are areas where natural habitats may support vegetation and wildlife species of concern. Any new development proposal will need to investigate whether there is presence of such species before it is developed.

The Environmental Resource Mapper, an online resource of the NYSDEC, identifies the existence of or potential for unique or unusual habitats, or the likelihood of protected species, within the Village of Kiryas Joel and the annexation area. See Figure 4-5, Environmental Sensitivity Map. The mapper identifies areas III, IV, and V of the annexation territory as a buffer area within which there could be potential habitat for a NYS Protected species, the Allegheny Woodrat (*Neotoma magister*), which was last documented in 1949 at Bull Mine Mountain over a mile to the northwest. The mapper also identifies a buffer on the far northern half of annexation area III related to a significant natural community called the Pitch pine-oak-heath rocky summit which is located at the Schunemunk Mountain House. This habitat falls outside the study area, approximately 0.2 miles from the closest annexation parcel. Additionally, there may be woodland trees in the study area that provide habitat to the Indiana Bat or Northern Long-eared Bat during certain times of the year, necessitating seasonal limitations on the clearing of trees. Incidences of Timber Rattlesnake potential habitat have also been reported in the region.

There are a number of small federally-mapped wetlands located in the annexation lands while there is no State or locally regulated wetland area mapped in the annexation area. Disturbance of natural resources that have protection under federal or state laws will require protections appropriate to the resource.

4.3 Historic and Cultural Resources

The Village, including the 164-acre area, has no property listed on the New York State or National Historic Registers, nor are there any properties being considered for nomination to a historic register.

The properties annexed to Kiryas Joel in the 164 acres have not been surveyed for cultural/historic resources for this Plan. Each property as it is planned for development will need to be appropriately reviewed by the applicant for the possible existence or absence of such resources for the site-specific environmental assessment. Should any significant resources be encountered in that review, the development plan for that property will need to provide mitigation that is acceptable under the New York State Historic Preservation Act of 1980 (Section 14.09). If a federal agency is reviewing, funding or undertaking the project, the requirements of Section 106 of the National Historic Preservation Act of 1966 will also need to be followed.

4.4 Population & Income

Population Growth

Population trends for the Village and surrounding areas are shown in the table below. Orange County experienced population growth of 1.1%, 0.9% and 0.3% during the periods 1990-2000, 2000-2010 and 2010-2015, respectively. Total County population is shown to be growing at a declining annual rate over this 25 year period. During the same time periods from 1990 to 2015, the population in the Town of Monroe has also grown at a declining annual rate of 3.6%, 2.7% and 1.2%.

At the same time population has grown in the Village of Kiryas Joel at a higher rate, but US Census data show a similar rate of decline over time: 7.7% to 5.4% to 2.7% annual rates during the periods 1990-2000, 2000-2010 and 2010-2015, respectively. Nonetheless, it is expected that population growth of Kiryas Joel will continue at a higher rate than the Town or County.

Table 4.4-1 Population Trends						
Year	Village of Kiryas Joel	Annual Change	Town of Monroe	Annual Change	Orange County	Annual Change
1980	2,088	--	14,948	--	259,603	--
1990	7,437	25.6%	23,035	5.4%	307,647	1.9%
2000	13,138	7.7%	31,407	3.6%	341,367	1.1%
2010	20,175	5.4%	39,912	2.7%	372,813	0.9%
2015	22,851	2.7%	42,280	1.2%	377,647	0.3%

Sources: US Census; AKRF 2009; NYS BEDS 2015; TMA 2017.

Based on a review of 2015 ACS census data and the population projection presented in the 2015 DGEIS for the 507-acre annexation, an extension of the prior projection is considered to be valid as the basis for this analysis, which yields a rate of approximately 6.6 percent average annual population growth and a total Village population of approximately 48,000 by 2027.

Table 4.4-2 Projected Population in Kiryas Joel 2015 to 2027			
Average Growth Rate: 6.6%			
Year	Village of Kiryas Joel Total Population	Village of Kiryas Joel Population Growth	Village of Kiryas Joel Cumulative Growth
2015	22,851	--	--
2020	30,688	7,837	7,837
2025	42,243	11,555	19,392
2027	48,003	5,760	25,152
Population Growth 2015 to 2027	--	25,152	25,152

Table prepared by Tim Miller Associates, 2017.

Based upon the age distribution of the existing population reported by the US Census, approximately 42.3 percent of the Village population is school age, thus the student population

can be expected to grow by approximately 10,000 students by 2027. Additional school facilities will be needed in Kiryas Joel to accommodate the anticipated growth.

Income

In 2015, the median income, representing the mid-point value of all households in Kiryas Joel, was \$26,099, significantly lower than the Town (\$65,523) or the County (\$70,794). A much greater proportion of the population in the Village has income (per capita income) below the poverty level (56.6 percent) compared to the County (12.8 percent).

Middle income earning households in the \$35,000 to \$100,000 range represent approximately 28 percent of all households in the Village, whereas they represent approximately 40 percent of households county-wide.

4.5 Transportation

The Existing Road Network

The Village of Kiryas Joel is near several major state and interstate roads which are located just outside the Village limits. These roads include the New York State Thruway (Interstate Route 87); the Quickway (future Interstate Route 86); US Route 6; NYS Routes 208, 32, and 17 (including segments that overlap two or more of these route designations). The Thruway and the Quickway are limited access roadways in the regional network. None of these major roads has direct access into Kiryas Joel.

The existing road system in the Village is made up of local and collector streets. The major collector streets are Bakertown Road, Acres Road and Forest Road. The minor collectors are Schunnemunk Road and Mountain Road (County Road 44 or CR 44). Two minor arterial roads pass through the southern corner of the Village: CR 105 and CR 64. These are all two lane roadways. Daj Boulevard is an important new local road that connects the Village Center area with the eastern side of the Village.

The County roads provide connections to major roads to the east and west. CR 44 provides an access route from NYS Route 208 and the Quickway west of the Village. CR 64 (Nininger Road) provides a significant connection to Route 32 east of the Village in the Town of Woodbury, which in turn connects to the NYS Thruway and the Quickway. Interchanges to the Thruway and the Quickway (Exit 131) exist approximately 2.1 miles to the east on NYS Route 32. Another interchange to the Quickway (Exit 130) exists approximately 2.5 miles to the west on NYS Route 208.

Maintenance of the Village roads is the responsibility of the Village (which contracts for maintenance of many of the roads by the Town of Monroe DPW) and the condition of the local roads varies significantly from place to place.

Modes of Transportation

The Village of Kiryas Joel is a unique community in its dependence on walking as the major mode of transportation for most residents.

Vehicle ownership of families residing in Kiryas Joel is much lower than a typical American family. The number of vehicles per household in Kiryas Joel is 0.51 while typical vehicle per household nationally is 1.75 (2.04 vehicles per owner-occupied household and 1.25 vehicles per renter household).¹⁵

There are 3,852 households with a total number of workers of 4,012, or 1.04 workers per household.¹⁶ With only one vehicle per two households, over half of journey-to-work trips are by transit, carpooling, or walking. In Kiryas Joel, approximately 21 percent of the morning peak traffic includes carpools (compared to 8 percent nationally), and approximately 27 percent of morning travel is pedestrian traffic (compared to 4 percent nationally). Modes of transit include municipal buses and privately operated taxis. Transportation for students is by school bus or walking; public transit is not used by students.

The Village of Kiryas Joel is highly interconnected with sidewalks on most Village streets and walkways connecting streets. Being a community of less than 1.5 square miles overall, the Village's shopping, places of work, and government, social, and recreational facilities are generally within walking distance of residents. See Figures 4-6 and 4-7.

According to census data, 53 percent of all journey to work travel was less than 10 minutes.¹⁷ Travel time for 88 percent of those walking to work was 19 minutes or less. Six (6) percent work at home. These short travel times and pedestrian trips indicate a high degree of local employment. The longest journey-to-work trips averaged 53 minutes via public transit to destinations in New York City.

Public bus transportation and the use of Park and Ride lots is strong in Kiryas Joel. There are six regular bus routes, including four operated by the Village, with local routes within the Village and two with destinations in Monroe and Woodbury. Village buses operate six days per week and reportedly provide approximately 100,000 trips per year. Monroe Bus Corporation provides daily commuter and off-peak service between the Village, Rockland County and New York City. The main pick up and drop off points in the Village are at its three Park and Ride lots.

Metro North Station in Harriman is the closest commuter rail station providing regular service to New York City.¹⁸

The CR 105 and CR 64 roadway corridors are critical to growth in Kiryas Joel as this is the path to Exit 130 which is programmed for improvements to the regional transportation network by the State. Based on traffic studies completed for a local project, a future traffic signal at CR 105 and Bakertown Road and turning lane improvements at CR 64 and Bakertown Road (and possible signal) will be needed, as well as provisions for pedestrian crossings at these locations.

¹⁵ US Census Bureau 2011-2015 American Community Survey Table B25044.

¹⁶ US Census Bureau 2011-2015 American Community Survey Table B08132.

¹⁷ US Census Bureau 2011-2015 American Community Survey Table B08134.

¹⁸ The Harriman station parking facilities were 69 percent utilized in 2011: Orange County Transportation Council, Long Range Transportation Plan. December 2011.

Goals related to Transportation & Infrastructure

Goal - Improve vehicular access and circulation within the Village.

Issues - Road adequacy and road geometry

- Narrow roads cause congestion, traffic tie-ups at intersections.
- Inadequate road geometry to accommodate fire trucks and buses. Fire trucks and buses cannot always access the roads because they are narrow.
- Some roads lack turnarounds adequate for larger vehicles (buses, fire apparatus).
- Congestion reduces safety for pedestrians crossing the street. Drivers do not always yield to pedestrians.

Recommendations -

- Establish minimum standards for new road width, curb radii, cul-de-sac diameter, that provide full accessibility for all emergency equipment.
- Road width standard needs to include a narrower width at intersections (for example a “curb extension”) to create shorter and safer pedestrian crossings.
- Establish a standard for maximum road grade and grade transitions (vertical curve) to accommodate fire trucks.
- Add safety measures, such as “Yield for Pedestrians” signage, pedestrian crossing signals, bold pavement markings, curb extensions at intersections to improve crosswalk safety.
- Provide for safe bus circulation and bus stop areas of sufficient size.
- Conduct a Village-wide traffic impact study including determining a KJ-specific trip generation rate.
- Identify roads and intersections likely to be affected by future traffic, possible mitigation measures and costs, and method(s) to apportion improvements among future projects.
- Improvements to be considered should include:
 - Road widening
 - Turning lanes
 - Elevated center islands
 - Traffic signals
 - Flashing lights
 - Roundabouts
 - One-way v. two way traffic
 - Pavement striping
 - Signage

- New projects should implement transportation improvements commensurate with the size of the project. A transportation assessment on all projects may be an appropriate method to fund needed improvements.

Goal - Improve parking in the Village.

Issues - Parking availability in the central Village

- Need more parking, on-street and off-street.
- More parking at the KJ shopping center.
- More parking for commuters

Recommendations -

- Consider additional locations for commercial shopping and business centers, especially grocery stores.
- Establish a road width standard that will accommodate on-street parking on both sides of the street. Identify criteria to determine where wider streets should be located.
- Provide off-street parking at commercial centers.
- Expand Park and Ride facilities for increasing ridership.

Goal - Continue expansion of the sidewalk system on local streets

Issues - Sidewalks and related pedestrian amenities are needed throughout the Village

Recommendations -

- New development should be accompanied by improvements to public pedestrian facilities. Add new sidewalks and walkways, widen existing walks, and add curb ramps and crosswalks where needed.
- Conduct a pedestrian/sidewalk study to identify problem areas and possible solutions.
- Improvements to be considered should include:
 - Pedestrian bridges or tunnels
 - Sidewalk widening
 - Signage for pedestrians
 - School crossing guards

4.6 Utilities

Existing Water Supply Sources

The Village of Kiryas Joel water supply is sourced from a series of 16 bedrock groundwater wells and three sand and gravel wells, for a total of 19 wells. The water supply wells are generally located in three well fields. Ten of the wells are located within the Village boundaries,

seven are located in the Brenner well field located on Larkin Road on Village-owned land in the Town of Monroe, and two wells are located on Village-owned property in the Town of Cornwall.

The wells and the allowable amount of water withdrawn are permitted by a permit issued by the New York State Department of Environmental Conservation (NYSDEC) on April 10, 2018. This permit consolidates all of the existing wells under a single permit, including the newest well field in Cornwall (the “Mountainville well field”).¹⁹ The Village is currently permitted to withdraw an average of up to 2,540,800 gallons per day (gpd) or 2.54 million gallons per day (mgd) from all of the wells in the Village system. The Village has implemented a mitigation plan in accordance with its water supply permit for monitoring the groundwater supply systems to promptly identify and mitigate any significant water level interference related to the operation of the well systems. Considerations for wellhead protection and protection of the aquifer water source is part of the permitting process.

The Village owns, operates and maintains its water supply infrastructure, including: four pumping stations, seven water storage tanks, three water treatment plants and the distribution system. The water storage tanks located in the Village have a combined capacity of 4.1 mgd which allow the Village to meet maximum daily demand, water demand fluctuations and to provide fire protection for the Village.

Existing Water Usage

The Village prepares and submits an annual water withdrawal reporting form for reporting under the NYSDEC Water Supply Permit program that documents the amount of groundwater withdrawal from the Village’s permitted sources. The report includes total monthly, average day and maximum day withdrawal amounts. In 2016, the average daily water withdrawal for the Village was 1.79 mgd. The maximum (peak) day water demand was approximately 2.22 mgd.²⁰ Peak demand is reported to occur on a few occasions per year. The reported water usage numbers demonstrate that the existing Village well system can meet its average daily demand as well as maximum day (peak) demands.

The Village has actively pursued establishing a connection to the Catskill Aqueduct for many years. The Village has entered an inter-municipal agreement with the Town of New Windsor to share the Town’s existing connection to the aqueduct, has obtained approval from the NYCDEP to make such connection, and has obtained approvals to build a 12- to 13-mile long pipeline to the Village. The pipeline would follow public road rights-of-way to a water treatment plant after which it would be delivered through the Village’s existing distribution system. Phases 1 and 1A of this project have been completed, including construction of the first six miles of pipeline between the Village and the Mountainville well field and an interconnection to a new groundwater well and transmission facilities located in Mountainville and Woodbury. Phase 2 would construct the remainder of the pipeline to New Windsor and the water treatment plant/distribution equipment, thereby increasing the Village’s overall water supply capacity.

The addition of the Mountainville water supply to the Village system enables the Village to meet its maximum daily demand and serves as an interim supply until the remainder of the pipeline to the Aqueduct is constructed.

¹⁹ Issuance of the 2018 permit was made possible by the Court’s dismissal of an Article 78 challenge to the use of the Cornwall wells.

²⁰ Water Withdrawal Reporting Form for 2017.

Future Village Water Demand

The Annexation DGEIS documented the daily average per capita water usage in the Village to be 66.0 gppd (gallons per person per day), for planning purposes. Note that this rate of average daily water usage accounts for all uses in the Village including domestic, commercial, and other water uses, such as by schools and other institutions in the Village.²¹

For this study, future water demand for the Village is estimated using the 66.0 gppd usage rate and the projected population increase of 22,669 persons by the year 2027 (2017 population estimate projected to 2027). Thus, daily water demand in the Village could increase by 1,496,154 gpd or 1.50 mgd. This demonstrates that there is a need for careful monitoring and planning of the available water supply for the Village to accommodate new construction in or out of the 164-acre area.

Existing Wastewater Treatment

The Village of Kiryas Joel is located in Orange County Sewer District #1 (OCSD#1). The OCSD#1 serves all properties in the Village of Kiryas Joel, the Village of Monroe, the Village of Harriman and portions of the Town of Monroe. All of the 164 acres recently annexed into the Village are within the OCSD#1 and thus are entitled to connect to the District's facilities.

Based upon a 1978 intermunicipal agreement, OCSD#1 also serves areas outside the boundaries of the District in several municipalities in the Moodna River drainage basin known as the Moodna municipalities.

The OCSD#1 operates the Harriman Wastewater Treatment Plant (WWTP) located at 72 River Road in the Village of Harriman. The Harriman WWTP has a capacity of 6.0 million gallons per day (mgd). The OCSD#1 also operates a wastewater treatment plant in the Village of Kiryas Joel located on Bakertown Road. The Kiryas Joel WWTP has a capacity of 0.97 mgd. The OCSD#1 presently leases this capacity from the Village. Orange County commissioned a study by Delaware Engineering (draft report issued September 2016) that outlines various options to expand capacity at the Harriman WWTP and to provide additional wastewater treatment capacity for OCSD#1 at other locations in Orange County.

Harriman WWTP flow rates are reported monthly to the Orange County Division of Environmental Facilities and Services. The 2017 reporting (June 2017, 12-month average) indicates that the Harriman WWTP was operating at about 80 percent of the permit flow rate, or 4.83 mgd. Wastewater treatment flow rates and other discharge parameters for the Kiryas Joel plant are also reported to Orange County on a monthly basis. Reporting for early 2017 showed that the Kiryas Joel WWTP was operating at approximately 65 percent of the permitted plant flow rate, or up to 0.627 mgd.

Projected Wastewater Treatment Demand

A conservative estimate (matching the full projected water use of Kiryas Joel) is 1.50 mgd of additional wastewater treatment demand by 2027.

²¹ In a recent study by Leggette, Brashears & Graham, Inc. (LBG), the Village's water supply consultant, an average water usage rate of 35.14 gppd was found to be representative of actual residential water use in the Kiryas Joel community based upon two years of water meter readings at 31 residential developments in the Village.

The Orange County Department of Environmental Facilities Report (January 2010) concluded that there would be sufficient capacity beyond 2015 based on its obligation to increase capacity pursuant to the 2010 Expansion Agreement between Orange County and the Sewer District, when the Harriman WWTP reaches 85 percent of its capacity. Studies completed by Orange County Department of Environmental Facilities and Services and NYSERDA (October 2006) demonstrated that the Harriman WWTP could be expanded to 9.0 mgd within the existing facility boundaries using available technology. As indicated above, the County more recently retained Delaware Engineering to develop plans for plant expansion. The September 2016 draft report provided three options to expand capacity at the Harriman WWTP to 9.0 mgd from the existing 6.0 mgd. The report also provided options for expanding wastewater treatment capacity at other facilities in Orange County, thereby reducing the demand at Harriman WWTP.

Expansion of the County’s wastewater treatment capacity to 9.0 mgd, consistent with its obligations to the sewer district, would service the additional demand from the Village of Kiryas Joel including the annexation land well beyond the year 2027. Any future development approval must carefully document sufficient availability of both water and sewer capacity.

Goals related to Water and Sewer Utilities

- Provide a steady and reliable water source for the Village water supply system, and adequate wastewater treatment capacity to ensure that water and sewer capacity is never a hindrance to growth.
- Complete the Phase 2 construction of the Catskill Aqueduct connection.

4.7 Housing

Based on the 2015 US Census estimate, the Village contains approximately 4,100 housing units. As shown in Table 4.7-1, approximately one-third of the housing units in the Village are owner occupied, in contrast to the Town of Monroe and the County as a whole, which are about two-thirds owner occupied.

Table 4.7-1 Occupant Types						
Subject	Village of Kiryas Joel		Town of Monroe		Orange County	
	Owner Occupied	Renter Occupied	Owner Occupied	Renter Occupied	Owner Occupied	Renter Occupied
Occupied Housing Units	1177	2675	6416	4003	86,184	39,086
Percentage	31%	69%	62%	38%	69%	31%

Source: Table DP04, U.S. Bureau of the Census, American Community Survey, 2015

The predominant type of residence in the Village is multiple-family attached housing (3 units or more), which amounts to approximately 90 percent of all the housing units in the Village. This number contrasts notably with that of Monroe and the County as a whole, which are 45 and 23 percent, respectively.

Table 4.7-2 Residential Types						
Subject	Village of Kiryas Joel		Town of Monroe		Orange County	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	4,099	100	11,347	100	139,103	100
Units in Structure:						
1-unit, detached	64	2	4800	42	85,946	62
1-unit, attached	178	4	808	7	9,449	7
2 units	148	4	438	4	9,359	7
3 or 4 units	423	10	807	7	9,235	7
5 to 9 units	182	44	2446	22	9,046	7
10 to 19 units	1376	34	1716	15	6,288	5
20 or more units	90	2	151	1	6,133	4
Mobile home	0	0	181	2	3,647	3
Source: Table DP04, U.S. Bureau of the Census, American Community Survey, 2015 Percentages may add up to >100 due to rounding.						

4.8 Health and Education

Health

The Village seeks to provide all the necessary health and social services to the community in support of the values placed on community life and in keeping with the cultural traditions and norms of the Hasidic community.

Health care is provided to the residents of Kiryas Joel primarily at the 40,000 square foot Ezras Choilim Health Center. The Center provides doctors' offices, outpatient services, maternity, pediatric and dental services, and social services primarily for the Kiryas Joel community. The Aishes Chayil Women's Services Center also provides pre- and post-natal services. The Hamaspik Social Services facility provides services including senior programs and disability services for all ages.

Education

The Village of Kiryas Joel houses several educational institutions for its residents. Along with Kiryas Joel Public School located on Bakertown Road, private schools operated for the benefit of the Village include UTA schools, BY schools, and ST schools. The Kiryas Joel Union Free School District (KJSD) boundary is coterminous with the pre-annexation boundary of the Village of Kiryas Joel. The properties in the 164-acre annexation area are presently located within the Monroe-Woodbury School District (MWSD). The KJSD boundary will expand to include all lands within the town boundary approximately six months after the establishment of the Town of Palm Tree.²²

²² Pursuant to an order of the District Superintendent of the public schools in Supervisory District of Orange and Ulster Counties, dated 08/30/17, effective on the 1st day of July following the establishment of the Town of Palm Tree.

The majority of school aged children who reside in the Village of Kiryas Joel attend three private parochial schools. Resident student enrollment in private schools is approximately 11,600 students.²³ The private schools provide the basic requirements of a NY State school education plus religious teachings but, as is typical of private schools, do not provide certain services which are provided by the public school system. Each private school is funded mainly through tuition payments from students' families and by private donations.

The KJSD provides education at the Kiryas Joel Public School primarily for special needs students and remedial services. There are approximately 162 full time school age students in the Kiryas Joel Public School of which 108 are KJSD residents. The additional students come from the MWSD and other districts in the region. The MWSD pays a per student tuition to the KJSD which varies depending upon the level of services that the student requires.

Based on the particular circumstances of each student, the school district within which the student resides may be obligated to pay the public or non-public school attended by its students for transportation, textbooks, computer hardware and software, and library materials for its students.

In addition to the grade schools described above, Kiryas Joel hosts a private college campus of five buildings serving approximately 1,000 undergraduate students, three post-graduate religious kolels (schools), Headstart and Early Headstart programs, and a Workforce Development Center for vocational studies.

Goals related to Education

- With the recent annexation, the 164-acre area remains within the MWSD boundary. It is the stated desire of the KJSD Board of Education (BOE) for the annexation area to be incorporated into the KJSD. A similar resolution passed by the MWSD BOE consents to the district boundary alteration following the establishment of the Town of Palm Tree (including the 164-acre annexation area).²⁴ The KJSD boundary will expand to include all lands within the town boundary approximately six months after the establishment of the Town of Palm Tree.
- Plan for increasing school enrollments. Expansion of parochial school facilities is currently underway or planned.²⁵

4.9 Recreation

The Village of Kiryas Joel operates one formal recreation facility which is located outside the Village limits in the Town of Monroe. The Village maintains this active and passive recreation facility known as Kinder Park (on a parcel of approximately 70 acres) which contains several playgrounds and open lawn areas for exclusive use by the residents of the Village. The facility is located approximately 1.5 miles from the nearest residence within Kiryas Joel and is typically accessed by car or public transit.

²³ State Aid 3-Year BEDS Day Enrollment Summary as of 2/4/17.

²⁴ On August 23, 2017, the Monroe-Woodbury School Board voted unanimously to change the school district boundary lines to conform to an enlarged Kiryas Joel School District encompassing the Town of Palm Tree.

²⁵ Phone conversation with Superintendent of Schools Joel Petlin, Kiryas Joel UFSD, April 10, 2017.

Additional public recreation facilities are available to residents at Gonzaga Park, located outside the northwest corner of the Village, and Crane Park in the Village of Monroe. Gonzaga Park is a 216-acre largely wooded tract operated by Orange County. The park provides access to the Jessup and Highlands trails and the Long Path, which are marked hiking trails that connect to the regional trail network maintained by the NY-NJ Trail Conference. These facilities are located outside of the Village and are typically accessed by car or public transit.

There is need for more young children-oriented recreation facilities within the Village of Kiryas Joel. Small scale neighborhood recreation areas (primarily children's playgrounds) strategically located in neighborhood settings around the Village would best serve the population.

The Kiryas Joel Public School, located at Dinev Road off Bakertown Road, also has a formal playground. Access may therefore be restricted to certain hours.

The Village's Kinder Park facility would generally fall within recognized recreation facility design guidelines²⁶ as a Neighborhood Park (except for its remote location) -- a facility of 5 to 10+ acres (3 acres minimum) that serves a population residing within one-quarter to one-half mile and up to 5,000 persons, with passive and active use areas. Gonzaga Park would be considered a Regional Park -- a facility of 40+ acres that serves a population residing within one to two hours' travel time and provides several day use activity areas for large groups. Missing from the Village inventory are additional neighborhood parks with playgrounds, and mini parks that serve specific age groups on one-quarter to one acre.

Goals related to Recreation

- Planning and programming for neighborhood parks with playgrounds, and mini parks that are easily accessible on foot to neighborhoods nearby would address a community need. The provision of suitable recreational facilities should factor in the needs of senior citizens, the handicapped and the interests of different age ranges.
- Coronet Lake and the area around it should be evaluated as an opportunity to create a community recreational resource.
- The Village should evaluate potential lands for new neighborhood parks with playgrounds, and mini parks that would serve the immediate neighbors to those facilities. Parks and playgrounds can often be combined with school facilities.

4.10 Employment²⁷

Economic Sectors in Kiryas Joel

Employers in the Village of Kiryas Joel provide more than 2,000 jobs. See the table below. The largest industry sectors in Kiryas Joel include educational, health care and social services, retail

²⁶ Various sources: Mertes, James D., & James R. Hall, "Park, Recreation, Open Space and Greenway Guidelines", National Recreation and Park Association, Alexandria, VA. November 1996; National Recreation and Park Association (NRPA), "Recreation, Park and Open Space Standards and Guidelines", 1983; American Planning Association, "Planning and Urban Design Standards", John Wiley & Sons, Inc. 2006; Russ, Thomas H., "Site Planning and Design Handbook", McGraw-Hill, 2002.

²⁷ The census data tables reflect Kiryas Joel prior to the annexation of 164 acres.

trade, manufacturing, administrative and other services. Collectively these sectors represent approximately 80 percent of the Village job base. The manufacturing sector is primarily a function of the poultry processing facility located in the Village. There are no agricultural industries in the Village. Certain sectors declined to provide information to the US Census Bureau thus the exact totals for the categories shown in the table are not known.

Table 4.10-1 Economic Sectors in Kiryas Joel				
Industry	Number of establishments	Value of Sales	Number of employees	Annual Payroll
Manufacturing	31	D	323	\$8,661,000
Wholesale trade	49	\$31,464,000	111	\$2,504,000
Retail trade	77	\$116,710,000	398	\$9,483,000
Transportation & warehousing	9	\$4,386,000	30	\$705,000
Information	4	N	13	\$176,000
Finance & Insurance	20	N	76	\$1,715,000
Real estate, rental & leasing	32	\$9,040,000	71	\$1,569,000
Professional, scientific, & technical services	42	\$9,599,000	130	\$2,594,000
Administrative & support; Waste management & remediation services	19	\$21,707,000	344	\$10,715,000
Education	1	D	D	D
Health care & social assistance	12	\$39,254,000	515	N
Arts, entertainment & recreation	5	\$947,000	12	\$206,000
Accommodation & food services	12	D	D	D
Other services (except public administration)	12	D	D	D
Total	325		2,023	
Source: U.S. Census Bureau, 2012 Economic Census; Release date May 12, 2017				
D – Data withheld to protect privacy; Data is included in higher level tables.				
N – Not available or not comparable				

Employment Occupation Types

The data presented in the table below show the occupations in which residents of Kiryas Joel, Town of Monroe and the County work.²⁸ Approximately 4,111 employed persons lived in Kiryas Joel in 2015, with half or more of them employed outside of the Village. Occupations in management, business, science and arts had the highest number of employees in Kiryas Joel, approximately 37 percent of all employed persons. This represents a slightly lower percentage in that occupations category than those in the Town of Monroe (41 percent), and a slightly higher percentage than Orange County as a whole (35 percent).

²⁸ The data presented in Table 12-2 differs from that in Table 12-1 as it reflects the employment of all employed residents of the Village regardless of where they are employed, while Table 12-1 presents persons employed in the Village, regardless of residence.

In addition, approximately 33 percent of the employees in Kiryas Joel worked in sales and office occupations, which represents a higher percentage than the Town of Monroe (29 percent) or Orange County (19 percent).

Table 4.10-2 Employment Status by Occupation Types						
	Village of Kiryas Joel		Town of Monroe		Orange County	
EMPLOYMENT STATUS	Number of Employees	Percent	Number of Employees	Percent	Number of Employees	Percent
Employed civilian population 16 years and over	4,111	100	14,523	100	171,651	100
OCCUPATION						
Management, business, science and arts occupations	1,531	37.2	5,987	41.2	60,311	35.1
Service occupations	566	13.8	2,290	15.8	32,599	19.0
Sales and office occupations	1,360	33.1	4,197	28.9	44,963	26.2
Natural resources, construction, and maintenance occupations	198	4.8	753	5.2	14,377	8.4
Production, transportation, and material moving occupations	456	11.1	1,296	8.9	19,401	11.3
Source: 2011-2015 American Community Survey 5 Year Estimates.						

Employment Industry Types

The data presented in the table below show the industry types which employ residents of Kiryas Joel, Town of Monroe and the County. The education and social service sector is by far the largest segment of the Village workforce. This category employs 1,534 persons from Kiryas Joel, more than one-third of the Village’s workforce (37 percent), which is significantly higher than any other category. The percentage of workers in this category is also high in the Town of Monroe (31 percent), and Orange County (26 percent).

Retail employment is also a significant employment category with 749 employees or 18 percent of the Village workforce. These employment categories combined with the manufacturing sector (12 percent) represent 67 percent of the Village workforce.

There are no Village residents employed in agriculture or related industries. The Town of Monroe and Orange County have agricultural employees, though the number employed in this category is not high as a percentage of the workforce (0.1 and 0.8 percent respectively).

Table 4.10-3 Employment Status by Industry Type						
EMPLOYMENT STATUS	Village of Kiryas Joel		Town of Monroe		Orange County	
	Number of Employees	Percent	Number of Employees	Percent	Number of Employees	Percent
Employed civilian population 16 years and over	4,111	100	14,523	100	171,651	100
INDUSTRY						
Agriculture, forestry, fishing and hunting, and mining	0	0	13	0.1	1,334	0.8
Construction	161	3.9	657	4.5	9,993	5.8
Manufacturing	486	11.8	1,086	7.5	12,858	7.5
Wholesale trade	240	5.8	526	3.6	5,798	3.4
Retail trade	749	18.2	2,391	16.5	23,614	13.8
Transportation, warehousing and utilities	81	2.0	547	3.8	10,683	6.2
Information	23	0.6	292	2.0	4,368	2.5
Finance, insurance, real estate, rental and leasing	218	5.3	1,013	7.0	9,983	5.8
Professional, scientific, management, administrative and waste management services	315	7.7	1,257	8.7	15,456	9.0
Educational, health care and social services	1,534	37.3	4,424	30.5	44,100	25.7
Arts, entertainment, recreation, accommodation and food services	133	3.2	1,006	6.9	13,724	8.0
Other services (except public administration)	127	3.1	582	4.0	8,096	4.7
Public administration	44	1.1	729	5.0	11,644	6.8

Source: 2011-2015 American Community Survey 5 Year Estimates.

4.11 Community Facilities

This section briefly describes community facilities that are owned and operated by the Village of Kiryas Joel, or by private entities, for the benefit of Village residents. The locations of the primary facilities are shown in Figure 4-7.

The Kiryas Joel Village Offices are located at the Kiryas Joel Shopping Center building on Forest Road. The Village Offices provide office and meeting space for the Mayor and various Village staff. The municipal government consists of an elected mayor, board of trustees, village administrator/village clerk, village treasurer, planning board, zoning board, public safety constables, code enforcement officer, building inspector, and water superintendent. The Village also operates community social services, sanitation and public works departments, and the

Kiryas Joel Fire Department. The Villages utilizes the services of a consulting attorney and consulting engineer.

The Kiryas Joel Fire Department (KJFD) has its headquarters and emergency services center at Chevron Road off Seven Springs Mountain Road in the northernmost corner of the village. The Kiryas Joel Fire Protection District is coterminous with the pre-annexation boundary of the Village of Kiryas Joel. The properties in the 164-acre annexation area are presently located within the Monroe Fire Protection District.²⁹ The Monroe Fire Department provides fire protection services to the District. The Kiryas Joel Volunteer Emergency Medical Service, Hatzolah, is centrally located on Forest Road. The Office of Public Safety is located on Schunnumunk Road.

Several large community facilities provide health care and social services to residents of Kiryas Joel. Aishes Chayil Women's Services Center is located next to the Fire Department facility. Ezras Choilim Health Center is centrally located on Forest Road near Village Hall. The Hamaspiik Social Services building is located off Bakertown Road. These facilities are further described in section 4.8.

The Village of Kiryas Joel houses several educational institutions for its residents. Along with Kiryas Joel Public School located on Bakertown Road, there are several private schools operated at various locations in the Village. These facilities are further described above in subsection 4.8, Health and Education.

The Village maintains the Kinder Park located at a property off Industrial Park Road/ Larkin Drive in the Town of Monroe. This facility is further described above in subsection 4.9, Recreation.

As described in more detail above in subsection 4.6, Utilities, the Village owns the Kiryas Joel Wastewater Treatment Plant (WWTP) located at 50 Bakertown Road, which is operated by Orange County Sewer District #1 (OCSD#1). The Village also owns water supply well fields located in several locations. The groundwater sources include wells located in the Village of Kiryas Joel, the Brenner well field in the Town of Monroe, the Mountainville well field in the Town of Cornwall, the Star Mountain well field in the Town of Cornwall, and the Woodbury Heights Estates well field in the Village of Woodbury.

Goals related to Community Facilities & Services

Goal - Improve pedestrian access and circulation in the Village.

Issues - Sidewalks

- Village has a myriad of pedestrian ways of varying widths and surfaces.
- Waiting areas at some crosswalks are inadequate to accommodate families with strollers.

Recommendations -

- Establish standards for sidewalk width(s), including criteria to determine where wider sidewalks should be located.

²⁹ No change in the fire district boundaries is pending at this time but may be considered after the formation of the Town of Palm Tree.

- Establish standard for crosswalk geometry and bus stop areas. Create adequate sized waiting areas at crosswalks and bus stops. Establish standard for pavement marking and Yield signage for safe crosswalks.
- Establish a standard for street tree location, and snow storage areas as relates to sidewalks and road maintenance operations.

Goal - Foster the growth of the community's children in formal and informal learning environments.

Issues - Playgrounds

- Village has too few play areas for children. Parking lots get closed off by residents to create makeshift play areas.
- There is a need to increase the amount of playground spaces for children.

Recommendations -

- Establish (or enforce) a standard for the provision of formal playground areas on multi-family residence sites.
- Establish standards for neighborhood playgrounds, including where they ought to be located, what size, for what age groups and containing what activities.
- Develop a plan to expand recreational opportunities in the Village. Identify available locations for neighborhood park facilities and prioritize the locations by the recreational amenities that would suit different age groups residing nearby.

Goal - Plan for increases in public safety officer staffing, increased fire protection services and equipment, and increased emergency medical services and facilities to meet the needs of an increasing population.

- Develop a plan for establishing substations for fire department and ambulance services.



Steven M. Neuhaus
County Executive

Kiryas Joel Landuse

Legend

- Interstate; Federal Highway
- State Route; County Road
- Local Road
- Municipalities

- LANDUSE ***
- UNKNOWN
 - AGRICULTURE
 - COMMERCIAL
 - COMMUNITY SERVICES
 - INDUSTRIAL
 - OFFICE
 - PARKS
 - PUBLIC SERVICE
 - RESIDENTIAL
 - VACANT

* Landuse Data is based on the Property Class Codes taken from Real Property data. This data is supplied by the Town Assessors of each Municipality.



1 inch = 650 feet

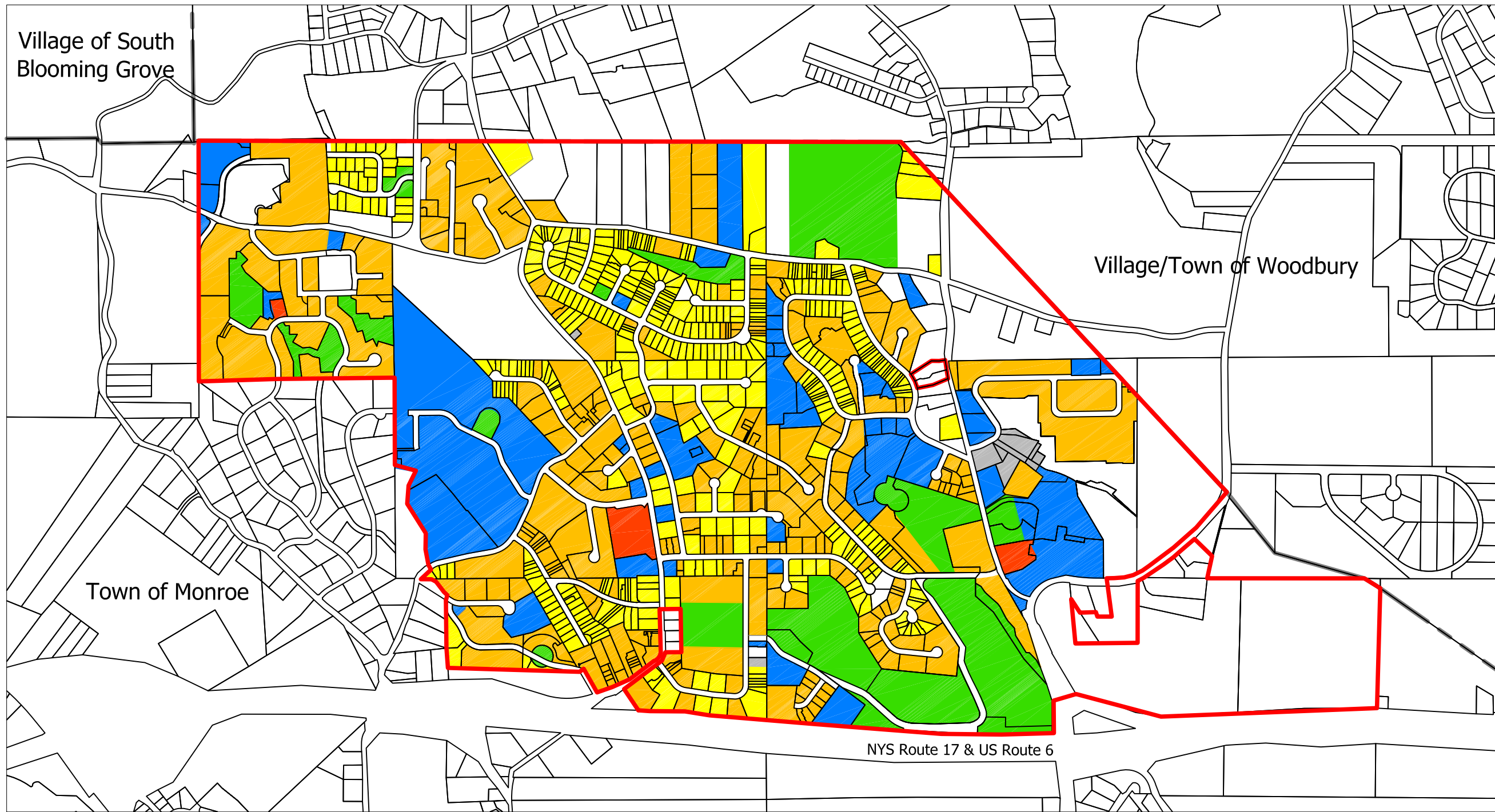
0 500 1,000 2,000 Feet

DISCLAIMER: This map is a product of the Orange County Information Technology GIS Division. The data depicted here have been developed with extensive cooperation from other County departments, as well as other Federal, State and Local government agencies. Orange County and OCGIS make no representations as to the accuracy of the information in the mapping data, but rather, provide said information as is. Orange County and OCGIS expressly disclaim responsibility for damages or liability that may arise from the use of this map.

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Printing date 3/14/2014 Request # 4760

Figure 4-1:
Existing Land Use Surrounding Kiryas Joel
Village of Kiryas Joel
Orange County, NY
Source: Orange County GIS



SOURCE: Village of Kiryas Joel.

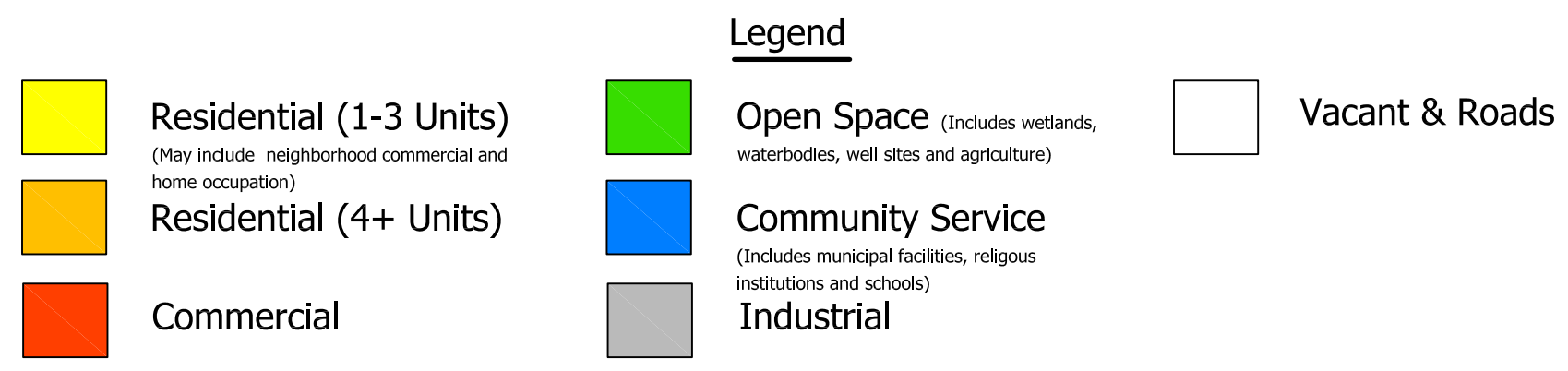
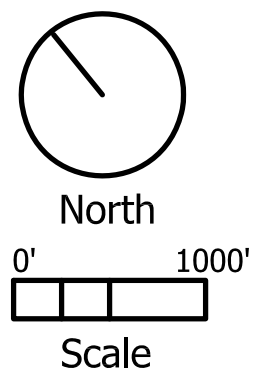
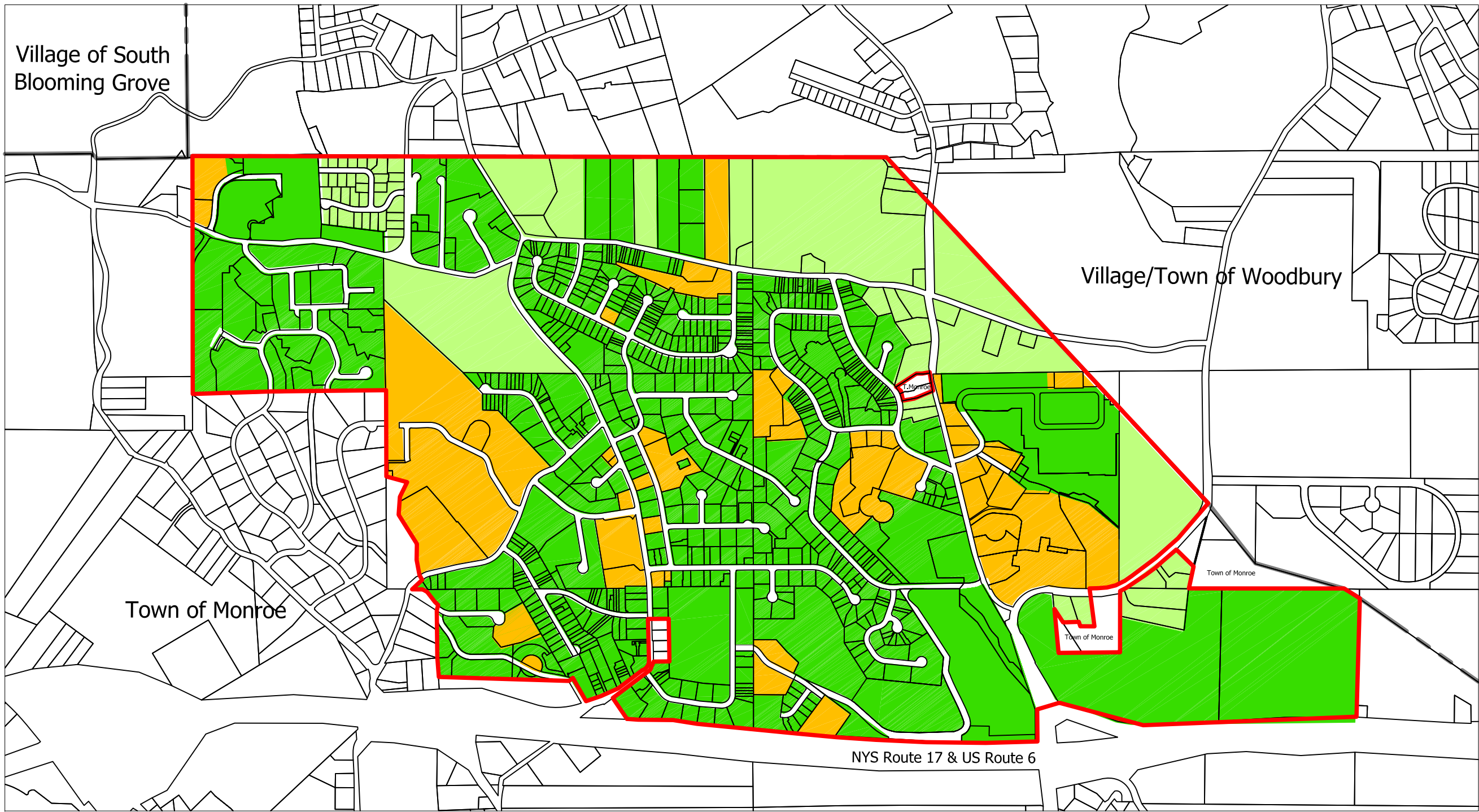
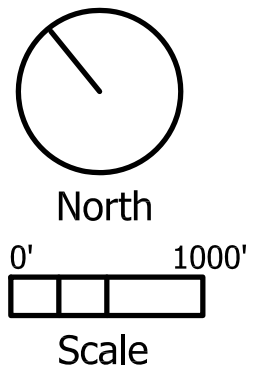


Figure 4-2:
Existing Land Use
Village of Kiryas Joel
Orange County, NY
August, 2017

/KJ_17013/drawings/.../KJCompPlanMaps 8-17.dwg printed: 6/29/18



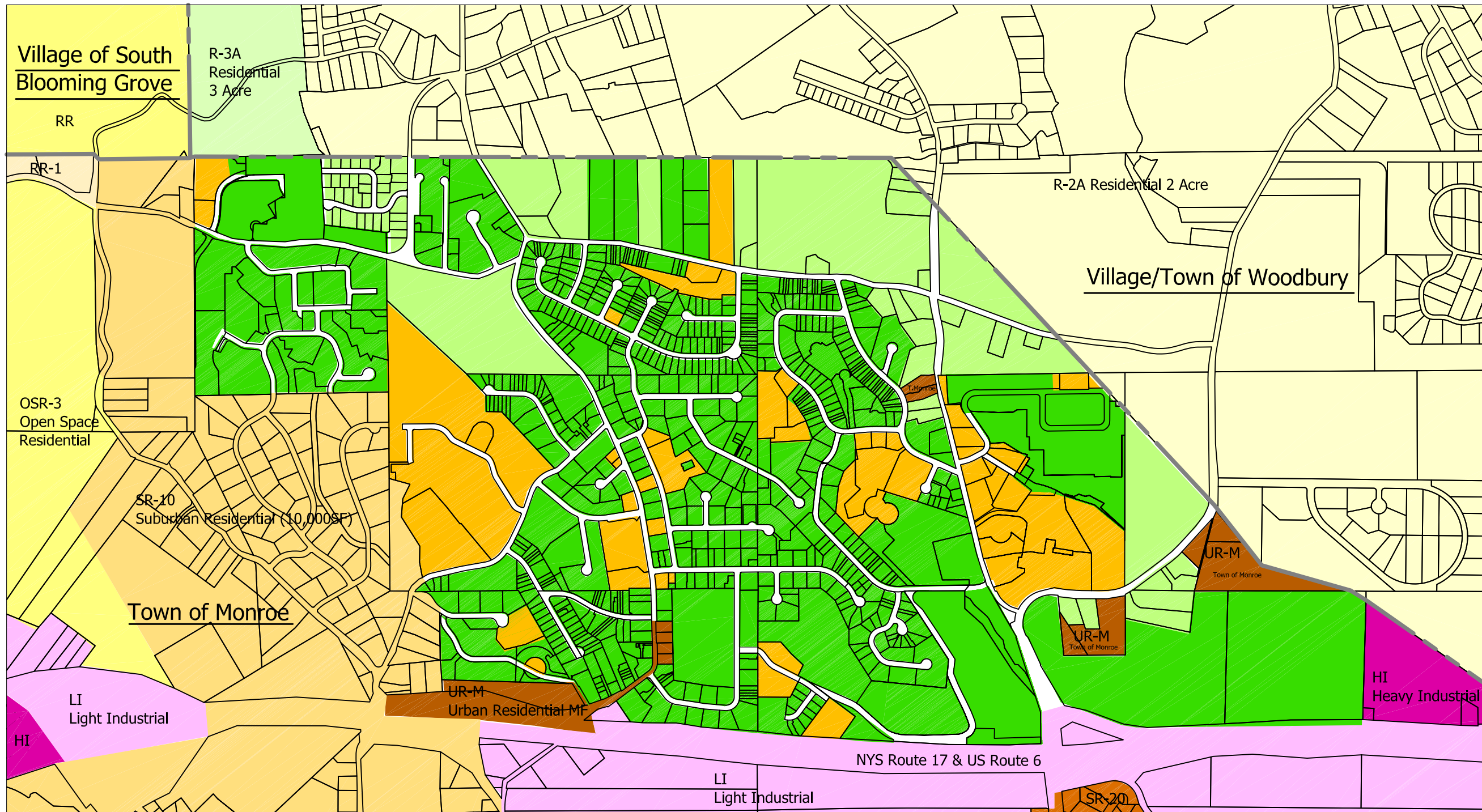
This map does not show parcels approved as PUD.



Legend

- Residential "R" Zoning District, Proposed
- Residential "R" Zoning District, Existing
- Commercial "C" Zoning District

Figure 4-3:
Existing and Proposed Zoning
Village of Kiryas Joel
Orange County, NY
June 2018



This map does not show parcels approved as PUD in Kiryas Joel.

Legend - Kiryas Joel Zoning

- Residential "R" Zoning District, Proposed
- Residential "R" Zoning District, Existing
- Commercial "C" Zoning District

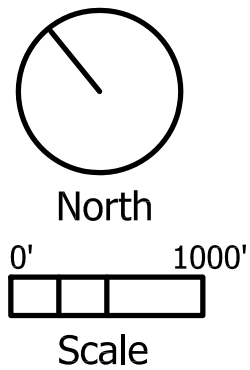
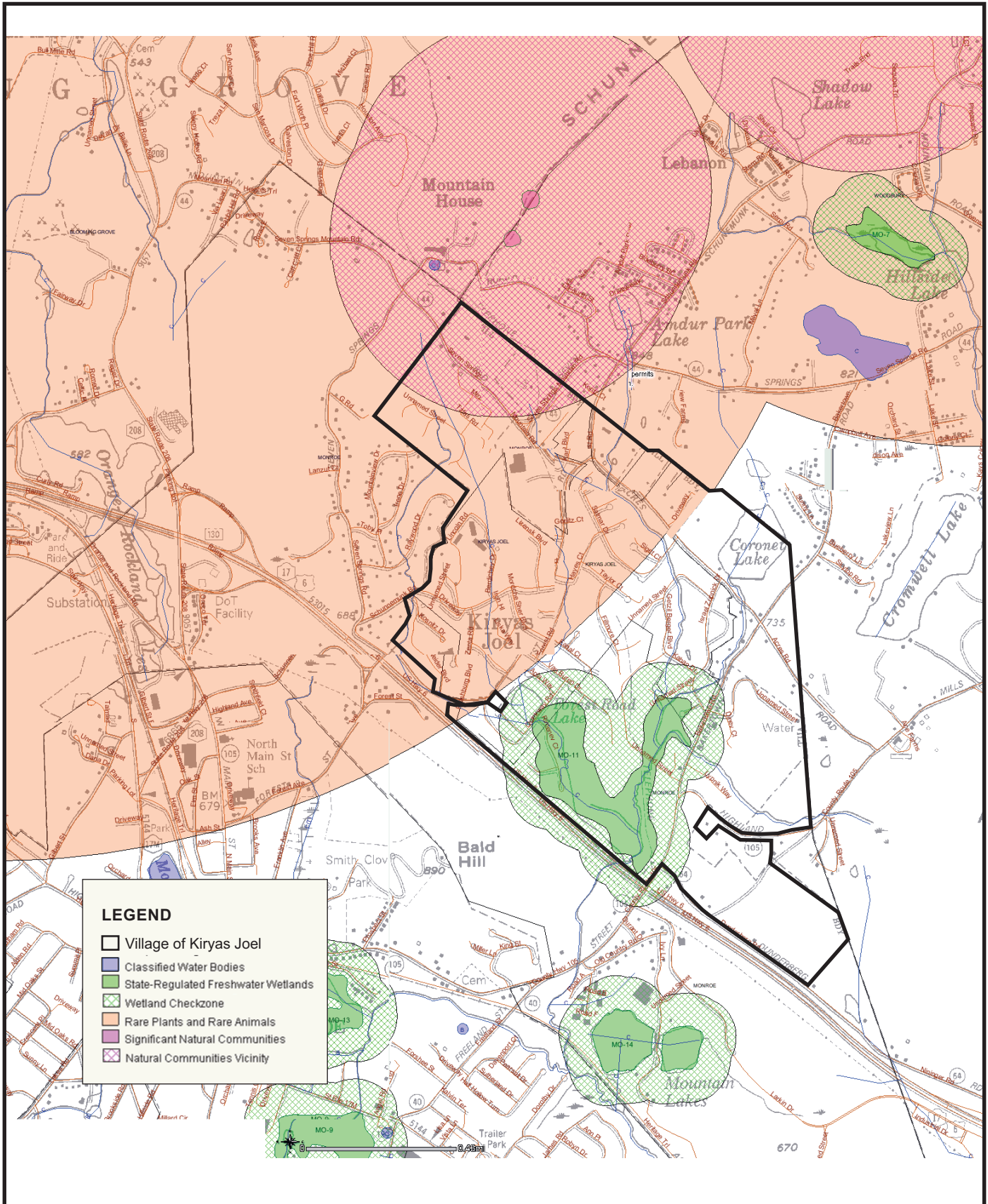
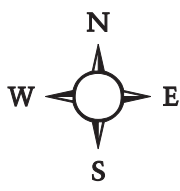


Figure 4-4:
 Surrounding Area Zoning
 Village of Kiryas Joel
 Orange County, NY
 June 2018



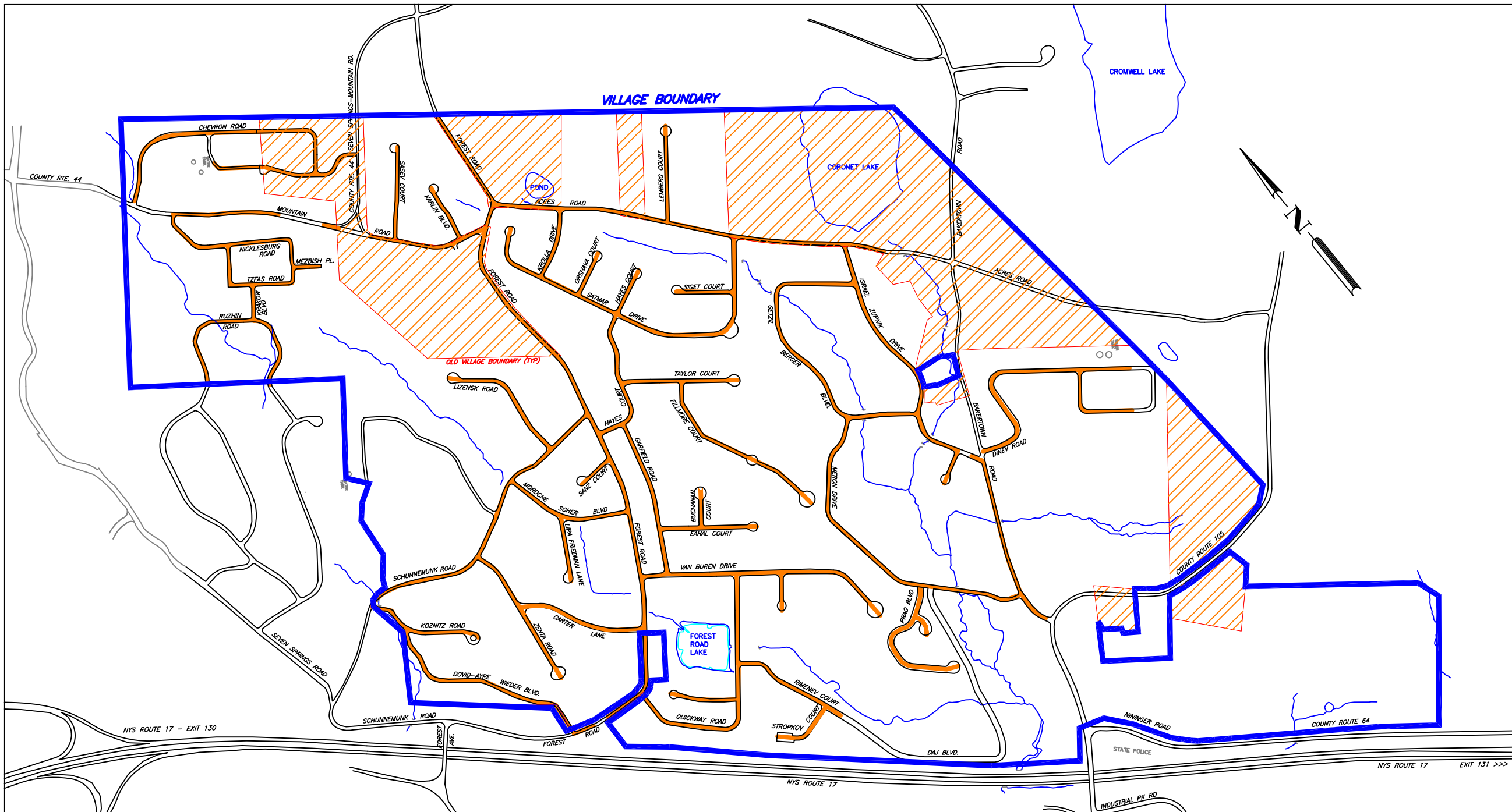
LEGEND

- Village of Kiryas Joel
- Classified Water Bodies
- State-Regulated Freshwater Wetlands
- Wetland Checkzone
- Rare Plants and Rare Animals
- Significant Natural Communities
- Natural Communities Vicinity

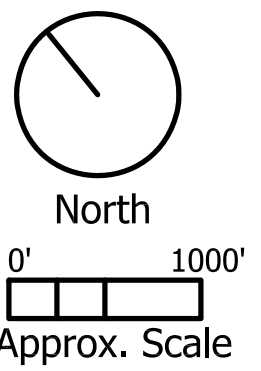


TMA\17013\06/28/18

Figure 4-5: Environmental Sensitivity
 Village of Kiryas Joel
 Source: NYSDEC Environmental Mapper,
 Orange County GIS Division
 Approx. Scale: 1 inch = 2,000 feet



This map is illustrative only. This is not an official street map.





- Legend**
-  Existing Sidewalk (one or both sides)
 -  Annexed Territory

Figure: 4-6
Streets and Walkways
 Village of Kiryas Joel
 Orange County, NY
 August 2017

Tim Miller Associates, Inc. 10 North Street, Cold Spring, NY 10516

5. Plan Implementation

The implementation of this Comprehensive Plan is considered in terms of the Village zoning text and/or zoning map changes. The following are recommended implementation actions in response to the aforementioned goals and objectives.

Zoning Map and Text Changes

1. Establish an on-going process for updates to the Official Zoning Map of the Village of Kiryas Joel to show the PUD development approvals granted to parcels in the Village.
2. Extend the R Residential district designation to all of the parcels of the 164-acre annexation. This will allow for all residential uses, limited commercial activity (neighborhood commercial enterprises), and retain the ability for a property owner to request a PUD designation for mixed uses.
3. Following establishment of the Town of Palm Tree, extend the R Residential district designation to all of the parcels of the 56-acre addition.
4. Update Chapter 155 Zoning to reflect the appropriate policies listed in the Kiryas Joel Residential Zoning and Building Rules of 2015. Appendix G provides a draft of the recommended text amendments.

Community Appearance

5. Consider zoning text and other initiatives to better define and enhance the appearance of the Village center.
6. Consider zoning text and other initiatives to enhance the appearance of streets in the Village, and especially Forest Road, Acres Road and Bakertown Road which function as major collector streets in the Village.

Transportation Improvements

7. Complete a Village-wide traffic impact study including determining a KJ-specific trip generation rate.
8. Complete a pedestrian/sidewalk study to identify problem areas and possible solutions.

DRAFT
SUPPLEMENTAL GENERIC ENVIRONMENTAL IMPACT STATEMENT

6. State Environmental Quality Review

Introduction

A comprehensive plan and its zoning law amendments are subject to the provisions of the State Environmental Quality Review Act (SEQRA) under Article 8 of the Environmental Conservation Law and its implementing regulations (6 NYCRR Part 617). A generic environmental impact statement (GEIS) is commonly the most appropriate way to analyze the environmental impacts of planning and zoning changes. The potential significant adverse environmental impacts of the Comprehensive Plan 2018 (“the Plan”) (including the zoning law amendments) are being evaluated through a GEIS. To meet the SEQRA content requirements, the Plan itself serves as part of the GEIS. This format enables the Village, as the SEQR Lead Agency, all involved and interested agencies, and the public to review one comprehensive document that outlines a plan for the future and the potential environmental implications of the plan. This section of the document is provided to describe the environmental review for the Plan.

The SEQRA “action” for which this Draft Supplemental Generic Environmental Impact Statement (DSGEIS) has been prepared is the consideration and decision-making by the Village of Kiryas Joel Board of Trustees to establish zoning for some 72 privately owned parcels that were recently annexed from the Town of Monroe to the Village (the “annexation territory”). The action may also include formal adoption of the Comprehensive Plan 2018, at the Village’s discretion. The Village Board is the only body from which such approval is needed, and thus is the SEQR lead agency. The properties annexed are located in eight areas generally along the northeastern boundaries of the Village. The proposed action does not involve any particular development project, however this DSGEIS evaluates a generic development scenario over the next ten years which is reasonable for the subject lands, for purposes of evaluation of the secondary impacts of the action.

A generic EIS is necessarily more general than a site- or project-specific EIS, and may present and analyze in general terms hypothetical scenarios that could occur and are likely to occur, according to the SEQRA regulations.³⁰ The review procedures for a generic EIS are the same as for a site-specific EIS.

This DSGEIS incorporates the relevant topics deemed necessary to analyze the potentially significant adverse impacts of the instant action pursuant to the guidance set forth in SEQRA. It is being labelled as a supplemental GEIS as it follows an initial GEIS prepared for the annexation of the annexation territory. All previous SEQRA documents are incorporated by reference. A dedicated website for documents related to this SEQRA process was established at kj-seqra.com/164Zoning.

³⁰ 6 NYCRR 617.10.

Project Location and Environmental Setting

The Village of Kiryas Joel is situated within the northeastern boundary of the Town of Monroe, immediately north of NYS Route 17 / US Route 6, northwest of County Route 105, and southeast of State Route 208 in Orange County, New York. The Village is bordered to the north and east by the Town/Village of Woodbury and by the Town of Monroe on the south and west. The Village is located approximately 45 miles north of New York City.

With the 164-acre annexation, the Village has a geographic area of 889.133 acres, or 1.389 square miles.³¹ Figure 2-1 indicates the location of the Village of Kiryas Joel in relation to the surrounding municipalities. Figure 2-2 illustrates the locations of the annexation territory areas. The annexed land occurs in eight areas which have been identified for reference as Area I through Area VIII. Figure 2-3 illustrates the lands subject to the new zoning and lands to be included in the Town of Palm Tree.

Each of the foregoing sections of the Comprehensive Plan include a description of the environmental setting (existing conditions) of the Village relative to the topic area.

Impact Assessment

The underlying purpose and a major aim of the Plan is to promote appropriate and desirable land uses and guide future development activity in the Village of Kiryas Joel and specifically in the 164-acre annexation area, while avoiding or mitigating foreseeable adverse environment impacts on the community. Thus, it is necessary to identify and consider potential significant adverse impacts that may result from the implementation of the Plan. The following sections address potential impacts to the community related to land use and development that may result through implementation of the Plan and proposed Zoning.

Short Term, Long Term and Cumulative Impacts

The Comprehensive Plan is designed to guide growth in the Village while reducing the negative short term, long term and cumulative impacts of land use changes and development activities. Based on the environmental setting unique to the Village of Kiryas Joel, the following potential adverse environmental impacts could occur if the community did not plan adequately and provide the proper tools to manage growth and development. Each discussion that follows cites one or more mitigation measures that could be implemented to avoid or reduce potential impacts under that topic.

POTENTIAL IMPACTS AND PROPOSED MITIGATION

6.1 Impact on Land Use

The existing development pattern in the Village provides land uses across the range of residential, commercial, industrial and public service uses which are largely built-out. The

³¹ AFR Engineering and Land Surveying, PC, "Amended Boundary Map with 2016 Annexation, Village of Kiryas Joel". Last dated November 30, 2017. Filed map 11-18, filed on 1/16/18.

Village anticipates future development to occur in the annexed territory with redevelopment or infill on parcels elsewhere in the Village. It is anticipated that most development will consist of higher density multi-family residential projects. Such multi-family development areas may also include small scale home occupations or neighborhood commercial enterprises as permitted in the zoning code. There are areas of undeveloped and under-developed land in the annexed territory where new development will occur. One of the goals of the Plan is to account for suitable protection of natural resources.

The Plan facilitates a direction on how new development and redevelopment is desired to occur through expansion of predominantly residential uses while minimizing potentially significant adverse impacts to the uses that already exist. Plan recommendations are intended to address certain conflicts in uses as well as include improvements to the walkability and appearance of Village streets.

The envisioned development scenario would provide land uses similar to existing nearby uses and in accordance with existing zoning. Anticipated development should place residential development proximal to local commerce centers and transit opportunities, should address environmental constraints of the land, and would utilize centralized water and sewer services.

Based on the historical trend of Kiryas Joel, development of the annexation lands will occur at a faster rate than development of the surrounding region outside of the Village. The development potential of the 164 acres was analyzed on a lot by lot basis as shown in Table D-1 (Appendix D). Factoring in development constraints and allowing for the infrastructure necessary to support development, and reviewing conceptual plans developed for several properties, it is projected that the 164 acres could support up to approximately 3,024 new multifamily residential units. This results in an average development density of approximately 28 units per acre, which is consistent with recent projects constructed and/or approved in the Village.

Mitigation of the effects of development would typically be controlled by the implementation of zoning regulations that address the growth anticipated to occur. Land use compatibility has historically occurred in the Village through adherence to commonly accepted planning principals, zoning and building codes, and environmental rules and regulations.

Future land use would adopt a number of Smart Growth elements as have been enumerated in the Regional Sustainability Plan and elsewhere: mixing land uses in a community setting, compact building design, walkable neighborhoods, creating a distinctive community with a strong sense of place, preserving critical environmental areas, directing development towards existing communities, providing transportation choices – all of these elements can foster improved accessibility, affordability, reduced traffic, consolidated infrastructure, and environmental protection as an alternative to traditional suburban sprawl.

6.2 Impact on Environment (i.e. Water, Wetlands, Soils and Habitats)

The proposed zoning action would not involve any physical disturbance of the ground and thus, would not directly impact natural resources (including geology, soils, topography, wildlife and habitats, wetlands and water resources). Subsequent to consideration of the zoning there are potential secondary impacts associated with the ultimate development of the land which will be assessed during site-specific SEQRA reviews of individual projects as they are proposed.

Specific known natural resource concerns related to the potential secondary impacts of development in the annexation areas are listed below by area. Key resources are identified graphically in Plan Figure 4-5: Environmental Sensitivity.

Table 6.2-1: Potential Natural Resources Subject to Impact from Development								
Natural Resource*	Area I	Area II	Area III	Area IV	Area V	Area VI	Area VII	Area VIII
Steep slopes (>20%)	N	N	Y	Y	N	Y	Y	N
Significant aquifer	N	N	N	N	N	N	N	N
Agricultural soils	Y	Y	Y	Y	Y	Y	Y	N
Significant natural community	N	N	N	N	N	N	N	N
Protected plant species	Y	Y	Y	Y	Y	Y	Y	Y
Protected animal species	Y	Y	Y	Y	Y	Y	Y	Y
Federal wetlands	N	N	Y	Y	N	Y	N	N
State wetlands & adjacent area	N	N	N	N	N	N	N	N
Watercourse/waterbody	N	N	Y	Y	N	Y	Y	Y
Stormwater runoff	Y	Y	Y	Y	Y	Y	Y	Y
<p>* Resource impacts identified in this table are based on available information in County, State and Federal GIS databases. Y = Site specific investigations will be necessary to confirm actual impacts of a particular project development. N = No apparent concern.</p>								

Any development proposal will need to conduct site specific investigations to confirm the actual impacts of a particular project development on the natural resources of the specific area. Particular elements of the natural environment that are of concern -- water resources, soils, slopes -- are illustrated in various maps included in Appendix I.

With regard to soils and subsurface resources, it is expected that conventional methods of construction would be employed to minimize potential impacts to these natural resources. Prime agricultural soils to the extent they are replaced by development, and the remaining farmland if that use is abandoned,³² would be lost as a result of future construction.

The habitats, wetland pockets and streams that exist in the study area are common to the region, and, to the extent they would be affected by development activities, it is expected that conventional methods of construction would be employed to minimize potential impacts to these resources to the extent practicable.

³² A change in use of agricultural land would eliminate its designation as an agricultural district, which affords the landowner incentives and protections designed to discourage the conversion of farmland to non-agricultural uses.

The pitch pine-oak-heath rocky summit habitat and location of the NYS Protected Allegheny Woodrat identified in the Plan section exist outside of the project area and no impact to these resources would occur. Tree removals limited to certain months of the year (April through September) would protect potential impacts to Indiana bats or Northern Long-eared bats. Certain species protection measures would also be needed during construction in any area of concern for the Timber Rattlesnake, a New York State Threatened species.

Development could disturb virtually all of the subject land in some fashion, either resulting in temporary or permanent removal of vegetation, and will increase the impervious surface coverage thereby increasing the rate and volume of stormwater runoff in the absence of appropriate stormwater controls. Changes to the existing drainage patterns at the site scale will also occur where the land is regraded for development. To offset these changes, any future development will need to include the design and implementation of appropriate stormwater management infrastructure to properly control stormwater runoff and provide water quality treatment.

For every site specific plan that would disturb more than an acre of land, a stormwater management design plan needs to incorporate structures and methods designed to satisfy the requirements of the NYSDEC Design Manual with regard to sizing and performance criteria to properly treat stormwater runoff.³³ In accordance with State regulations, an applicant will need to prepare and submit a stormwater pollution protection plan (SWPPP) to the Village with a proposed site plan for review and approval.³⁴ As Kiryas Joel is an MS4, SWPPPs for development proposals will need to receive review and acceptance by the Village Engineer.

Site specific measures for erosion and sedimentation control must be designed and implemented in accordance with the New York "Standards and Specifications for Erosion and Sediment Control."³⁵

Cumulatively, loss of existing natural resources over portions of the annexation territory as it is developed for human use will result in incremental reductions in habitat potential for the indigenous species. Mitigation for impacts to wildlife and habitats, including wetlands, could include reduction of the disturbance area or avoidance. Identified species of concern would require species-specific measures. State and Federal regulations may apply in certain instances.

Mitigation for impacts to water resources could include reduction of impervious surfaces, capture and treatment of runoff from developed areas. In order to meet NY State requirements, management of runoff to levels equal to or less than the existing conditions of water quality and runoff quantity will be required.

The Village will continue to invest in its public water and sewer infrastructure in order to meet the needs of its expanding population while ensuring the protection of water quality.

³³ New York State Department of Environmental Conservation, "Stormwater Management Design Manual". Latest edition.

³⁴ NY State Pollutant Discharge Elimination System (SPDES) Stormwater Permit for Construction Activities.

³⁵ New York State Department of Environmental Conservation, "New York Standards and Specifications for Erosion and Sediment Control." Latest edition.

There are no designated Critical Environmental Areas (CEAs) in or near the Village of Kiryas Joel.

6.3 Impact on Historic and Cultural Resources

The Village, including the annexation territory, has no property listed on the New York State or National Historic Registers, nor are there any properties being considered for nomination to a historic register.

The properties making up the annexation territory have not been surveyed for cultural/historic resources for this Plan. Each property as it is proposed for development will need to be appropriately reviewed by the applicant for the possible existence or absence of such resources as part of the site-specific environmental assessment. Should any significant resources be encountered in that review, the development plan for that property will need to provide mitigation that is acceptable under the New York State Historic Preservation Act of 1980 (Section 14.09). If a federal agency is reviewing, funding or undertaking the project, the requirements of Section 106 of the National Historic Preservation Act of 1966 will also need to be followed.

6.4 Impact on Community Resources -- Population/Income/Employment/Housing/Recreation

Implementation of zoning for the annexation territory and the anticipated development on the subject lands will induce growth in residential land use, thereby increasing the local housing stock, population, and economic vitality as represented by incomes and an employee pool. Development will have a positive effect on existing housing demand which is predominantly coming from the growth of families of existing Kiryas Joel residents. Such growth will place a demand on existing educational resources of the community, which relies heavily on private school education, and will create greater demand for recreational facilities to serve the new, young families, in addition to other community services such as health care, police protection and emergency services.

These impacts will need to be addressed with opportunities for varied housing types to serve different family sizes, educational and recreational facilities for the children, as well as ready access to community services and facilities that are important to the specific cultural needs of the residents. The new development will largely be implemented by private residential land developers while the Village may seek to include elements that would provide public benefits and enhance community aesthetics.

A projection of the prospective housing projects possible in the annexed area of Kiryas Joel based on the proposed zoning yields 3,024 dwelling units, or 2,121 more than the number of units estimated under the preexisting zoning (reference: 507-Acre Annexation DGEIS, Table ALT E-1).

6.5 Impact on Transportation

County Route (CR) 44, Bakertown Road, Forest Road, and Acres Road will be the primary roads used by new traffic related to the annexation territory. These roads provide access toward the Quickway, the NYS Thruway, Park and Ride lots, and the nearest train station in Harriman. Bakertown Road and Forest Road also provide primary access to the Village center.

Development in the annexation areas will put additional traffic on these roads and at the CR 105 / Bakertown Road intersection. The general distribution of vehicle trips generated to and from the annexation areas during commuter peaks would be toward the Village business district and points south (railroad station and Thruway). The bulk of this traffic will travel Forest Road and Bakertown Road, with Acres Road feeding into these two roads. Additional traffic on CR 105, Bakertown Road, and the east end of Acres Road will include pedestrian traffic and these roads are not currently connected into the Village sidewalk system.

It is important to note that implementation of zoning for the annexation territory and the anticipated development on these lands is but a contributing factor to the overall growth in vehicular activity on the road network and resulting needs for transportation-related improvements. Past studies of regional traffic activity by the County and the State have identified and prioritized particular improvement needs on the larger roads and ongoing studies will continue to be important for transportation project planning.

The Village, like many suburban communities, has problem areas within its transportation system, such as problem intersections or periods of localized congestion. The CR 105 / Bakertown Road intersection is one specific location that is planned to have capacity improvements in the future (likely a traffic signal). Development and growth both within and outside of the Village can be expected to exacerbate such problem areas and as a result changes in traffic patterns will occur, both periodically in response to localized events and as a general trend over time with increased usage.

Developments anticipated throughout most of the Village are dense enough to support alternative modes of travel, such as transit and ride sharing, in addition to walking, but adequate facilities for these alternative modes will need to be expanded throughout the Village. Additional development and redevelopment will need to include the expansion of such facilities through monetary contributions or actual construction by project developers, particularly for sidewalks, crosswalks, bus stop facilities and the like to meet the expected demands on the transportation system and to address potential conflicts between pedestrians and vehicles.

The Plan contains a number of recommendations specific to transportation issues of concern to the residents (regarding road geometry, parking facilities, and pedestrian facilities) that are intended to improve vehicular and pedestrian circulation and reduce negative impacts on transportation systems in the Village.

In its review of new project applications, the Village may use the trip generation threshold of 100 peak hour trips from a project as established by NYSDEC³⁶ in its SEQR guidance to require a

³⁶The threshold of 100 new vehicle peak hour trips generated by a project is established by NYSDEC, under which consideration of a quantitative evaluation of traffic impacts (a capacity analysis) in uncongested locations is not warranted in the SEQR process. (New York State Department of Environmental Conservation, online guidance: "Full

capacity analysis that evaluates the potential transportation impacts and mitigation of such impacts. Where existing congestion is problematic, the Village may also apply the 100 trip threshold to more than one project where the projects cumulatively affect the local network and can thus jointly contribute to appropriate mitigation. The Village should identify the need whether to establish a transportation improvement assessment to be assigned to future project applicants to provide for funding of future road improvement projects.

To evaluate the traffic generated by the continuing development in Kiryas Joel, the Village will consign a Village-wide transportation study. The scope of the study will encompass the following objectives:

- *Provide trip generation rates that are characteristic of Kiryas Joel specifically to be used by future traffic studies in Kiryas Joel.*
- *Provide a traffic capacity analysis of the primary intersections in and around the Village that receive Village-generated traffic to identify existing and projected problem areas, and identify and prioritize possible remediation measures.*
- *Establish a formula from which the Village can determine the appropriate pro rata contribution of each future project toward the cost of implementing remediation measures.*

The results of the Village-wide transportation study will identify long term solutions to growth in the community, including the impact of development in the 164-acre territory. The study is designed to identify specific traffic mitigation measures that can be assigned to project development applications for implementation.

6.6 Impact on Utilities

Implementation of zoning for the annexation territory and the anticipated development on the subject lands is a contributing factor to the overall effects of growth in the community as a whole and resulting need for a reliable water source and adequate wastewater treatment capacity for the Village. A conservative estimate projects 3.29 mgd (1.79 existing + 1.50 future) of water supply demand by the Village by 2027, which exceeds the present permitted water supply (2.54 mgd). The Village continues to actively pursue construction Phase 2 of a connection to the Catskill Aqueduct to increase the Village's water supply capacity, and is in the process of completing an updated water conservation plan.

The annexation territory is entirely located within Orange County Sewer District #1 (OCSD#1) and thus developments in this area are entitled to connect to the District's facilities. Orange County and OCSD#1 have entered into a binding, enforceable agreement to expand the capacity in OCSD#1 when District wastewater treatment facilities reach 85 percent of their treatment capacity. The District has begun planning for such expansions. A conservative estimate (matching the full projected water use of Kiryas Joel) is 1.50 mgd of additional wastewater treatment demand by 2027. The average flow rate for 2017 reported for the

Environmental Assessment Form (FEAF) Workbook", FEAF question D.2.j.: <http://www.dec.ny.gov/permits/91660.html#j>. Also: Michael Spack, "Review of ITE's New Recommended Practice - Transportation Impact Analysis for Site Development", November 2010; and Institute of Transportation Engineers "Transportation Impact Analyses for Site Development", Washington DC, 2010.)

Harriman wastewater plant was about 80 percent of its permitted rate (6.0 mgd), or 4.83 mgd. The reported flow rate for the Kiryas Joel wastewater plant for early 2017 was approximately 65 percent of its permitted rate, or up to 0.627 mgd. Expansion of the County's wastewater treatment capacity to 9.0 mgd, consistent with its obligations to the sewer district, would service the additional demand from the Village of Kiryas Joel including the annexation land well beyond the year 2027.

The Village must continuously monitor and manage its utility resources and infrastructure to secure a stable future for its residents.

6.7 Evaluation of Alternatives

The Village may adopt the Comprehensive Plan and Zoning amendments as drafted, or alternatively after further consideration, adopt the Comprehensive Plan and/or Zoning amendments with changes. A third alternative action -- the "No Action" alternative -- is to not adopt the Zoning amendments.

The adoption of the Comprehensive Plan and Zoning amendments by the Village would formalize a framework for planning of land uses into the future, accounting for concepts such as balance of appropriately scaled growth and economic development, open space and natural resource protection and recreational opportunities, as well as enhancement of community character. In particular, the foregoing sections of this document present a plan for designating zoning regulations for the annexed 164 acres appropriate for development presently in demand in the Village. At present (under a stipulation of the December 2, 2016, Resolution of the Village Board regarding plans for the annexation territory) the Village would not permit new development that is inconsistent with the maximum zoning densities in the Town of Monroe Zoning Law until such time as it adopts new zoning for the annexation territory.

Adoption of the Comprehensive Plan and/or Zoning amendments with changes would also formalize the planning process into the future, with some modification to the ideas presented in previous sections. The second alternative would come about through further consideration by the Village of one or more of the topics previously evaluated.

The No Action alternative, which would effectively retain the zoning density as it was when the land was in the Town of Monroe, would not achieve the Village's goal to designate zoning to the annexation territory that is appropriate to address the growth of the community and would be contrary to the underlying purpose of the annexation process. The Village Board has committed to enacting zoning regulations for the annexation territory.

6.8 Adverse Environmental Impacts That Cannot Be Avoided

With or without the adoption and implementation of the Comprehensive Plan, the Village will continue to have new development and redevelopment that will potentially affect the environment and the character of the community. Application of the planning recommendations contained herein and adoption of the proposed zoning will better allow the Village to manage growth and development, and serve to reduce potential environmental impacts.

All development actions taking place after the adoption of this GEIS will still be subject to the SEQR process on a site specific basis. Nothing contained in this document supplants the

necessity of adequate environmental review of future actions. This document should be considered as a resource to be used to facilitate the review under SEQRA of future development actions.

Growth Inducing Aspects

Implementation of the proposed zoning will induce growth in the 164-acre area of a similar residential nature but at a greater density than was possible under the Town of Monroe zoning. This effect was evaluated at length in the 2015 DGEIS for the Annexation.

6.9 Thresholds for Future Environmental Reviews

According to the guidance from the NYSDEC, if a GEIS has been prepared, further SEQR review may not be required for some future projects (actions) if those projects are carried out in conformance with the conditions and thresholds established in the GEIS. In this manner, the combined Comprehensive Plan/Generic EIS can function as a tool for preplanning projects that require further action.

Development actions taking place after the adoption of the Plan, including actions recommended in the document, will be subject to SEQR review on a site-specific basis, but this document may facilitate limited assessment of planned actions.

APPENDIX A

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July 2, 2018

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APPENDIX B

SEQR Documentation
& Correspondence

STATE ENVIRONMENTAL QUALITY REVIEW ACT

**NOTICE OF COMPLETION OF DRAFT SUPPLEMENTAL GENERIC ENVIRONMENTAL IMPACT STATEMENT
("DRAFT SGEIS")**

**NOTICE OF JOINT PUBLIC HEARING ON DRAFT SGEIS, PROPOSED VILLAGE OF KIRYAS JOEL
COMPREHENSIVE PLAN AND RELATED LOCAL LAWS**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 of State Environmental Quality Review Act ("SEQRA") of the Environmental Conservation Law and the New York State Village Law.

A draft Supplemental Generic Environmental Impacts Statement ("Draft SGEIS") considering the potential adverse environmental impacts of proposed Village of Kiryas Joel Comprehensive Plan and resulting amendments to Chapter 155 and Chapter 124 of the Village of Kiryas Joel Code has been prepared by the Village of Kiryas Joel Board of Trustees ("Village Board") as lead agency.

On July 6, 2018, the Village Board determined that the Draft SGEIS was complete and adequate for public review. The Village Board will commence a joint public hearing on July 25, 2018 at 4:00p.m. at the Terrace on Forest Meeting Hall, 51 Forest Road, Suite 320, Monroe NY 10950; and will accept written comments on the Draft SGEIS, the proposed Village of Kiryas Joel Comprehensive Plan and resulting amendments to Chapter 155 [Zoning] and Chapter 124 [Streets] of the Village of Kiryas Joel Code through the close of business on Tuesday August 7, 2018.

- Lead Agency:** The Village of Kiryas Joel Board of Trustees
- Date of Notice:** July 9, 2018
- Address:** Village of Kiryas Joel, P.O. Box 566, Monroe, New York 10949.
- Name of Action:** Village of Kiryas Joel Comprehensive Plan and Local Laws SGEIS
- Project Location:** Village of Kiryas Joel, New York
- SEQRA Status:** Type I Action

Description of Action: This Proposed Action and Draft SGEIS is in accordance with the prior annexation of approximately 164 acres of land from the Town of Monroe to the Village of Kiryas Joel for which a DGEIS, FGEIS and SEQRA Findings Statement was adopted. This Draft SGEIS analyzes the potential environmental impacts related to the proposed Village of Kiryas Joel Comprehensive Plan and related local laws amending Chapters 124 [Streets] and 155 [Zoning] of the Village Code. The proposed action does not involve any particular development project, however this Draft SGEIS evaluates a generic development scenario over the next ten years, which is reasonable for the subject lands, for purposes of evaluation of the secondary impacts of the action.

Reasons Supporting This Determination: The Lead Agency has determined that the Draft SGEIS is consistent with the Part 617 regulations of the State Environmental Quality Review Act and is, therefore, adequate for public review. The Draft SGEIS is available for review at the Village of Kiryas Joel Village Hall, 51 Forest Road, Monroe, NY 10950 and online at the website www.kj-seqra.com.

A joint public hearing will be held on **July 25, 2018 at 4:00p.m. at the Terrace on Forest Meeting Hall, 51 Forest Road, Suite 320, Monroe NY 10950** and will accept written comments on the Draft SGEIS, proposed comprehensive plan and proposed local laws through the close of business on Tuesday August 7, 2018. The joint public hearing will hear comments related to the Draft SGEIS, the proposed comprehensive plan, and the proposed local laws amending Chapters 124 [Streets] and 155 [Zoning] of the Village of Kiryas Joel Code.

All comments should be directed to the contact person below.

For Further Information:

Frederick Wells, Tim Miller Associates, Inc.,
10 North Street
Cold Spring, N.Y. 10516
Telephone: 845-265-4400
Fax: 845-265-4418
Email: fwells@timmillerassociates.com

APPENDIX C

Community Survey Responses

Memorandum:

To: FILE
 From: Frederick Wells
 Date: May 7, 2017 Community Meeting
 Subject: KJ 164-Acre Planning & Zoning

Notes from May 7, 2017 meeting held at Kiryas Joel Village Hall with the Planning Board, Village Administrator and other community members. Sign-in sheet was circulated.

FW introduced the overall effort that TMA is undertaking to ultimately establish the zoning for the 164 acres, via a comprehensive plan process that seeks community input on planning and zoning issues that are important to the Village. Stated intent is to apply the existing commercial and/or residential zoning to the 164 acres. Village Administrator stated that the planning effort needs to be broader than just for the 164 acres but the Village needs to fully review its zoning code for application over the whole Village. There is desire for a community image something in-between a city and country environment.

A number of current planning/zoning issues were discussed. Kiryas Joel Residential Zoning and Building Rules, was handed out (a policy statement adopted by the Village Board 2/10/15, not codified) and a number of topics were discussed.

Safety:

1. Minimum road width - Fire trucks and emergency vehicles cannot always access the roads because they are narrow. Fire trucks cannot use their outriggers on some roads because of the curb to curb dimension and inadequate strength of the shoulder pavement. Need minimum curb radius and cul-de-sac diameter for fire trucks.
2. Playgrounds - There are not any designated spaces for playgrounds so roads get closed off for children to play in. Need play areas established for specific age groups and activities.
3. Sidewalks need to be sufficiently wide for strollers and pedestrians waiting safely at crosswalks and locations where buses stop. Maybe better signage to increase safety.
4. Street tree strip between sidewalk and curb does not work - trees obstruct street maintenance and sidewalk usage. Need to provide area for snow storage.
5. Drivers not yielding to pedestrians at crosswalks is a common problem.

Aesthetics:

6. Decks on buildings need to be larger and unobstructed so structures can be set up for Sukkah. Each deck needs to be situated with a clear view to

the sky resulting in decks staggered across building facades. Define a minimum portion of each deck to be open.

7. Basement uses need to be part of the zoning approvals. They need to be designated as apartments or businesses from the start so residents know how many tenants and the kinds of tenants in the building when they purchase. Basement uses affect how much parking needs to be provided.
8. A maximum families per structure cap needs to be established.
9. There is resident concern about building aesthetics. Should there be an ARB or architectural guidelines for MF development?
10. Four story construction is allowed. NY Building Code now allows 4 story wood construction to 60'.

Multiple Uses in Buildings:

11. There needs to be adequate storage in the basement for residents to store large strollers and basements need to be easy to access with a stroller.
12. Home occupation needs to be better defined. Retail businesses should be located in a common area -- a town square or shopping center -- not a residential basement. There are now apartments, stores, storage, offices, schools in basements. Basement space is being rented to outsiders having no connection to or interest in the residents in the building. Basement storage spaces are being rented out.
13. Business spaces need to have separate entrances from residential spaces and be able to be locked up separately from residential portion of building.
14. Local business permits were suggested as a way to track what businesses are operating in basements. Should the business owner be required to live in the building?

Central Business District

15. Better signage for business district.
16. Centralize business areas. Food stores however would better serve residents in scattered locations around the Village.
17. Play areas in business district.
18. Parking needs more consideration. As women do not typically drive there needs to be better access for the men to drop women off and wait while they are shopping.

Transportation:

19. Policy is for public roads to be 35' wide, for two lanes plus parking on both sides. However this makes crosswalks too wide. [Parking should be pushed back from intersections.]
20. Street corners need better radius for vehicle turning, especially for school, municipal and transit buses. Suggested a 60 foot wide curb cut for turning. Buses run approximately every two hours so there is a lot of

bus traffic. School and transit buses can be 45 feet long, Village bus is 35 feet long.

21. Need standard for maximum road grade and grade transitions. Fire truck bottoms out at some driveways.
22. Expanded park and ride is needed.

Meeting started 3:00 and ended 4:45 pm. A Village tour would be appropriate for evaluation of the various concerns in the near future.

Notes by Doreen Derry.

PUBLIC PARTICIPATION WORKSHOP for 164-Acre Planning & Zoning - 5/7/17

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PUBLIC PARTICIPATION WORKSHOP for 164-Acre Planning & Zoning - 5/7/17

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Jonas Hoffman	Planning Board Member	845 662 2445
VEDALY SZEGLIDIN	ADMINISTRATOR	

Responses to the questionnaire are listed below. Compiled May 2018

A basic element of the land use planning process is the consideration of the opinions and attitudes expressed by the residents of the affected community. Please take a few minutes to answer the items in this questionnaire that you are familiar with or have an opinion on. Results will be used to formulate a list of goals for the planning and zoning of the newly annexed land. Thank you for participating in the survey.

Workshop Topic 1 - TRANSPORTATION, INFRASTRUCTURE & ECONOMIC DEVELOPMENT

ROADS & SIDEWALKS

1. Identify issues and benefits of current available Transportation? Does Acres Road provide adequate access to the 164-acre areas?
 - a. Provide village and Monroe bus, bus stops with a road cut so the bus can go off the road and the traffic can continue while they are loading people, need to send a message to Monroe bus to stop the closest possible to the curb, (they are causing a lot of traffic with just stopping in the middle of the road)
 - b. Traffic lights needed
 - c. Perhaps it does, but I believe the way Lemberg Court was designed as a dead end is not ideal for such overcrowded streets, new developments in that area should have to consider pass-thru roads.
 - d. I believe so.
 - e. Acres Rd should be improved, same as village is planning on Forest, Mountain, Bakertown Roads.
 - f. Acres Rd. should be widened, if so it would be satisfactory.
2. Are improvements to the existing Village Traffic pattern needed? What are the issues? Any plans?
 - a. In fact the planning board is looking on all the project with a wider and future look, an important point is to push for neighbors to work together and the planning board should give waivers when there is a benefit for 2 properties to connect and work together, The village should request a traffic study from the bigger developers, on acres road there is a proposed development for the Lefkowitz property, and the village had requested to widen the roads and improve the drainage and add sidewalks in front of the property, the same should be with any future development in the annexed area, the developer should be responsible to improve the sidewalks and roads in front of the property.
 - b. Definitely. Too much gridlock.

- c. I'm concerned about the privacy of residents dropping off and picking up from the Acres Mikveh where they will have to wait extended amounts of time to make a left turn getting in or out of Acres, this should be looked at, maybe a turn lane or an additional opening towards Satmar Drive.
 - d. I believe the current red light system is a complete failure, with right turns allowed; pedestrians rarely get a chance to cross the street without nearly getting hit, more often than not I find myself getting out of my vehicle to cross a child pleading for mercy to get to the other side, there needs to be a timeframe where there's a "walk" green light but still red for the automobiles and no right turns allowed, much like in NYC.
 - e. Forest Rd. between Schunnemunk Rd and Quickway Rd, should be improved with turn lanes. This will help for the congestion on this portion of the road.
 - f. According to recent publicized plans by the village, there are plans for side roads which should improve the congestion in busy times.
3. A. Are improvements to particular roads or sidewalks needed? Any suggestions on how roads and sidewalks are managed?
- a. The roads should be studied to see where it is important to add stop signs or turning lanes also possibly that the village should look into the option of adding bridge crossings or tunnels in the village to minimize pedestrian crossings on the major roads.
 - b. Yes, Acres Rd. needs sidewalks urgently wherever its missing.
 - c. The recent plow truck accident flying down Lemberg Court this past winter should be a wakeup call to protect the lives of people downhill of all those existing and upcoming steep sloped streets.
 - d. Most will agree that the Meron, Prag, Drubige & Daj intersection is one of the most dangerous ones if not the most, straightening and rerouting Daj to become a 4-corner intersection at Bakertown/CR 105 & Nininger Rd would in addition to partially ease the abovementioned intersection situation -further eliminate the accident-popular turn mid-Daj road, it would significantly ease the traffic at the main village entrance (park & ride intersection) on Bakertown rd which is typically a gridlock on Shabbos and Yom Tov eves.

It is possible that time has matured to start a slight form of traffic and parking enforcement; that would include speed cameras throughout the village, and vehicle towing at owner's expense for the most reckless violations like parking in no-parking/standing marked areas, or partially on walkways.
 - e. There is current improvement plan on certain roads, but need to rush it.
 - f. Bakertown, Forest and Acres road should have sidewalks on both sides of the road.

B. Refuse pickup?

- a. I think the way it is now is good, we may look into the option to do the underground containers.
- b. The refuse pickup is ok.

4. Is available Public transportation adequate? Identify improvements.

- a. Look at number [9] under commercial activity.
- b. Trolley is needed.
- c. Yes, but it's used mostly by women since they don't drive or hitchhike with strangers, but men should also be able to. Also, it would be a major thing if there could be a safe and legal way that parents would be able to send their kids (minors without guardians) who missed the school bus with trusted public transportation – especially to schools located outside the village – assuming safety concerns could be addressed.
- d. We may want to study a test drive with the focus of getting driving male residents to make more use of public transportation, perhaps a bus making several routes during business opening and closing hours as well as lunch time and get the road less congested.
- e. Village should provide maps and schedules of the bus routes in the papers or flyers, it should be clear and simple to understand.
- f. Yes

5. Identify existing highway Drainage issues (flooding, icing).

- a. Acres corner of Satmar and Bakertown this will be fixed by the future new developments.
- b. The village should consider hiring an engineering firm specializing in drainage and storm and 100-year floods to review the current system. NYC is about to undertake major hurricane flood prevention infrastructure and there will be plenty from where to nosh.
- c. The drainage in KJ is probably one of the best in upstate, there is very rarely any floods.

COMMERCIAL ACTIVITY

6. Identify issues and benefits of the current available Commercial/retail services.

- a. There is a parking issue. The solution should be that the village should make another park and ride so the employees in the village can park there and the costumers will have parking at the retail areas. Bus service should be made comfortable so local **male** employees should be convinced to use it. It should be every 15-20 minutes mainly in the beginning and end of business hours, I would suggest to have bus service 24 hours around the clock.

- b. Need more retail space on other side of Village.
- c. The majority of people still travel to the city for major event and specialty shopping but things are slowly picking up, I'm hoping to see more unique and specialty shops and stores – instead of more of the same competing with each other – will eventually find KJ to be an attractive place of business, where local residents get an equal chance of buying products and the same price rate as their relatives in the city. KJ consumers commonly overpay on simple grocery shopping just for living upstate (including dairy and fresh produce) with decade old excuses but no valid reasons.

The village as a government can't engage in free market control but it should listen to its residents as to what they miss the most and try to encourage those businesses to open shop locally with many lucrative offers (i.e. helping secure tax breaks or small business grants etc.).

- d. I think more street level retail storefronts would be welcomed.
- e. Traffic at Shopping Center on Forest Rd and Business center on Bakertown Road are extremely congested on peak hours and weekends.
- f. Close proximity to the residential area, which allows people to walk.

7. Will the current Commercial/retail services serve the additional population?

- a. No. Need to extend it in the 164 annex possibly in future 56, also there are plans on Nininger and Larkin for new big commercial buildings, in the town of Monroe, also need to work on the traffic pattern by the shopping center on Forest road.
- b. No.
- c. As in note 5.

From the current variety there's plenty for everyone, but more people means more variety.

- d. In terms of shopping perhaps yes, but parking continues to be a growing issue.
- e. Not Sure.
- f. There will be a need for more commercial space.

8. Is current demand for Commercial services in the Village greater than the supply?

- a. It is good as is.
- b. No.
- c. Totally not, more area should be zoned for strip mall shopping like the shopping center on forest rd so consumers can navigate shopping with ease instead of driving around town to all

the residential basement stores with limited or zero parking. The village can use an additional shopping mall twice the size of the one on forest road, indoor mall style in the new business center doesn't provide a comfortable shopping experience in a gender separated community.

d. The mixed use situation satisfies the need.

9. Should the plan set aside locations for Commercial/retail? If so, where? What types?

a. Maybe designate something in the 164 and 56 along the main roads like Forest, Acres and Bakertown and County Rt 64.

b. Yes, anywhere possible.

c. It should.

Should be closer to the other side of the village (section 3) not to concentrate all the shopping traffic on forest road, perhaps past the new golden tower project outside the village boundaries where land value isn't so sky high (just yet).

d. See responses at "topic 3" Planning & Zoning.

e. Shopping and office space on Mountain rd. to satisfy the need for that side of the village.

10. List of Community Goals for transportation, infrastructure & economic development.

a. Village transportation should go on for 24 hours. Classes for all type of professional jobs like graphics, bookkeeping and general English communication etc.

b. Current system seems to work.

Workshop Topic 2 - COMMUNITY FACILITIES & SERVICES

EMERGENCY SERVICES

11. Are emergency Response Times from the existing facilities to the 164 acre areas adequate?

a. No Answer

b. Absolutely.

c. As a civil resident I wouldn't be able to tell since their response time usually is extremely fast, but the emergency services coordinators should know the answer.

d. Since Hatzolah paramedics usually arrive on scene with their personal vehicles; an additional ambulance garage may not be necessary, but a secondary fire station may be required.

e. Yes, emergency members live all over the community, but, a ambulance and fire station should be added on Bakertown Road area.

f. Yes

12. How are Communications handled between 911 dispatchers and KJ emergency services? State Police and KJ emergency services? Mutual Aid fire departments and KJFD?

a. Satisfactory.

b. A1

c. ?

d. EMS has their own dispatching system with a direct phone number; if 911 is called they will dispatch the EMS via radio and phone. State police has their own number as well and could be reached by 911 as well. I'm not sure how the Fire Mutual aid system works but it looks like it operates well.

13. Are there methods to improve Communications between emergency services? Methods to improve response times?

a. Response time seems to be ok.

The village or the fire department should enforce by all means the active maintenance of the sprinkler and fire alarm central stations installed in all the multifamily buildings, many have them installed but neglect to keep the system and monitoring system running, therefore resulting in potential hazardous and dangerous situations.

b. Not sure.

c. Depends if it's necessary.

d. The KJ emergency services are dispatched by the same dispatcher and have the ability and communicate between each other directly by 2 way radio.

14. Will the Fire District boundary be changed?

a. Not sure.

b. It should be changed to incorporate the annexed areas if possible.

c. ?

15. Should there be a full time paid fire department with auxiliary volunteer corps?

a. No need I believe there are always available volunteers.

b. Perhaps.

- c. May not be necessary, but the fire department should maintain a staff of qualified fire inspectors who should inspect multifamily buildings and commercial/public assembly facilities on an annual or otherwise regular basis to ensure the safety of our people. People may not accept this right in the beginning but would be speechlessly thankful when a life is saved as a result.

Many public assembly and commercial space managers (shuls included) who aren't subject to government inspections (like schools are) and are mostly wooden structures; unknowingly neglect crucial safety codes (like locking/blocking emergency exits/stairways, keeping coat hanging racks in non-combustible exits/hallways etc) greatly endangering their occupants in case of an emergency.

- d. Don't think it is necessary, unless the department is suffering from a shortage of volunteers unknown the public.
- e. No.
- f. There are ample volunteers.

SCHOOLS

16. Will the School District boundary be changed?

- a. I assume.
- b. It should be changed to incorporate the annexed areas if possible.
- c. The KJ School district will probably annex the new 164 acres into their district.

17. Do existing School facilities have ability to expand? Are there plans for new school facilities, or should there be?

- a. All the 3 private schools in the village are working on plans to extend to accommodate the growth also the KJSD is working to double their building.
- b. Unless they can all take additional 2 stories I don't think they have the ability to expand, perhaps any new school building shall have to be designed as 6-7 story buildings with multiple accessible elevators.
- c. Yes, they have the ability to expand.
- d. According to my knowledge there are plans to expand School space.

SOCIAL SERVICES

18. Are existing Senior facilities accessible to the 164-acre areas? Are these facilities adequate? Will they serve the additional population?

- a. I think this needs to be addressed. There is nothing in the village now.
- b. The rumors are that the village intends to demolish the existing senior housing development on Forest Rd known as “The Zekeinum” with new much larger senior citizen development taking its place, I hope the new developments are being taken in consideration upon designing such and that it would be a full scale ADA facility with multiple elevators etc. The village should also consider incorporating senior exercise facilities within that same new complex.
- c. It is widely known that due to the annihilation of our young during the Holocaust; an entire generation of a certain age has been missing throughout the years ever since, as we are passing the 70 year mark a huge population – consisting mostly of the first generation kids born after the war – are entering their golden age as well as retirement and almost all at once, adequate planning for senior housing is becoming imminent, unless ADA enforcement becomes a prime focus; this will be coming back very soon to hunt all of our parents and at some point ourselves. Shuls, mikvehs also need to take this seriously.
- d. Existing senior housing facility should get expanded, or build an additional facilities in the future,
- e. There is a very small senior community at this time in KJ.

19. Are existing Health facilities accessible to the 164-acre areas? Are these facilities adequate? Will they serve the additional population?

- a. There are plans to extend for the ECHC, also there are other health centers in close proximity.
- b. Probably.
- c. The last few times I had a doctor’s appointment I had a hard time finding a parking spot, any additional health facilities should be on a new location and not all cramped within the same overcrowded shopping neighborhood.
- d. Most likely not, especially senior health care as mentioned in no. [18].
- e. Yes, but parking is an issue at the existing village health facility.
- f. There should make open more locations closer to the expanded area.

20. Are there Other Social facilities in KJ that will be used by the additional population? Are these facilities adequate and will they be accessible to the 164-acre areas?

- a. No issue.
- b. Yes.
- c. Can’t stress enough the arising need for Senior health facilities.

- d. Community Rooms/Buildings should be added on proposed larger housing developments.
- e. ?

21. How does KJ meet its needs for a Library? Should a municipal library be planned for?

- a. There are multiple community rooms with large library's including the large one on Garfield road.
- b. Needless.
- c. Since Yiddish books and Hebrew seforim publishers rely very much on physical book sales since most don't have digital/eBook access, I don't see this working out without the publishers crying on copyright and sales infringement, would be helpful if the existing "Otzar Hasforim" like Heichel Rosenberg would have a membership based (or taxpayer funded) library operation where residents can actually borrow Seforim or Yiddish books to take home for a specific amount of time and they could use the tax or membership funds to maintain the quality of the books or even reimburse the publishers that ask for such.
- d. Sounds like a great idea shall also include English books on training courses on business skills in industries of potential interest to the community.
- e. No need for library.
- f. KJ has many community rooms with Libraries.

ALL COMMUNITY SERVICES

22. Identify issues and benefits of current available Community Facilities.

- a. No need to change, need to make sure that there will be enough in the new developments as part of the site plan approval.
- b. There are outstanding organizations helping people in every situation of need.

23. Are there unmet community needs in KJ?

- a. No
- b. Need better faster commercial internet options.
- c. Most village residents could use more exercise, fitness facilities would improve people's lives a lot.
- d. Not to my knowledge.

24. Should the plan set aside locations for Schools? Social services? If so, where?

- a. Existing locations are fine maybe a new location for the village offices.
- b. Yes, once a list or map of available areas is presented I would gladly raise my opinion as to where.
- c. Most definitely, not sure where though...
- d. The current school location would probably be best for expansion.

25. List of Goals for community facilities.

- a. All sorts of community needs are well addressed.

Workshop Topic 3 - PLANNING & ZONING / RESIDENTIAL DEVELOPMENT

LAND USE PLANNING

26. Is there a desired goal for Residence vs. Non-residence mix of uses?

- a. There is a need for small shopping strips in residential area.
- b. Zoning should restrict retail and office space in residential buildings, and should be allowed in some areas (around shopping center area) only if there is like a separate walkway and parking etc. and not interfering with residence of the building.
- c. If possible there should be strictly residential use in residential areas.

27. Is there a desirable residential Housing density?

- a. As is is ok.
- b. It should be a maximum of not more than 24 units per building.
- c. The current density is fine.

28. What are the most desirable housing types?

- a. As of now is good.
- b. Multi-family and single family.
- c. Multi-family buildings.
- d. Mostly condos and some duplex and single homes.

29. Is there an ideal Building height? Maximum height?

- a. 4 stories with basement max 60' as per NYS building code for residential buildings. Optimal for business to go as high as possible even 10 stories.

- b. Four stories and basement, no sub-basement or attics please.
- c. 60 feet.
- d. 4 stories should be the maximum for residential buildings.

30. Identify issues and benefits of current available Residential housing.

- a. No issues.
- b. Shortage in rental apartments.
- c. Street side parallel parking should definitely become the new norm.
- d. Housing should be more affordable and additional affordable and/or governmental housing should be developed.
- e. Most of the needs are within walking distance.

31. Are there Environmental resources that should be protected from development?

- a. They are protected.
- b. I would like for the section one and coronet lakes to be developed into nice waterfront parks, Ruach Hachaim is beyond great, but sometimes overcrowded.
- c. No
- d. They are well protected.

OPEN SPACE PLANNING

32. Are existing Playgrounds and Parks accessible to the 164-acre areas? Are these facilities adequate? Will they serve the additional population?

- a. There is a need. See [34].
- b. Can always use more recreation facilities.
- c. Same as answer below.
- d. Children's playground should be erected in all developments.

33. Should the plan set aside locations for Parks and playgrounds? If so, where?

- a. In every development for small play grounds.
- b. Certainly.

- c. See no. [31] above.
- d. The village should require and enforce all developers to provide open play areas and playgrounds on proposed developments.
- e. Yes within the developments.

34. Should Coronet Lake be developed as a public park?

- a. Should be a referendum and the village should purchase part of the property, and negotiate the density.
- b. Absolutely.
- c. Sounds like a fantastic idea, our stressed minds can surely appreciate some waterfront relaxation.
- d. Absolutely so.
- e. ?

35. Should the plan provide for Open Space natural areas within development areas? How much?

- a. No need to have within the development.
- b. Worthless.
- c. More....
- d. No
- e. Not within the residential areas.

36. Should the plan provide Buffers to development in adjoining town?

- a. No need.
- b. No.
- c. No
- d. Not necessary.

OVERALL MASTER PLAN

37. What should the Plan say about future Growth of the KJ population beyond the 164-acre areas?

- a. ??

- b. Village should have the ability to annex more land in the future, to supply housing and services to future growth.
- c. We should annex additional land.

38. Does the Village have a defined vision for use of the 164-acre areas?

- a. It appears so.
- b. I surely hope so.
- c. ?
- d. Yes for all public needs.

39. List of Community Goals for planning & zoning in general, and residential development in particular.

outline for kj workshops compiled (3).doc

Number of respondents: 6

APPENDIX D

Demographic Information
& Growth Projections



www.census.gov/en.html

Search



U.S. Census Quick Facts

QuickFacts

Kiryas Joel village, New York

QuickFacts provides statistics for all states and counties, and for cities and towns with a **population of 5,000 or more**.

All Topics	KIRYAS JOEL VILLAGE, NEW YORK	NEW YORK
People		
Population		
Population estimates, July 1, 2016, (V2016)	NA	19,745,289
Population estimates, July 1, 2015, (V2015)	22,851	19,795,791
Population estimates base, April 1, 2010, (V2016)	NA	19,378,110
Population estimates base, April 1, 2010, (V2015)	20,175	19,378,087
Population, percent change - April 1, 2010 (estimates base) to July 1, 2016, (V2016)	NA	1.9%
Population, percent change - April 1, 2010 (estimates base) to July 1, 2015, (V2015)	13.3%	2.2%
Population, Census, April 1, 2010	20,175	19,378,102
Age and Sex		
Persons under 5 years, percent, July 1, 2015, (V2015)	X	6.0%
Persons under 5 years, percent, April 1, 2010	22.8%	6.0%
Persons under 18 years, percent, July 1, 2015, (V2015)	X	21.3%
Persons under 18 years, percent, April 1, 2010	60.5%	22.3%
Persons 65 years and over, percent, July 1, 2015, (V2015)	X	15.0%
Persons 65 years and over, percent, April 1, 2010	1.0%	13.5%
Female persons, percent, July 1, 2015, (V2015)	X	51.4%
Female persons, percent, April 1, 2010	48.2%	51.6%
Race and Hispanic Origin		
White alone, percent, July 1, 2015, (V2015) (a)	X	70.1%
White alone, percent, April 1, 2010 (a)	99.2%	65.7%
Black or African American alone, percent, July 1, 2015, (V2015) (a)	X	17.6%
Black or African American alone, percent, April 1, 2010 (a)	0.1%	15.9%
American Indian and Alaska Native alone, percent, July 1, 2015, (V2015) (a)	X	1.0%
American Indian and Alaska Native alone, percent, April 1, 2010 (a)	Z	0.6%
Asian alone, percent, July 1, 2015, (V2015) (a)	X	8.8%
Asian alone, percent, April 1, 2010 (a)	0.1%	7.3%
Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2015, (V2015) (a)	X	0.1%
Native Hawaiian and Other Pacific Islander alone, percent, April 1, 2010 (a)	Z	Z
Two or More Races, percent, July 1, 2015, (V2015)	X	2.4%
Two or More Races, percent, April 1, 2010	0.4%	3.0%
Hispanic or Latino, percent, July 1, 2015, (V2015) (b)	X	18.8%
Hispanic or Latino, percent, April 1, 2010 (b)	1.3%	17.6%
White alone, not Hispanic or Latino, percent, July 1, 2015, (V2015)	X	56.0%
White alone, not Hispanic or Latino, percent, April 1, 2010	98.1%	58.3%
Population Characteristics		
Veterans, 2011-2015	40	828,586
Foreign born persons, percent, 2011-2015	6.9%	22.5%
Housing		
Housing units, July 1, 2015, (V2015)	X	8,206,739
Housing units, April 1, 2010	4,136	8,108,103
Owner-occupied housing unit rate, 2011-2015	30.6%	53.6%
Median value of owner-occupied housing units, 2011-2015	\$349,200	\$283,400
Median selected monthly owner costs -with a mortgage, 2011-2015	\$1,830	\$2,022
Median selected monthly owner costs -without a mortgage, 2011-2015	\$963	\$709
Median gross rent, 2011-2015	\$1,127	\$1,132
Building permits, 2015	X	74,611
Families and Living Arrangements		
Households, 2011-2015	3,852	7,262,279
Persons per household, 2011-2015	5.62	2.63
Living in same house 1 year ago, percent of persons age 1 year+, 2011-2015	93.7%	89.1%
Language other than English spoken at home, percent of persons age 5 years+, 2011-2015	94.5%	30.4%
Education		
High school graduate or higher, percent of persons age 25 years+, 2011-2015	64.0%	85.6%
Bachelor's degree or higher, percent of persons age 25 years+, 2011-2015	7.9%	34.2%
Health		
With a disability, under age 65 years, percent, 2011-2015	2.5%	7.4%
Persons without health insurance, under age 65 years, percent	▲ 1.2%	▲ 8.1%
Economy		
In civilian labor force, total, percent of population age 16 years+, 2011-2015	46.6%	63.3%
In civilian labor force, female, percent of population age 16 years+, 2011-2015	31.9%	58.7%
Total accommodation and food services sales, 2012 (\$1,000) (c)	D	49,285,508
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	39,254	155,666,053
Total manufacturers shipments, 2012 (\$1,000) (c)	D	148,879,931
Total merchant wholesaler sales, 2012 (\$1,000) (c)	31,464	341,734,970
Total retail sales, 2012 (\$1,000) (c)	116,710	251,167,736
Total retail sales per capita, 2012 (c)	\$5,465	\$12,834

Transportation

Mean travel time to work (minutes), workers age 16 years+, 2011-2015 26.6 32.3

Income and Poverty

Median household income (in 2015 dollars), 2011-2015 \$26,099 \$59,269
 Per capita income in past 12 months (in 2015 dollars), 2011-2015 \$7,658 \$33,236
 Persons in poverty, percent **A** 56.6% **A** 15.4%

Businesses

Total employer establishments, 2014 X 536,890¹
 Total employment, 2014 X 7,858,425¹
 Total annual payroll, 2014 (\$1,000) X 492,706,483¹
 Total employment, percent change, 2013-2014 X 2.2%¹
 Total nonemployer establishments, 2014 X 1,674,297
 All firms, 2012 1,329 2,008,988
 Men-owned firms, 2012 857 1,139,910
 Women-owned firms, 2012 300 725,709
 Minority-owned firms, 2012 54 709,021
 Nonminority-owned firms, 2012 1,194 1,248,304
 Veteran-owned firms, 2012 F 137,532
 Nonveteran-owned firms, 2012 1,244 1,811,544

Geography

Population per square mile, 2010 18,192.1 411.2
 Land area in square miles, 2010 1.11 47,126.40
 FIPS Code 3639853 36

1. Includes data not distributed by county.

A This geographic level of poverty and health estimates are not comparable to other geographic levels of these estimates

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info icon to the left of each row in TABLE view to learn about sampling error.

The vintage year (e.g., 2015) refers to the final year of the series (2010 thru 2015). Different vintage years of estimates are not comparable.

- (a) Includes persons reporting only one race
- (b) Hispanics may be of any race, so also are included in applicable race categories
- (c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data

- D Suppressed to avoid disclosure of confidential information
- F Fewer than 25 firms
- FN Footnote on this item in place of data
- NA Not available
- S Suppressed; does not meet publication standards
- X Not applicable
- Z Value greater than zero but less than half unit of measure shown

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and Poverty Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

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SELECTED SOCIAL CHARACTERISTICS IN THE UNITED STATES
2011-2015 American Community Survey 5-Year Estimates

Tell us what you think. [Provide feedback to help make American Community Survey data more useful for you.](#)

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the [Data and Documentation](#) section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the [Methodology](#) section.

Versions of this table are available for the following years:

2015 ▶
[2014](#)
[2013](#)
[2012](#)
[2011](#)
[2010](#)

1
-
152
of
152

Subject	Kiryas Joel village, New York			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSEHOLDS BY TYPE				
Total households	3,852	+/-180	3,852	(X)
Family households (families)	3,683	+/-170	95.6%	+/-1.9
With own children of the householder under 18 years	3,194	+/-150	82.9%	+/-2.9
Married-couple family	3,633	+/-170	94.3%	+/-2.2
With own children of the householder under 18 years	3,150	+/-149	81.8%	+/-3.0
Male householder, no wife present, family	10	+/-11	0.3%	+/-0.3
With own children of the householder under 18 years	10	+/-11	0.3%	+/-0.3
Female householder, no husband present, family	40	+/-30	1.0%	+/-0.8
With own children of the householder under 18 years	34	+/-28	0.9%	+/-0.7
Nonfamily households	169	+/-78	4.4%	+/-1.9
Householder living alone	149	+/-74	3.9%	+/-1.9
65 years and over	60	+/-42	1.6%	+/-1.1
Households with one or more people under 18 years	3,203	+/-153	83.2%	+/-2.9
Households with one or more people 65 years and over	209	+/-67	5.4%	+/-1.7
Average household size	5.62	+/-0.26	(X)	(X)
Average family size	5.81	+/-0.26	(X)	(X)
RELATIONSHIP				
Population in households	21,660	+/-149	21,660	(X)
Householder	3,852	+/-180	17.8%	+/-0.8
Spouse	3,563	+/-164	16.4%	+/-0.8
Child	14,122	+/-349	65.2%	+/-1.5
Other relatives	40	+/-32	0.2%	+/-0.1
Nonrelatives	83	+/-67	0.4%	+/-0.3
Unmarried partner	20	+/-24	0.1%	+/-0.1
MARITAL STATUS				
Males 15 years and over	5,091	+/-264	5,091	(X)
Never married	1,317	+/-304	25.9%	+/-5.0
Now married, except separated	3,696	+/-193	72.6%	+/-5.0
Separated	22	+/-25	0.4%	+/-0.5

Subject	Kiryas Joel village, New York			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Widowed	38	+/-39	0.7%	+/-0.8
Divorced	18	+/-23	0.4%	+/-0.5
Females 15 years and over	4,584	+/-204	4,584	(X)
Never married	959	+/-189	20.9%	+/-3.6
Now married, except separated	3,529	+/-167	77.0%	+/-3.9
Separated	12	+/-16	0.3%	+/-0.3
Widowed	73	+/-50	1.6%	+/-1.1
Divorced	11	+/-14	0.2%	+/-0.3
FERTILITY				
Number of women 15 to 50 years old who had a birth in the past 12 months	1,054	+/-153	1,054	(X)
Unmarried women (widowed, divorced, and never married)	0	+/-21	0.0%	+/-2.8
Per 1,000 unmarried women	0	+/-31	(X)	(X)
Per 1,000 women 15 to 50 years old	263	+/-39	(X)	(X)
Per 1,000 women 15 to 19 years old	16	+/-21	(X)	(X)
Per 1,000 women 20 to 34 years old	376	+/-59	(X)	(X)
Per 1,000 women 35 to 50 years old	224	+/-68	(X)	(X)
GRANDPARENTS				
Number of grandparents living with own grandchildren under 18 years	10	+/-16	10	(X)
Grandparents responsible for grandchildren	0	+/-21	0.0%	+/-90.1
Years responsible for grandchildren				
Less than 1 year	0	+/-21	0.0%	+/-90.1
1 or 2 years	0	+/-21	0.0%	+/-90.1
3 or 4 years	0	+/-21	0.0%	+/-90.1
5 or more years	0	+/-21	0.0%	+/-90.1
Number of grandparents responsible for own grandchildren under 18 years	0	+/-21	0	(X)
Who are female	0	+/-21	-	**
Who are married	0	+/-21	-	**
SCHOOL ENROLLMENT				
Population 3 years and over enrolled in school	11,302	+/-380	11,302	(X)
Nursery school, preschool	1,142	+/-135	10.1%	+/-1.2
Kindergarten	1,322	+/-166	11.7%	+/-1.5
Elementary school (grades 1-8)	5,938	+/-359	52.5%	+/-2.6
High school (grades 9-12)	1,993	+/-327	17.6%	+/-2.7
College or graduate school	907	+/-207	8.0%	+/-1.8
EDUCATIONAL ATTAINMENT				
Population 25 years and over	5,932	+/-230	5,932	(X)
Less than 9th grade	376	+/-96	6.3%	+/-1.6
9th to 12th grade, no diploma	1,761	+/-220	29.7%	+/-3.3
High school graduate (includes equivalency)	2,491	+/-214	42.0%	+/-3.3
Some college, no degree	719	+/-146	12.1%	+/-2.5
Associate's degree	119	+/-60	2.0%	+/-1.0
Bachelor's degree	378	+/-124	6.4%	+/-2.1
Graduate or professional degree	88	+/-57	1.5%	+/-1.0
Percent high school graduate or higher	(X)	(X)	64.0%	+/-3.3
Percent bachelor's degree or higher	(X)	(X)	7.9%	+/-2.1
VETERAN STATUS				

Subject	Kiryas Joel village, New York			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Civilian population 18 years and over	8,435	+/-321	8,435	(X)
Civilian veterans	40	+/-43	0.5%	+/-0.5
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION				
Total Civilian Noninstitutionalized Population	21,749	+/-36	21,749	(X)
With a disability	635	+/-176	2.9%	+/-0.8
Under 18 years				
With a disability	227	+/-92	1.7%	+/-0.7
18 to 64 years				
With a disability	319	+/-132	3.9%	+/-1.6
65 years and over				
With a disability	89	+/-54	29.7%	+/-16.8
RESIDENCE 1 YEAR AGO				
Population 1 year and over	20,727	+/-181	20,727	(X)
Same house	19,429	+/-506	93.7%	+/-2.3
Different house in the U.S.	1,298	+/-473	6.3%	+/-2.3
Same county	1,086	+/-410	5.2%	+/-2.0
Different county	212	+/-133	1.0%	+/-0.6
Same state	197	+/-128	1.0%	+/-0.6
Different state	15	+/-23	0.1%	+/-0.1
Abroad	0	+/-21	0.0%	+/-0.1
PLACE OF BIRTH				
Total population	21,749	+/-36	21,749	(X)
Native	20,250	+/-273	93.1%	+/-1.2
Born in United States	19,975	+/-287	91.8%	+/-1.3
State of residence	19,192	+/-365	88.2%	+/-1.7
Different state	783	+/-255	3.6%	+/-1.2
Born in Puerto Rico, U.S. Island areas, or born abroad to American parent(s)	275	+/-94	1.3%	+/-0.4
Foreign born	1,499	+/-268	6.9%	+/-1.2
U.S. CITIZENSHIP STATUS				
Foreign-born population	1,499	+/-268	1,499	(X)
Naturalized U.S. citizen	1,100	+/-230	73.4%	+/-10.2
Not a U.S. citizen	399	+/-178	26.6%	+/-10.2
YEAR OF ENTRY				
Population born outside the United States	1,774	+/-283	1,774	(X)
Native				
Entered 2010 or later	20	+/-21	7.3%	+/-7.2
Entered before 2010	255	+/-90	92.7%	+/-7.2
Foreign born				
Entered 2010 or later	21	+/-21	1.4%	+/-1.4
Entered before 2010	1,478	+/-262	98.6%	+/-1.4
WORLD REGION OF BIRTH OF FOREIGN BORN				
Foreign-born population, excluding population born at sea	1,499	+/-268	1,499	(X)
Europe	374	+/-113	24.9%	+/-6.9

Subject	Kiryas Joel village, New York			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Asia	572	+/-182	38.2%	+/-9.8
Africa	0	+/-21	0.0%	+/-2.0
Oceania	11	+/-13	0.7%	+/-0.9
Latin America	340	+/-172	22.7%	+/-10.2
Northern America	202	+/-84	13.5%	+/-5.3
LANGUAGE SPOKEN AT HOME				
Population 5 years and over	17,023	+/-302	17,023	(X)
English only	943	+/-286	5.5%	+/-1.7
Language other than English	16,080	+/-376	94.5%	+/-1.7
Speak English less than "very well"	10,939	+/-530	64.3%	+/-2.9
Spanish	203	+/-136	1.2%	+/-0.8
Speak English less than "very well"	132	+/-86	0.8%	+/-0.5
Other Indo-European languages	15,356	+/-433	90.2%	+/-1.9
Speak English less than "very well"	10,474	+/-569	61.5%	+/-3.1
Asian and Pacific Islander languages	8	+/-13	0.0%	+/-0.1
Speak English less than "very well"	8	+/-13	0.0%	+/-0.1
Other languages	513	+/-173	3.0%	+/-1.0
Speak English less than "very well"	325	+/-143	1.9%	+/-0.8
ANCESTRY				
Total population	21,749	+/-36	21,749	(X)
American	4,457	+/-1,023	20.5%	+/-4.7
Arab	111	+/-139	0.5%	+/-0.6
Czech	132	+/-126	0.6%	+/-0.6
Danish	0	+/-21	0.0%	+/-0.1
Dutch	0	+/-21	0.0%	+/-0.1
English	97	+/-84	0.4%	+/-0.4
French (except Basque)	0	+/-21	0.0%	+/-0.1
French Canadian	39	+/-62	0.2%	+/-0.3
German	329	+/-265	1.5%	+/-1.2
Greek	0	+/-21	0.0%	+/-0.1
Hungarian	3,766	+/-795	17.3%	+/-3.7
Irish	44	+/-66	0.2%	+/-0.3
Italian	1	+/-3	0.0%	+/-0.1
Lithuanian	0	+/-21	0.0%	+/-0.1
Norwegian	0	+/-21	0.0%	+/-0.1
Polish	254	+/-184	1.2%	+/-0.8
Portuguese	0	+/-21	0.0%	+/-0.1
Russian	137	+/-82	0.6%	+/-0.4
Scotch-Irish	0	+/-21	0.0%	+/-0.1
Scottish	0	+/-21	0.0%	+/-0.1
Slovak	0	+/-21	0.0%	+/-0.1
Subsaharan African	0	+/-21	0.0%	+/-0.1
Swedish	0	+/-21	0.0%	+/-0.1
Swiss	0	+/-21	0.0%	+/-0.1
Ukrainian	14	+/-16	0.1%	+/-0.1
Welsh	0	+/-21	0.0%	+/-0.1
West Indian (excluding Hispanic origin groups)	0	+/-21	0.0%	+/-0.1
COMPUTERS AND INTERNET USE				
Total households	(X)	(X)	(X)	(X)
With a computer	(X)	(X)	(X)	(X)
With a broadband Internet subscription	(X)	(X)	(X)	(X)

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

Explanation of Symbols:

An '*' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.

An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.

An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.

An '**' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

An '****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

An '(X)' means that the estimate is not applicable or not available.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see [Accuracy of the Data](#)). The effect of nonsampling error is not represented in these tables.

Ancestry listed in this table refers to the total number of people who responded with a particular ancestry; for example, the estimate given for Russian represents the number of people who listed Russian as either their first or second ancestry. This table lists only the largest ancestry groups; see the Detailed Tables for more categories. Race and Hispanic origin groups are not included in this table because official data for those groups come from the Race and Hispanic origin questions rather than the ancestry question (see Demographic Table).

Data for year of entry of the native population reflect the year of entry into the U.S. by people who were born in Puerto Rico, U.S. Island Areas or born outside the U.S. to a U.S. citizen parent and who subsequently moved to the U.S.

Fertility data are not available for certain geographic areas due to problems with data collection. See [Errata Note #92](#) for details.

Methodological changes to data collection in 2013 may have affected language data for 2013. Users should be aware of these changes when using multi-year data containing data from 2013. For more information, see: [Language User Note](#).

The Census Bureau introduced a new set of disability questions in the 2008 ACS questionnaire. Accordingly, comparisons of disability data from 2008 or later with data from prior years are not recommended. For more information on these questions and their evaluation in the 2006 ACS Content Test, see the [Evaluation Report Covering Disability](#).

While the 2011-2015 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Table "D-1"
Lot by Lot Development Yield
164-Acre Annexation Territory

Sort Key	Lot # on Annexation Map	SBL	Lot Area Acres	Land Use	Area #	Constrained Area (Ac)	Developable estimate (Ac)	Exist density calculated (DU/Ac)	Projected residential density, calculated (DU/Ac)	Projected # DU per KJ proposed zoning	Notes
a	176	2-1-3.1	2.2	1 Fam. Res	I		2.2	0.5	11.8	26	
a	177	2-1-3.2	2.3	1 Fam. Res	I		2.3	0.4	14.8	34	
a Total							4.5			60	
b	171	2-1-4.1	1.0	1 Fam. Res	II		1.0	1.0	24.0	24	
b	172	2-1-4.21	1.0	1 Fam. Res	II		1.0	1.0	24.0	24	
b	173	2-1-2.1	1.0	1 Fam. Res	II		1.0	1.0	24.0	24	
b	174	2-1-2.2	1.2	1 Fam. Res	II		1.2	0.8	42.1	52	
b	175	2-1-2.3	1.0	1 Fam. Res	II		1.0	1.0	44.0	44	
b Total							5.2			168	
e3	49	1-2-1	0.9	Res. Vac	III		0.9	-	23.0	20	
e3 Total							0.9			20	
e4	50	1-2-3.1	1.1	1 Fam. Res	III		1.1	0.9	8.2	9	
e4	51	1-2-3.2	0.3	1 Fam. Res	III		0.3	3.1	18.6	6	
e4	52	1-2-3.3	0.3	1 Fam. Res	III		0.3	-	21.4	6	
e4 Total							1.7			21	
e1	56	1-2-8.21	24.7	Res. Vac	III	1.7	23.0	-	24.3	600	Forest Edge (redesigned)
e1 Total							23.0			600	approved for 55 duplex lots
e4	134	62-1-1.-1	0.1	1 Fam. Res	III		0.1	7.5	14.9	2	
e4	135	62-1-1.-2	0.1	1 Fam. Res	III		0.1	7.5	14.9	2	
e4 Total							0.3			4	
e2	138	65-1-1	0.4	SF constr.	III		0.4	2.7	5.3	2	Vintage Vista
e2	139	65-1-2	0.3	SF constr.	III		0.3	3.4	6.7	2	approved for 28 duplex lots
e2	140	65-1-3	0.3	1 Fam. Res	III		0.3	3.5	7.1	2	lots 138 to 165 resl
e2	141	65-1-4	0.3	1 Fam. Res	III		0.3	3.7	7.5	2	166 to 168 stw basins
e2	142	65-1-5 (5.2)	0.3	1 Fam. Res	III		0.3	3.6	7.2	2	most lots built
e2	143	65-1-6	0.3	1 Fam. Res	III		0.3	3.3	6.5	2	
e2	144	65-1-7	0.3	1 Fam. Res	III		0.3	3.1	6.2	2	
e2	145	65-1-8	0.5	1 Fam. Res	III		0.5	2.0	4.0	2	
e2	146	65-1-9	0.3	1 Fam. Res	III		0.3	3.4	6.8	2	
e2	147	65-1-10	0.3	1 Fam. Res	III		0.3	3.3	6.7	2	
e2	148	65-1-11	0.3	1 Fam. Res	III		0.3	2.9	5.9	2	
e2	149	65-1-12	0.3	1 Fam. Res	III		0.3	2.9	5.9	2	
e2	150	65-1-13	0.2	1 Fam. Res	III		0.2	5.0	10.0	2	
e2	151	65-1-14	0.2	SF constr.	III		0.2	5.0	10.0	2	
e2	152	65-1-15	0.4	1 Fam. Res	III		0.4	2.8	5.6	2	
e2	153	65-1-16	0.2	SF constr.	III		0.2	4.1	8.2	2	
e2	154	65-1-17	0.2	SF constr.	III		0.2	4.1	8.2	2	
e2	155	65-1-18	0.2	1 Fam. Res	III		0.2	5.0	10.0	2	
e2	156	65-1-19	0.3	1 Fam. Res	III		0.3	3.8	7.6	2	
e2	157	65-1-20	0.2	SF constr.	III		0.2	5.1	10.3	2	
e2	158	65-1-21	0.2	1 Fam. Res	III		0.2	4.3	8.6	2	
e2	159	65-1-22	0.2	1 Fam. Res	III		0.2	5.6	11.1	2	
e2	160	65-1-23	0.2	1 Fam. Res	III		0.2	4.1	8.3	2	
e2	161	65-1-24	0.2	1 Fam. Res	III		0.2	4.0	8.1	2	
e2	162	65-1-25	0.1	1 Fam. Res	III		0.1	10.1	20.2	2	
e2	163	65-1-26	0.1	1 Fam. Res	III		0.1	8.3	16.7	2	
e2	164	65-1-27	0.3	1 Fam. Res	III		0.3	3.9	7.9	2	
e2	165	65-1-28	0.2	1 Fam. Res	III		0.2	4.3	8.7	2	
e2	166	65-1-29	0.5	Stwater	III	0.5	-	-	-	-	
e2	167	65-1-30	0.8	Stwater	III	0.8	-	-	-	-	
e2	168	65-1-31	2.0	Roads	III	2.0	-	-	-	-	
e2 Total							7.4			56	
f	53	1-2-6	6.5	1 Fam. Res	IV	1.0	5.5	0.2	30.8	200	
f	54	1-2-7	1.2	Sch/Religious	IV	1.2	-	-	-	-	
f	57	1-2-8.222	5.1	Religious	IV	5.1	-	-	20.6	105	incl. 0.8 ac pond
f Total							5.5			305	
h	58	1-2-8.6	4.0	1 Fam. Res	V	0.6	3.4	0.3	37.5	150	
h Total							3.4			150	

Table "D-1"
Lot by Lot Development Yield
164-Acre Annexation Territory

Sort Key	Lot # on Annexation Map	SBL	Lot Area Acres	Land Use	Area #	Constrained Area (Ac)	Developable estimate (Ac)	Exist density calculated (DU/Ac)	Projected residential density, calculated (DU/Ac)	Projected # DU per KJ proposed zoning	Notes
	55	1-2-8.11	4.3	1 Fam. Res	VI	0.6	3.7	0.2	23.3	100	
	76	1-3-1.1	0.3	Res. Vac	VI		0.3	-	-	-	ex house in woodbury
	77	1-3-1.2	0.2	Res. Vac	VI		0.2	-	-	-	ex house in woodbury
	78	1-3-1.3	35.1	Res.Vac/Lake	VI	28.0	7.1	-	8.0	280	incl. 28ac lake
	79	1-3-2	0.8	1 Fam. Res	VI		0.8	1.2	24.4	20	
	80	1-3-3	0.4	Res. Vac	VI		0.4	-	-	-	ex house in woodbury
	81	1-3-4	1.9	Res. Vac	VI		1.9	-	24.2	46	
	82	1-3-5	0.6	Vac./w imprv	VI		0.6	-	25.0	14	
	136	63-1-1.-1	0.4	1 Fam. Res	VI		0.4	2.6	25.8	10	
	137	63-1-1.-2	0.4	1 Fam. Res	VI		0.4	2.2	31.3	14	
j Total							15.7			484	
	83	1-3-7	1.0	Res. Vac	VI		1.0	-	44.0	44	
	84	1-3-8	0.8	Health Blg.	VI	0.8	-	-	-	-	
	85	1-3-9	1.5	1 Fam. Res	VI		1.5	0.7	21.3	32	
	86	1-3-11	1.4	1 Fam. Res	VI		1.4	0.7	35.7	50	
	87	1-3-12	2.0	1 Fam. Res	VI	0.3	1.7	0.5	30.0	60	
j Total							5.6			186	
k	88	1-3-13	1.3	Res. Vac	VI		1.3	-	33.6	42	
k	89	1-3-14.21	1.0	1 Fam. Res	VI		1.0	1.0	20.0	20	
k	90	1-3-15	0.4	1 Fam. Res	VI		0.4	2.3	23.3	10	
k	94	1-3-40	22.0	Vac.+Farm	VI	3.3	18.7	-	22.3	490	incl land both sides of rd
k Total							21.4			562	
	95	2-1-1	16.0	Res. Vac	VII	2.4	13.6	-	22.8	364	
j Total							13.6			364	
	93	1-3-17.1	1.0	1 Fam. Res	VIII		1.0	1.0	29.2	28	
	132	61-1-1.1	0.3	1 Fam. Res	VIII		0.3	3.3	26.1	8	
	133	61-1-1.2	0.3	3 Fam. Res	VIII		0.3	9.8	26.1	8	
j Total							1.6			44	
xx	---	---	5.8	Roads (est. area)	---	5.8	-	-			
Grand Total							109.7			3,024	
xx			Acres			Constrained	Developable	Avg.DU/Ac	Avg.DU/Ac	DU	
	Annexation Totals:		163.8	+50 ex. du		54.1	109.7	0.3	27.6	3,024	
	Post-Annex. Village of KJ:		889.1			33%	67%				
	Data Sources:	Source: 164 Annexation Map	Source: Town assessment roll	Source: Town assessment roll; Vintage Vista EIS; Forest Edge EIS; TMA evaluation	Source: 164 Annexation Map	Source: OC GIS, available planning data, TMA evaluation	Calculated lot area minus constrained area.	Calculated gross density	Projected DU / gross area	Yield for full build based on conceptual layout plans or calculated as PUD	
	Notes:					KEY:					
							devt limited to ex use or by existing constraint				
							devt per approved project				
							devt area reduced 15% for roads on lots >2ac.				

Table D2
Lot by Lot Development Yield
 Town of Palm Tree Territory

Sort Key	Lot # in Palm Tree Petition	Lot # on Annexation Map	SBL	Lot Area Acres	Land Use	Area # on Annexation Map	Constrained Area (Ac)	Developable estimate (Ac)	Exist density calculated (DU/Ac)	Projected residential density, calculated (DU/Ac)	Projected # DU per KJ zoning	Notes
a	5	4	1-1-6	2.2	1 Fam. Res	VIII(B)	0.3	1.9	0.5	24.1	45	
a	14	5	1-1-7	1.0	Res. Vac	VIII(B)		1.0	0.0	24.0	24	
a	7	6	1-1-8	1.0	1 Fam. Res	VIII(B)		1.0	1.0	24.0	24	
a Total				4.2				3.9			93	
b	9	16	1-1-18	2.3	1 Fam. Res	VIII(D)	0.3	2.0	0.4	24.0	47	
b	10	17	1-1-20	4.2	1 Fam. Res	VIII(D)	0.6	3.6	0.2	24.1	86	
b	11	18	1-1-21	1.0	1 Fam. Res	VIII(D)		1.0	1.0	24.0	24	
b	18	21	1-1-23	30.0	Res. Vac	VIII(D)	4.6	25.4	0.0	28.4	720	
b	13	19	1-1-22.1	0.9	Res. Vac	VIII(D)		0.9	0.0	24.5	23	
b	8	20	1-1-22.2	0.9	Res. Vac	VIII(D)		0.9	0.0	24.5	23	
b Total				39.4				33.8			923	
c	22	103	43-1-12	1.8	Res. Vac	VIII(D)		1.8	0.0	23.9	43	
c Total				1.8				1.8			43	
d	15	63	1-2-27	4.4	Res. Vac	II	0.7	3.7	0.0	24.1	90	
d	6	66	1-2-30.51	2.2	2 Fam. Res	II	0.3	1.9	0.9	23.9	45	
d	25	70	1-2-30.8	1.1	1 Fam. Res	I		1.1	0.9	23.6	26	
d	2	--	1-2-30.9	1.3	1 Fam. Res	--		1.3	0.8	23.8	31	
d	16	71	1-2-31.1	0.8	1 Fam. Res	II		0.8	1.3	23.8	19	
d	3	72	1-2-32.11	1.0	1 Fam. Res	II		1.0	1.0	24.0	24	
d	12	73	1-2-32.12	1.0	1 Fam. Res	II		1.0	1.0	24.0	24	
d	17	74	1-2-32.211	1.1	1 Fam. Res	II		1.1	0.9	23.6	26	
d	4	75	1-2-32.22	0.2	Res. Vac	II		0.2	0.0	26.7	4	
d Total				13.1				12.1			289	
f	1	59	1-2-11.12	1.0	Transp	II	1.0	0.0	0.0	-	0	
f Total				1.0				0.0			0	
g	19	60	1-2-13	0.3	1 Fam. Res	II		0.3	3.4	20.7	6	
g	20	61	1-2-15	0.3	1 Fam. Res	II		0.3	2.9	23.0	8	
g	21	62	1-2-16	0.3	Seasonal Res.	II		0.3	0.0	23.0	8	
g	26	130	56-1-1.-1	0.2	1 Fam. Res	II		0.2	5.4	21.7	4	
g	27	131	56-1-1.-2	0.2	1 Fam. Res	II		0.2	5.4	21.7	4	
g Total				1.4				1.4			30	
h	23	69	67-1-1.-1	0.6	1 Fam. Res	I		0.6	1.8	21.8	12	
h	24	69	67-1-1.-2	0.6	1 Fam. Res	I		0.6	1.8	21.8	12	
h Total				1.1				1.1			32	
i	--	91	1-3-16.1	0.4	1 Fam. Res	VI		0.4	2.7	27.0	10	
i	--	92	1-3-16.2	0.2	Vac. w/imprv	VI		0.2	0.0	25.6	6	
i Total				0.6				0.6			16	
Grand Total				62.5				54.6			1418	
xx	Data Sources:	Source: 507 Annexation Map	Source: OC GIS	Source: Town assessment roll	Source: Town assessment roll	Source: 507 Annexation Map	Source: OC GIS, available planning data, TMA evaluation	Calculated lot area minus constrained area.	Calculated gross density	Projected DU / gross area	Yield calculated for full build, assumes combining abutting lots	
	Notes:						KEY:					
												devt limited to ex use or by existing constraint
												devt area reduced 15% for roads on lots >2ac.

APPENDIX E

December 2016 KJ Village Board
Resolution

**VILLAGE OF KIRYAS JOEL
VILLAGE BOARD OF TRUSTEES**

**RESOLUTION OF THE VILLAGE BOARD OF TRUSTEES
REGARDING PLANS FOR ZONING OF NEWLY ACQUIRED ANNEXATION TERRITORY**

December 2, 2016

WHEREAS, on September 6, 2015, pursuant to General Municipal Law (“GML”) section 711, the Village Board of the Village of Kiryas Joel, New York (the “Village Board”), by a majority vote, determined that the 164-Acre Annexation Petition (“164 Petition”) complies with the provisions of GML Article 17 and that the annexation of the territory described in the 164 Petition from the Town to the Village is in the overall public interest; and

WHEREAS, on September 8, 2015, pursuant to GML section 711, the Town Board for the Town of Monroe, New York (the “Town Board”), by a majority vote, determined that the 164 Petition complies with the provisions of GML Article 17 and that the annexation of the territory described in the 164 Petition (“Annexation Territory”) from the Town to the Village is in the overall public interest; and

WHEREAS, on September 8, 2015, pursuant to GML section 711, the final and conclusive determinations of both the Village Board and Town Board were filed in the offices of the clerks for the Village and the Town; and

WHEREAS, on November 9, 2015, pursuant to GML section 713, a duly called and noticed special election was conducted by the Town of Monroe on the following proposition: “Shall the territory generally described be annexed to the Village of Kiryas Joel” and said proposition was approved by a majority of the qualified persons voting thereon; and

WHEREAS, on or about November 10, 2015, pursuant to GML section 713, the 164 Petition and certificate of election were filed by the Town Board in the office of the clerk of the Village of Kiryas Joel; and

WHEREAS, on October 11, 2016, Supreme Court, Orange County, Environmental Claims Part (J. Walsh), issued a Decision and Order dismissing two CPLR Article 78 proceedings challenging the 164 Petition, thereby vacating the previously ordered stay of the effective date of the annexation (*Village of South Blooming Grove, et al v. Village of Kiryas Joel, et al*, Index No. 7410/2015 and *Preserve Hudson Valley, et al v. Town Board of the Town of Monroe, et al*, Index No. 8118/2015); and

WHEREAS, on October 14, 2016, pursuant to GML section 714, the Village Board passed a resolution enacting Local Law No. 1 of 2016, which annexed the 164-acre Annexation Territory to the Village of Kiryas Joel; and

WHEREAS, on October 21, 2016, the Village filed Local Law No. 1 of 2016 with the New York Department of State, upon which date the Local Law became effective; and

WHEREAS, the Village has commenced a master planning process to determine the appropriate zoning for the Annexation Territory; and

WHEREAS, the Village Board has committed to enacting zoning regulations for the Annexation Territory, consistent with Article 7 of the Village Law, including compliance with the State Environmental Quality Review Act (“SEQRA”), and Article 12-B of the General Municipal Law; and

WHEREAS, the Village is aware that certain development projects on property in the Annexation Territory have been previously approved by the Town of Monroe but have not commenced or completed development.

NOW, THEREFORE, BE IT RESOLVED THAT, to facilitate the Village’s planning process for the Annexation Territory, the Village Board will form a planning advisory committee, consisting of invited members of the planning board; zoning board of appeals; fire district; emergency services; school district and elected officials.

BE IT FURTHER RESOLVED THAT, any development project that was previously approved by the Town of Monroe will be permitted to continue to be developed consistent with the Town approvals so long as such projects are presented to the Village Planning Board for confirmation of the prior Town approvals.

BE IT FURTHER RESOLVED THAT, until such time as the Village adopts new zoning for the Annexation Territory, the Village will not permit new development on the property annexed to the Village that is inconsistent with the maximum zoning densities in the Town of Monroe Zoning Law.

On the motion of Trustee _____, seconded by Trustee _____, the foregoing resolution was adopted on a vote of _____ ayes, _____ nays, and _____ abstentions.

Dated: December _____, 2016

CERTIFIED BY:

Gedalye Szegedin

Village Administrator and Clerk

Village of Kiryas Joel

APPENDIX F

Residential Zoning and Building
Rules - Updated 2-10-15

Kiryas Joel Residential Zoning and Building Rules - Updated 2-10-15

- Front yard setbacks from building to property line fronting public roads - 40 foot
- Setbacks from front of building to the curb at private roads - 20 foot
- Side yard setback to lot line - 20 foot, side yard setbacks building to building– 40 foot
- Rear yard setbacks - 20 foot, rear yard setbacks building to building– 40 foot
- Building height maximum from outside final grade to the top floor ceiling - 50 foot, roof truss maximum – 10 foot, maximum height from grade to ridge line – 60 foot
- Floor/story/level amount maximum - 1 basement level and 4 floor levels on top, attic level is for storage only
- Outside building length maximum – 225 foot long
- Size of SF maximum total per building - 13,000 SF per floor outside dimensions
- Parking requirements - 1 space of 9x18 foot per residential unit of 999 SF and larger, 2 spaces of 9x18 foot per 3 units of smaller than 999 SF, 1 space of 9x18 foot per un-renovated basement space per 2500 SF.
- Outdoor kids play area to be provided per project - 50 SF per each unit
- Shade Trees planting to be provided per project – 1 tree of 2 1/2" diameter per each unit
- Garbage enclosure space to be provided per project – 10 SF per each unit
- Deck space – 100 SF for up to 2 bedroom unit – 30 SF per each additional bedroom
- Patio, Porches, Decks and enclosed stairs must be completely outside of all the setback areas
- All units must have a window to see the road area
- Window gates are required for upper units – for all windows above 10 foot from bottom of window to ground
- Exterior staircases from street to main entrance – 1 story height maximum - with a maximum of 20 stairs
- Outside lights on exterior building walls – 1 floodlight above each main entrance
- A complete 3D colored rendering set must accompany all site plan submittals
- Affordable Housing Law requirements needs to be shown on a chart on the site plans
- Public Roads must be 35 foot wide from curb to curb – P.B. will minimize approving of plans with private roads
- Building address – numbers must be installed on each building - minimally sized 15 inches high
- Block fire wall – must be installed between every section within a building
- Second means of egress required for - all units
- All planning board approvals expire automatically 2 years after issuing if construction has not started
- Building Permits expire as per state building code
- Street names – Public and Private Street names must be designated by the Village Board

APPENDIX G

Draft Amended Zoning §155 Text

PROPOSED CHANGES ARE SHOWN IN EDIT MODE.

Chapter 155. ZONING

Article I. General Provisions

§ 155-2. Findings and purposes.

A. Plan findings. The Village of Kiryas Joel is a densely populated and rapidly growing community with strong cultural ties and a heavy pedestrian orientation. The character of the community is one of strong neighborhoods. The Village Board of the Village of Kiryas Joel hereby finds as follows:

(3) The implementation of this plan will serve to promote and perpetuate the community legacy in preserving a serene and tranquil life ~~seeped~~ *steeped* in tradition and veneration of community heritage.

Article II. Definitions and Word Usage

§ 155-4. Definitions.

ALTER

To change or rearrange the structural parts of the ~~exit~~ *existing* facilities or a building or structure, including extension on a side or increase in height, or the moving from one location or position to another.

BASEMENT

That portion of a building ~~wholly or partly underground and~~ extending no more than six (6) feet above average finished grade ~~adjacent to and surrounding the structure within 10 feet of such structure. Should any portion of this level of construction exceed~~ *and no portion exceeding twelve (12) feet above grade.*, ~~however, it shall be considered a separate story and not a basement.~~

BUILDING

Any fixed structure having a roof and intended for the shelter, housing or enclosure of persons or chattels.

BUILDING OR STRUCTURE, ACCESSORY

A subordinate building, the use of which is ~~customarily~~ incidental to that of a main building on the same lot.

BUILDING, RELATED GROUP

More than one main nonresidential building on a lot may be allowed as an exception if the Planning Board determines there are compelling reasons such as related use.

COMMUNITY ROOM

A room set aside for community functions. This room shall not be used as living quarters.

DECK

An exterior roofless floored area adjoining a ~~house~~ *residential structure*, and supported on at least two opposing sides by an adjoining structure and/or posts, piers or other independent supports.

DWELLING

A building designed or used exclusively as living quarters for one or more families, and shall not be deemed to include a motel, hotel, rooming house or tourist home, ~~manufactured (mobile) home~~, trailers, camping car, tent or other similar temporary or mobile structure.

C. MULTIFAMILY — A building or portion thereof used or designed as a residence for three or more ~~apartment or~~ dwelling units.

DWELLING UNIT

A building or portion thereof used or designed as a residence for no more than one family.

ESSENTIAL SERVICES

The erection, construction, alteration or maintenance, by public utilities or municipal or other governmental agencies, of underground or overhead gas, electrical, steam, *sewer* or water transmission or distribution systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants and other similar equipment and accessories in connection therewith, reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies for the public health or safety or general welfare.

FRONT YARD SETBACK LINE

A line parallel to the front lot line and at a distance ~~therefor~~ equal to the required minimum front yard *setback* for the district in which *a lot is* located.

LOT WIDTH

The ~~mean~~-width of a lot measured at right angles to its depth, measured at the main building line.

MANUFACTURED HOME

A sectional prefabricated home intended to be permanently set on a foundation as a single family dwelling or attached to other units as a component in a multifamily structure.

~~MANUFACTURED~~-(MOBILE) HOME

Any self-contained HUD-approved one-family dwelling unit designed for long-term occupancy; containing sleeping accommodations, a flush toilet, a tub or shower bath and kitchen facilities, with plumbing and electrical connections provided for attachment to outside systems; designed to be transported, after fabrication, on its own wheels or on flatbed or other trailer; and arriving at the site where it is to be occupied as a dwelling complete. *Mobile homes are not typically set on permanent foundations.*~~A sectional prefabricated house shall not be considered a "manufactured" or "mobile home."~~

NONCONFORMING USE

A use of a building or ~~of land~~ *Lot* that does not conform to the regulations as to the use in the district in which it is situated, which use was lawful at the time this chapter, or amendments thereto, became effective.

PARKING SPACE

An off-street space, available for the parking of one motor vehicle on a transient basis, having dimensions of not less than ~~nine~~-9 feet by 18 feet, exclusive of passageways and driveways appurtenant thereto, and giving access thereto, and having direct usable access to a street or right-of-way.

PATIO

An outdoor space for dining or recreation that adjoins a ~~residence~~-*dwelling* and is improved for that purpose by paving or the placement of bricks or stones on a sand, gravel or crushed stone *base*.

STORY

That portion of a building included between the surface of any floor and the surface of the floor next above it, or, if there be no floor above, then the space between the floor and the ceiling next above it. A basement shall be counted as a "story" if its ceiling is more than ~~five~~-*six* feet above the *average grade level* from which the height of the building is measured.

STRUCTURE

Anything constructed or erected, the use of which requires ~~located~~-*location* on the ground, or attachment to something having location on the ground, including but not limited to *buildings, dwellings, porches, stoops, decks*, signs, swimming pools, ~~tennis courts, docks~~, retaining or other types of walls and fences.

SUBDIVISION

The division of any parcel of land into a number of lots, blocks or sites for the purpose of sale, transfer of ownership or development. The term "subdivision" may also include any alteration of lot lines or dimensions of any lots shown on a plat previously approved and filed in the office of the County Clerk.

USE, ACCESSORY

A use which is customarily incidental and subordinate to the principal uses of a lot or a building and located on the same lot therewith and limited to the uses specifically permitted for the zoning district in which it is located. (*Accessory use is distinguished from accessory building or structure.*)

YARD

A required open space of uniform width or depth, as the case may be on the same lot with a building or group of buildings, which open space lies between the building or group of buildings and the appropriate lot line and is unoccupied and unobstructed from the ~~group-ground~~ upward.

Article III. Establishment of Districts

§ 155-11. Conformance required for all land and buildings.

No building shall be erected, moved, altered, rebuilt or enlarged, nor shall any ~~land-lot~~ or building be used, designed or arranged to be used for any purpose or in any manner except in conformity with this chapter and, particularly, with the specific regulations for the district in which such building or land is located. Any use not specifically permitted by this chapter is prohibited.

§ 155-12. Lot required for every building.

Every building hereafter erected shall be located on a lot as herein defined. There shall be not more than one main building and its accessory buildings on any such lot unless specifically approved by the *Planning Board* ~~planning board~~ as a related building group.

§ 155-14. Subdivision of lots.

A. Should a lot hereafter be formed from the part of a lot already occupied by a building, such separation shall be affected in such a manner as not to impair conformity with any of the requirements of this chapter with respect to the existing building and all yards and other required spaces in connection therewith, and no permit shall be issued for the erection~~s~~ of a building on the new lot thus created unless it complies with all the provisions of this chapter and any rules and regulations which have been or may be adopted for the subdivision ~~and platting~~ of the land.

E. Lot improvements shall be exempt from the requirements contained herein, provided three copies of a plan prepared by a licensed land surveyor or professional engineer have been submitted describing the conveyances involved by metes and bounds and in sufficient detail to determine the situation fits the criteria below. To qualify as a lot improvement, the parcels shall:

- (3) Include a map restriction to the effect the *lot* improvement parcel will never be considered a separate building lot apart from the tract to which it is being added.

§ 155-19. Residential district uses and requirements.

In any Residential District, no building or ~~premises-lot~~ shall be used, and no building or group of buildings, or part of a building or structure, shall be erected, constructed, enlarged, altered, arranged or designed to be used, in whole or in part, except for one or more of the uses set forth below. Only those uses specifically listed as being permitted shall be permitted.

C. Residential District requirements. There is hereby established, and declared to be a part of this chapter, the following schedule of development standards for the Residential District. The requirements are subject to all other provisions of this chapter and, unless otherwise indicated, shall be deemed to be the minimum requirements in every instance of their application.

Requirement	R District Standard
Minimum lot area (square feet)	2,000
<i><u>Setbacks for 3 story buildings or lower:*</u></i>	
Minimum front yard <i>setback for a public road</i> (feet)	<i>30 (from property line)</i>
<i>Minimum front yard setback for a private road</i> (feet)	<i>20 (from curb or edge of pavement)</i>
Minimum side yard, main and accessory buildings (feet)	15
Minimum rear yard, main and accessory buildings (feet)	15
<i><u>Setbacks for 4 story buildings or higher:*</u></i>	
<i>Minimum front yard setback for a public road</i> (feet)	<i>40 (from property line)</i>
<i>Minimum front yard setback for a private road</i> (feet)	<i>20 (from curb or edge of pavement)</i>
<i>Minimum side yard, main and accessory buildings</i> (feet)	<i>20</i>
<i>Minimum rear yard, main and accessory buildings</i> (feet)	<i>20</i>
Maximum height **: <ul style="list-style-type: none"> In stories, <i>above basement</i> In feet, <i>from grade to ridge line</i> 	 4 60
Minimum building separation (principal buildings)* <ul style="list-style-type: none"> Front to side or rear (feet) Front to front (feet) <i>Side to side</i> (feet) <i>Rear to rear</i> (feet) 	 45 60 40 40

- *Where a street block is already partially developed, the existing setbacks, if consistent, will be maintained in lieu of these setback requirements. Where there is variation in existing building setbacks, the Planning Board may require an alternative setback to these setbacks, but in no case greater than those for 4 story buildings or less than those for 3 story buildings.*

** Planning Board may authorize greater heights, subject to limits imposed by New York State Building Code where building separations are proportionally increased.

§ 155-20. General regulations for residential district.

A. Yards and setbacks.

(1) Terraces, patios, decks, balconies, *stairways* and porches.

(a) *A terrace, patio, deck, balcony, enclosed stairway or porch/stoop shall be considered a part of the building in determination of yard size. All such structures shall be completely outside all setback areas. All structures requiring a guard rail shall provide same to the height and specifications required by the NYS Building Code. ~~A paved patio or terrace shall not be considered in determination of yard size; provided, however, that such terrace is unroofed and without walls, parapets or other forms of enclosure. Such terrace, however,~~*

~~may have an open guard railing not over three feet high, but shall not project into any yards more than 15 feet.~~

~~(b) A terrace, however, may have an open guard railing not over three feet high, but shall not project into any yards more than 15 feet.~~

~~(e) Any unenclosed stairway shall not be considered a part of the building in the determination of the size of the yard, and may extend into any yard. Unenclosed stairways shall be one story height maximum and shall have a maximum of twenty (20) stairs. A second means of egress shall be required for all units. Any balcony, deck or porch/stoop shall be considered a part of the building in the determination of the size of the yard, except that unenclosed stairways to such additions may extend into yards.~~

(2) Walls and fences. The yard requirements of this chapter shall not be deemed to prohibit any necessary retaining wall, including one used in conjunction with landscaping or terracing, nor to prohibit any fence or wall, provided that in any ~~residence-R~~ district such fence or wall shall not exceed four feet in height in any required yard.

(3) Visibility at intersections. At any street intersection in any ~~residential-R~~ district, no fence, wall or other structure or planting more than three feet in height shall be erected, placed or maintained so as to impair sight distances or otherwise create an unsafe traffic condition.

(4) Corner lots. On a corner lot in any ~~residence-R~~ district, there shall be provided a yard on each street equal in depth to the required front yard on such streets. A rear yard shall be provided on each corner lot, and the owner shall elect which yard is the rear yard.

C. Maximum size of a residential building shall be 13,000 square feet per floor, outside dimensions. Maximum building length shall be 225 feet, outside dimensions.

D. All basements in residential buildings must be assigned a use.

§ 155-21. Site plan review requirements.

A. Application for site plan review. Application for site plan review shall be made to the Village Planning Board; and the Planning Board shall be authorized to undertake all necessary reviews and make all determinations, including approvals or disapprovals, of such applications. The Planning Board, shall, before approving a site plan hereunder, find that all of the following conditions and standards have been met, which shall be in addition to those applicable to the Commercial District as set forth in § 155-22 and such other requirements as are applicable to specific uses and set forth below:

(2) The location, nature and height of buildings, walls and fences and the nature and extent of the landscaping on the site are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.

(a) A minimum of one (1) shade tree of 2-1/2 inches trunk caliper, and 12-14 feet in height, shall be planted per each dwelling unit on the lot.

(4) Parking areas will be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the entrance and exit will be laid out so to achieve maximum safety. *Parking areas shall include sufficient area for a vehicle to safely maneuver in and out of every space.*

(a) Residential uses shall be provided with one (1) off-street parking space ~~and turnaround area~~ per dwelling unit *of 999 square feet and larger; two (2) off-street parking spaces per three (3) dwelling units smaller than 999 square feet; and one (1) off-street parking space per 2,500 square feet of un-renovated basement. , which space shall be in addition to any*

~~garage area.~~ Parking needs with respect to all other uses shall be determined in conjunction with site plan review. The amount of parking required shall be based on *the type of use as outlined below.* ~~industry studies of parking needs for the type of use proposed or actual case study comparisons for projects of similar character. The Planning Board shall consider the characteristics of projected customers, residents, occupants or visitors to a given facility; expected occupancy rates, traffic levels and numbers of employees; the impact of sharing parking with adjoining facilities; peak visitation periods; and hours of operation as compared to other neighborhood activities. Where industry standards are inadequate for the particular use or site involved or such standards are unavailable, the following standards may be applied by the Planning Board, as the case may be:~~

(b) Each parking space shall consist of not less than an average of 270 square feet of usable area for each motor vehicle, including interior driveways, driveways connecting the garage, or parking space, with a street or alley. Garages, carports, and driveways not in the public right-of-way may be considered parking spaces. *The minimum size parking space shall be 18 feet in depth and 9 feet in width.*

(6) A patio, deck or balcony of at least 130 square feet shall be provided for each dwelling unit with 3 or more bedrooms.

(7) An enclosure for solid waste receptacles of at least ten (10) square feet per dwelling unit shall be provided for each project. All other uses shall provide space for garbage enclosures adequate for anticipated solid waste.

(8) All units shall have at least one window facing the street. All windows 10 feet or higher from the ground shall have window gates.

(9) One motion detector controlled floodlight shall be provided above each main entrance.

B. Required plan. A plan for the proposed development of a lot for a permitted special use shall be submitted with an application for a special permit. The plan shall show the location of all existing and proposed buildings, parking areas, traffic access and circulation drives, water supply lines, sanitary sewers, storm drainage facilities, ~~streetlighting~~ *street lighting*, open spaces, landscaping, topography, special features and any other pertinent information about neighboring properties that may be necessary to determine and provide for the enforcement of this chapter.

(3) Multifamily dwellings. The following design criteria shall apply to multifamily developments:

(a) *Unless restricted to adult occupancy only, all multifamily developments shall provide 50 square feet of playground area per unit. Playground space shall be aggregated in a location(s) convenient for resident use.* ~~Developments of 50 units or more shall provide 1/2 acre of playground area per 50 units unless restricted to adult occupancy only.~~

(b) There shall be no more than ~~18-35~~ dwellings in each multifamily building. ~~provided that the Village Planning Board may allow up to 24 units where the purpose is to accommodate additional affordable housing or adapt to unusual site conditions.~~ *Fire wall separations, vertical and horizontal, shall be constructed in the locations and with the materials meeting NYS Building Code standards.*

(c) No structure shall be constructed within ~~five-ten~~ *(10)* feet of the edge of any parking area. All structures shall be fully subject to the yard, setback and other development standards of § 155-19C. Setbacks shall apply to both public and private streets and other accesses serving multiple dwelling units.

(d) Access roads through the development and other private streets shall comply with Village of Kiryas Joel street requirements (Chapter 124) and no parking space shall be

designed such that a vehicle would be backing or driving out ~~over a walkway. onto a through road. Instead, there~~ *There* shall be a defined entrance and exit to and from each parking area.

D. Planning Board Review

(1) All site plan applications will be subject to review in accordance with the regulations of the NY State Environmental Quality Review Act (SEQRA) prior to any site plan decisions.

(2) The Planning Board will follow all requirements for site plan review stipulated in NYS Village Law.

(3) All site plan applications must be approved by a majority vote of the Planning Board, except in the case where a County mandated review under Section 239m of General Municipal Law recommends modification or disapproval of a proposed action, in which case a vote of a majority plus one will be required.

(4) All site plan applications shall require drawings signed and sealed by appropriate professional(s) licensed by the State of New York Department of Education.

(5) All site plan approvals will include a resolution specifying what the approval is for, and listing all conditions of approval. All site plan denials will include a resolution specifying the reasons for the denial.

(6) A site plan approval is valid for two (2) years unless a building permit has been issued and construction initiated, in which case the approval will be extended to the approved closing date of the building permit.

§ 155-22. Commercial District uses and requirements.

B. Permitted principal uses.

(1) Permitted principal uses, all of which shall be subject to site plan review by the Planning Board, *except as otherwise provided herein*, shall be as follows:

D. Site plan hearing. After review of the site plan, the ~~Village~~ *Planning Board* shall set a public hearing in accordance with ~~law~~ *Article 7 of the Village Law*. The ~~hearing body~~ *Planning Board* shall thereafter render a report which approves, disapproves or approves subject to stated modification. An approval shall also constitute special permit approval, and the applicant developer may thereafter apply for all required building permits in accordance with such special permit and may be required to post performance bonds to assure the installation of all necessary roads, utilities and other required features.

E. Standards for development. A proposed development in the Commercial District shall consist of at least two acres and shall demonstrate proper relationship of preliminary site plans for adjacent commercial lands under the same ownership and for which final plans have not yet been presented.

(3) Local retail. Local retail stores may be included in one grouping in the Commercial District. Such stores may include food stores and other similar local retail uses which serve ~~predominantly the residents of the Village~~ *the needs of Village residents*. There shall be adequate parking to serve the needs of residents not within easy walking distance, and suitable parking and loading areas shall be provided for tradesmen and suppliers. All refuse collection areas shall be screened from public view. Lighting shall be so limited as not to create any nuisance for nearby residence areas. Signs shall be non-illuminated and limited in size and no more than 10 square feet for each retail store. Such signs may not be freestanding or extend above the roof line of buildings. All local retail uses shall be sited no closer than 25 feet to Forest Road.

§ 155-23. Nonconforming uses.

C. New buildings on nonconforming lots.

(2) In the case of a lot ~~have~~*having* nonconforming dimensions in a particular district, the minimum required front and rear yards shall be those of the Residential District in which said lot's depth would meet the requirements of this chapter and the minimum required side yards shall be those of the Residential District in which said lot's width would meet the requirements of this chapter, but in no case shall such yards be less than would have been required prior to the date of adoption of this chapter.

§ 155-24. Affordable housing.

The affordable housing requirements of Chapter 47 of the Village of Kiryas Joel Code shall apply to new residential development within the Village of Kiryas Joel.

A. A table demonstrating compliance with the affordable housing requirements of Chapter 47 shall be shown on the site plan of every applicable project application. The table shall include calculations of the minimum percentage allocation (MPA) for all qualifying owner and rental unit developments. The table shall indicate unit numbers, locations, sizes and any other required information relevant to MPS affordable housing. Corresponding unit numbers shall be clearly shown on the building plans.

§ 155-25.1. Walkways and walkway easements.

B. Requirement of walkways and walkway easements on site plans and/or subdivision plats containing residential units.

(1) Before the Planning Board may approve a site plan or subdivision plat containing residential *dwelling* units, such a site plan or subdivision plat shall also show, when required by this chapter, walkways and walkway easements for public pedestrian use. Such walkways and walkway easements shall, in the discretion of the Planning Board, be classified in two classes. Class A walkways and walkway easements shall be those determined by the Planning Board to be immediately necessary. Class A walkways shall be suitably constructed prior to the issuance of certificates of occupancy for any of the residential *dwelling* units shown on the site plan or subdivision plat. Class B walkways shall be those which may be constructed at a later time and may be constructed in conjunction with and for the benefit of later development. All walkways and walkway easements shown on a site plan or subdivision plat shall be clearly designated as Class A or Class B, in accordance with this ~~chapter~~*section*, but the failure to so designate such walkways shall not stop the Village from requiring their construction.

§ 155-27. Planned unit development.

A. The Village Board may establish new Planned Unit Development (PUD) districts to encourage development of functionally integrated residential neighborhoods and commercial areas. The Village Board shall establish PUD Districts in the following manner:

(7) After the Planning Board has approved the preliminary development plan, and provided the Village Board has approved the establishment of the ~~PRD~~*PUD* District, the applicant shall prepare a final development plan and submit it to the Planning Board for final approval. The final development plan shall conform substantially to the preliminary development plan approved by the Planning Board, incorporating any revisions or other features that may have been recommended by the Planning Board and/or the Village Board at the time of preliminary review. Within 62 days of the receipt of a completed application for final

development plan approval, the Planning Board shall review and act on such submissions and so notify the Village Board. A copy of the approved final development plan shall be filed in the Orange County Clerk's office.

§ 155-29. ~~(Reserved)~~ *Building Address*

All buildings in the Village of Kiryas Joel must display the address (building number) of the property. The building number shall be displayed on the front door, on the wall of the building adjacent to or above the front door, on a porch soffit, or on an awning if a religious, public or commercial building. The building number shall be a minimum of fifteen (15) inches high.

Article V. Enforcement and Administration

§ 155-34. Board of Appeals.

A Board of Appeals consisting of five persons is hereby established by the Village Board. The Board of Appeals shall have such powers, duties and authority vested in it by *Article 7* of the New York State Village Law.

Article VI. Miscellaneous Provisions

§ 155-35. Amendment of provisions.

This chapter may be amended from time to time in accordance with the provisions of *Article 7* of the New York State Village Law.

APPENDIX H

Draft Amended Streets §124 Text

PROPOSED CHANGES ARE SHOWN IN EDIT MODE.

Article I: Street Specifications

§ 124-1 Purpose.

It is the purpose of these specifications to establish minimum acceptable standards for street construction in the Village of Kiryas Joel, Orange County, New York. In setting forth these standards for the protection of the public safety, the Village Board determines that the specifications, standards and requirements contained herein are the minimum standards to which all streets in the Village of Kiryas Joel must hereinafter be constructed, reconstructed, widened, or restored. Existing streets shall be brought up to these standards by developers as needed to accommodate new development. The terms "streets" and "roads" are used interchangeably in these specifications and shall include, without limitation, widenings. Sidewalks and walkways are used interchangeably in these specifications.

§ 124-2 Preparation and submission of design plans for new and/or widened streets.

A plan of the proposed street shall be prepared by a qualified professional engineer or qualified land surveyor licensed by the State of New York.

A. The street design plans shall show the following elements, as a minimum:

(1) Proposed right-of-way of at least 50 feet (60 feet for designated streets) described by metes and bounds. *Roads are required to be public unless the Planning Board grants an exception for private roads due to an extraordinary condition(s).*

(2) Location, width ~~(30 feet minimum or 40 feet minimum on designated streets)~~, *(37 feet minimum pavement width plus 6" curbs on both sides), concrete sidewalks (6' wide, on both sides of the street)*, profiles and grades of the proposed roadway. *For projects fronting on existing streets with substandard widths, applicants shall widen the street proportionate to the frontage of their project, to the requisite width and at their own cost.*

(3) Cross sections of the roadbed, curbs, and sidewalks, super elevations and maximum safe speed of curves.

(4) Storm drainage system including calculated runoffs, culverts, ditches and other drainage structures with invert elevations, slopes and calculated capacities.

(5) Location of easements and utilities, including electrical, gas, telephone, water and sewer lines, signs, sidewalks, streetlights, hydrants, mail boxes, and walkway easements. Streetlights shall be set at a maximum spacing of 200 feet. Fire hydrants shall be set at a maximum spacing of 350 feet. Fire hydrants and mailboxes shall be set two feet off the sidewalk. No fences, trees, bushes, plants, or any type of obstruction shall be permitted within the right-of-way. No private structures or parking may be within 10 feet of the sidewalks.

(6) Positive drainage outlets shall be indicated and means of access (easement) if not within applicant's property. Easements shall be described by metes and bounds.

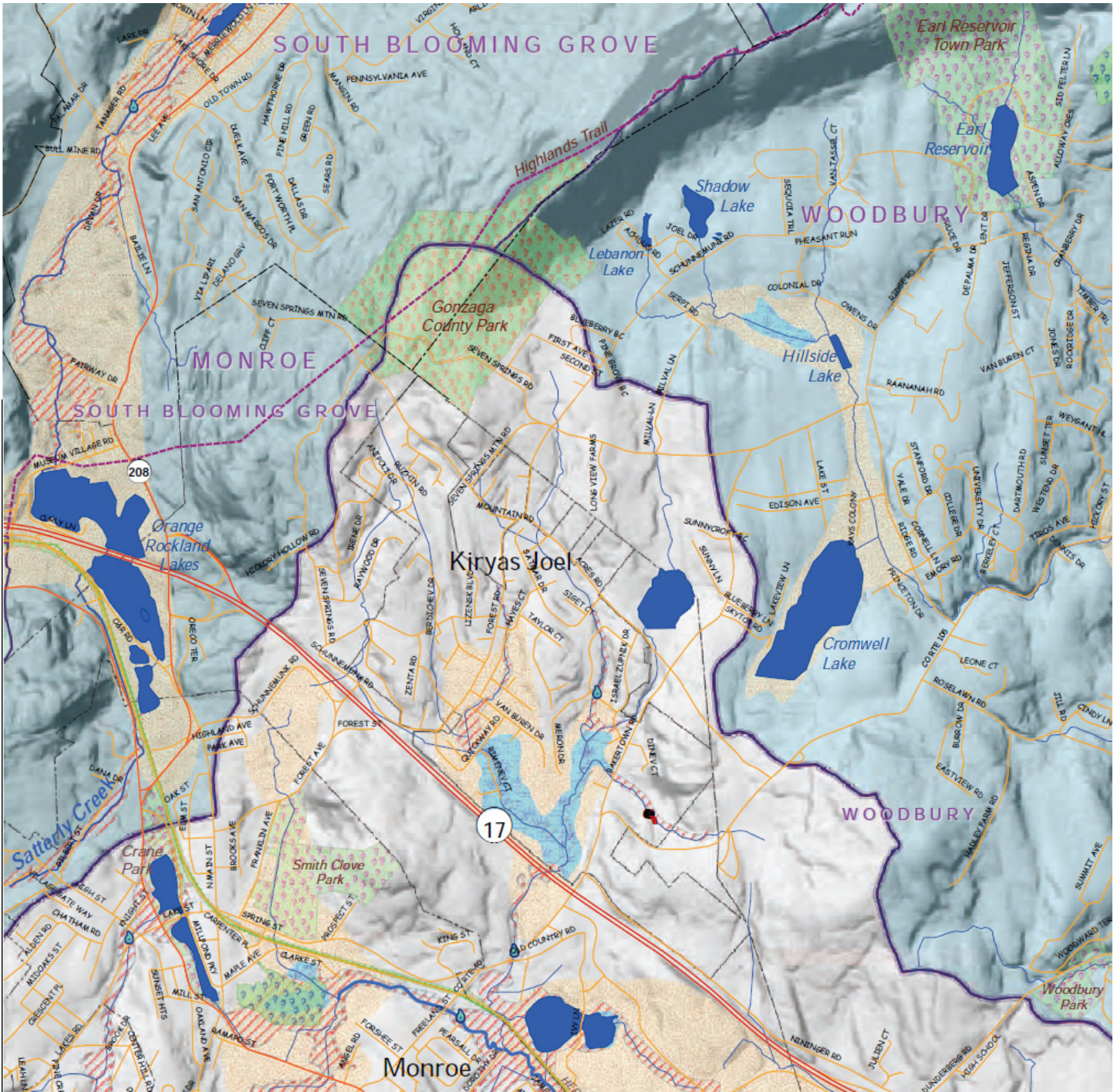
(7) Names of adjacent property owners including names of property owners adjacent to off-site drainage outlets.

(8) Private roads or driveways serving more than six dwelling units shall be constructed to these standards unless a specific waiver is approved by the Planning Board. Where any property having an existing private intersection with a Village street undergoes a change in use, it shall conform with these street specifications.

(9) All street names must be designated by the Village Board.











APPENDIX I

General Environmental Maps


















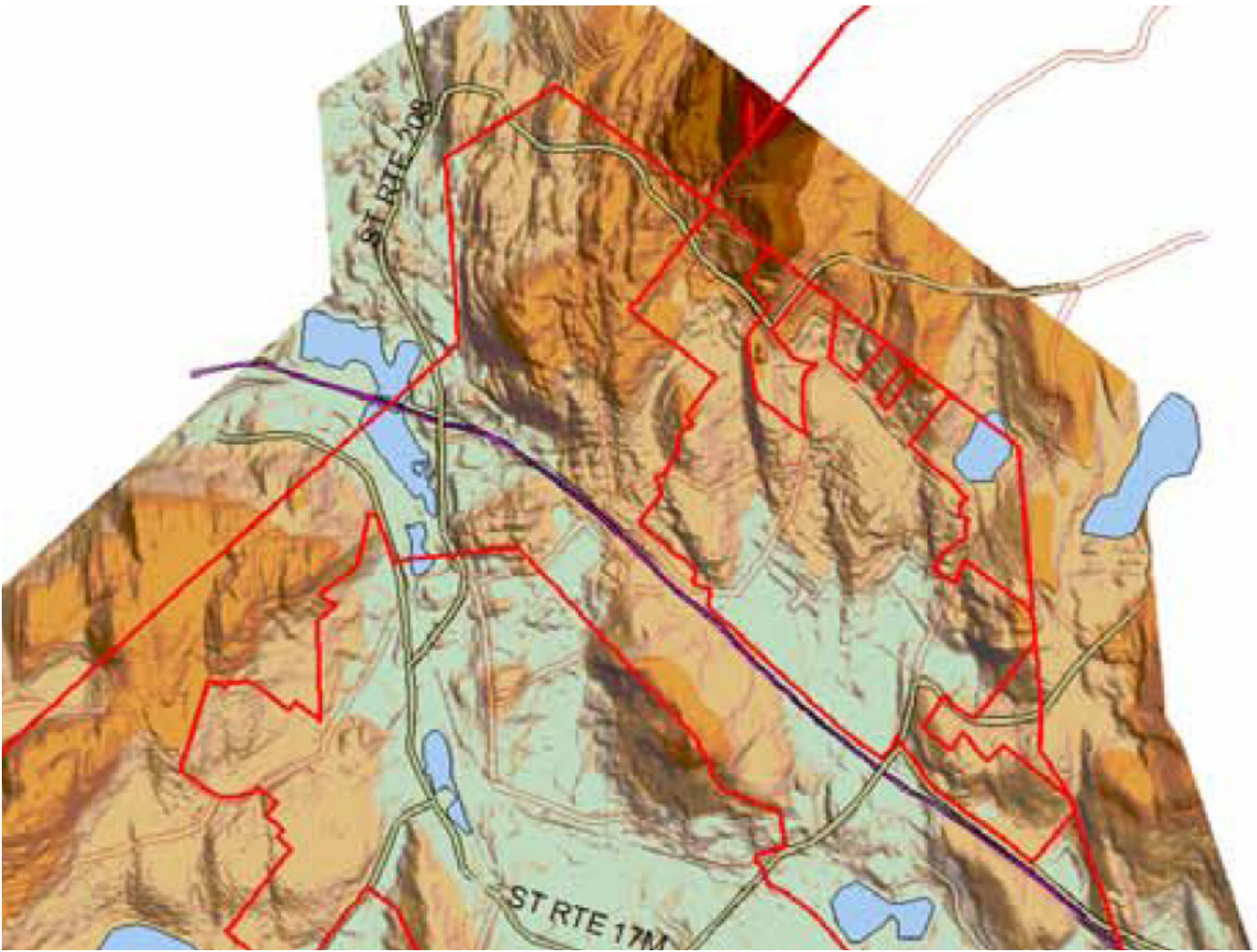
Natural Resources - Kiryas Joel & Vicinity
 Source: Moodna Creek Watershed Atlas, May 2008.
<http://waterauthority.orangecountygov.com/moodna.html>

Protected Lands

-  DEC wetlands
-  Federal Preserve & Trail land
-  US Military Academy West Point
-  State Land
-  County Parkland
-  County Water Supply Lands
-  Municipal parkland
-  Privately Protected Open Space
-  Open Space Projects
-  Municipal Boundaries

Floodplains

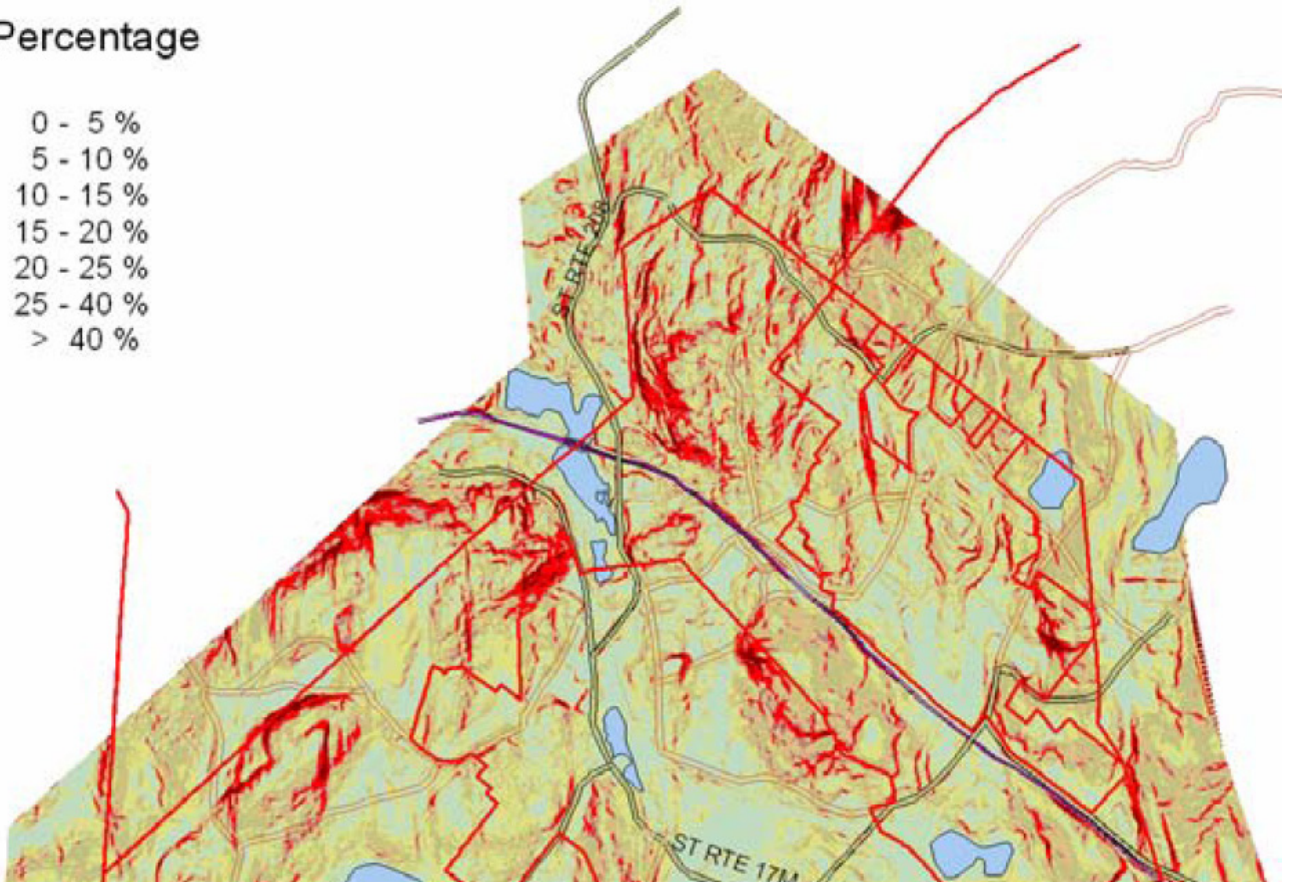
-  100 Year
-  500 Year
-  Lake
-  Reservoir
-  Important Groundwater Resources
-  Stream biomonitoring sites
-  spill sites
-  Commuter RR Stations
-  SPDES discharge locations
-  Interstate Routes
-  NY State Routes
-  County Roads
-  Hiking Trails
-  Railroads: active
-  Railroads: inactive



Elevation Map

Source: Town of Monroe Comprehensive Plan Update, May 2008, Figure VI-3.

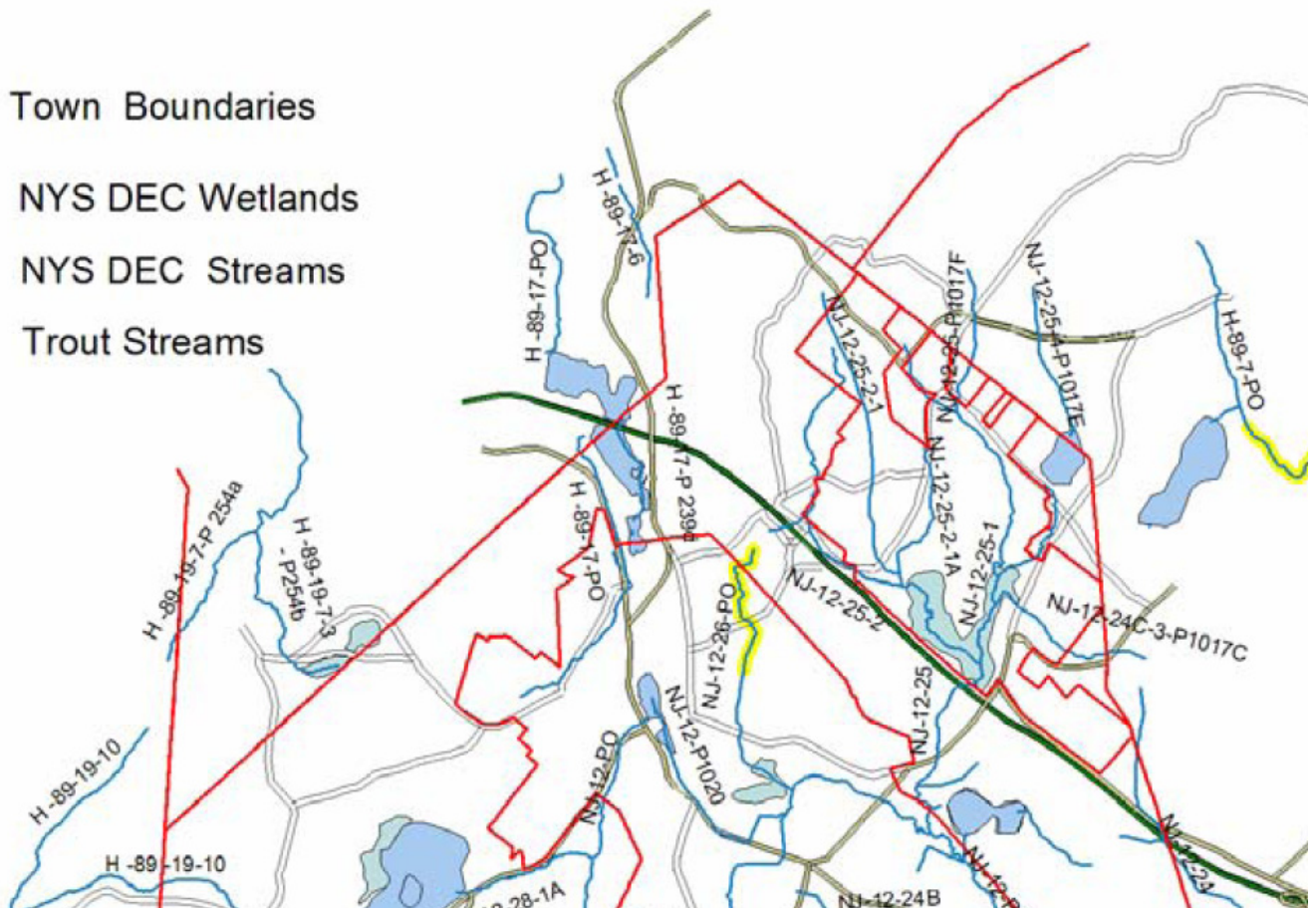
Slope Percentage



Slopes

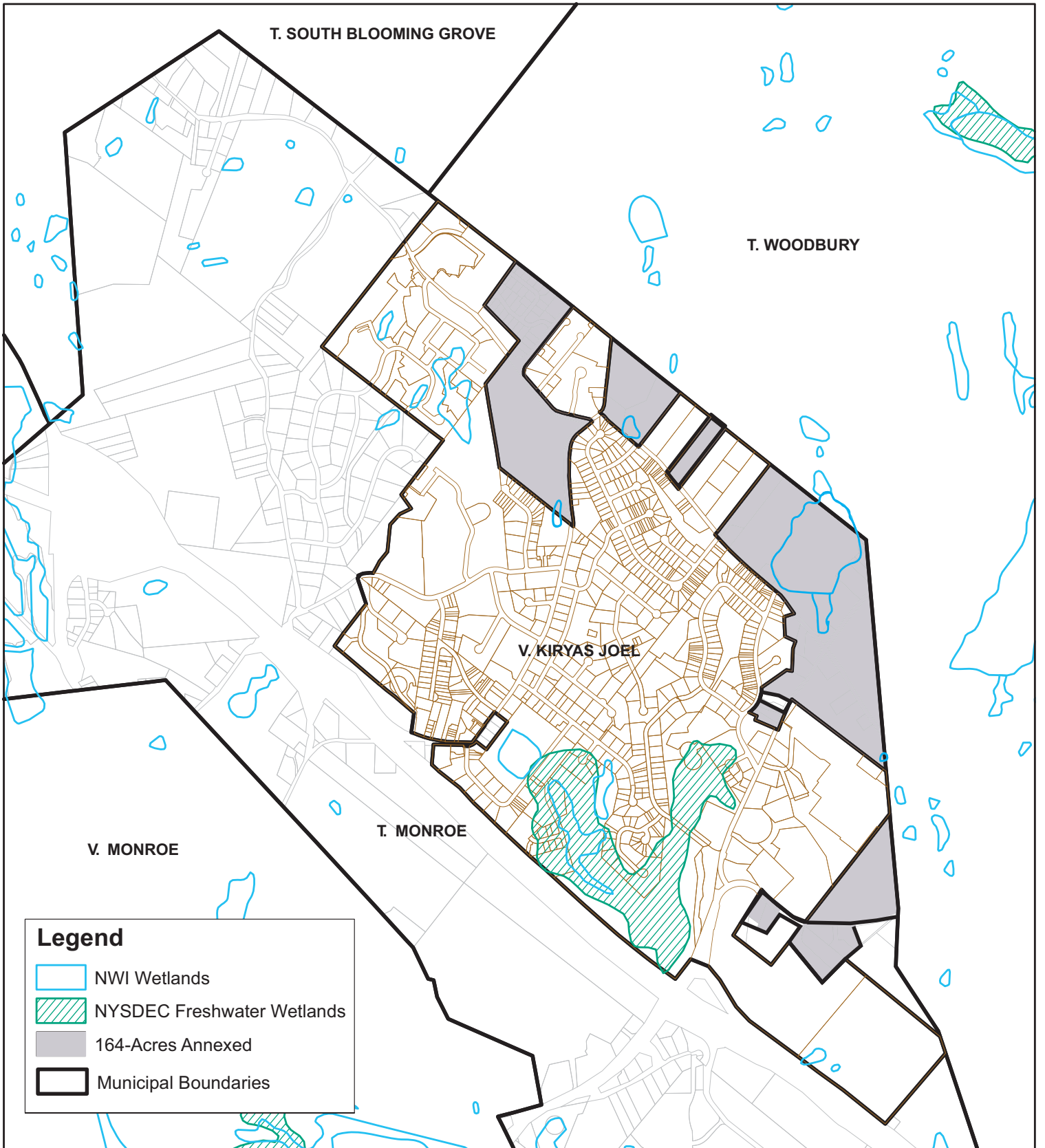
Source: Town of Monroe Comprehensive Plan Update, May 2008, Figure VI-4.

-  Town Boundaries
-  NYS DEC Wetlands
-  NYS DEC Streams
-  Trout Streams

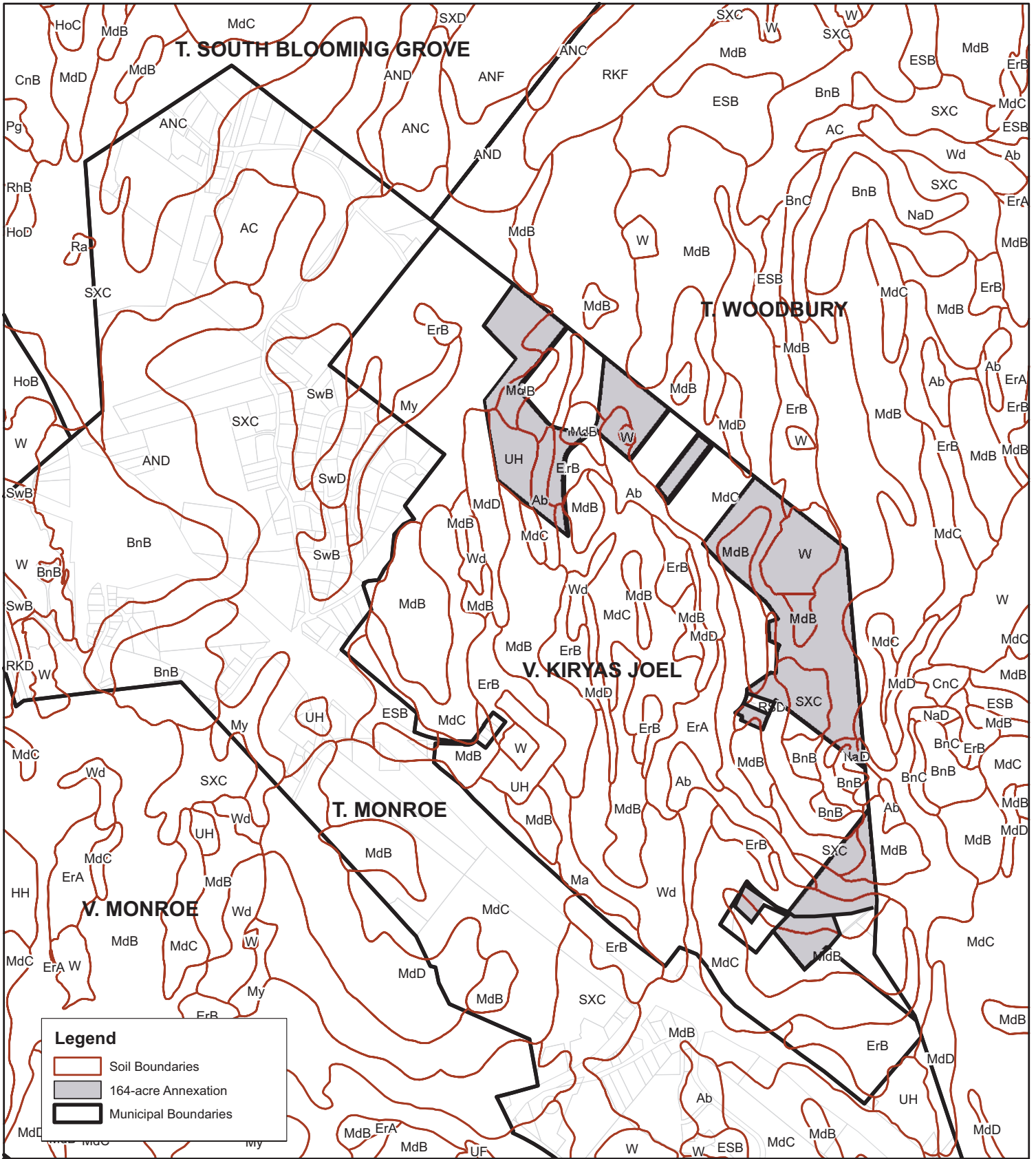


Streams and Waterbodies

Source: Town of Monroe Comprehensive Plan Update, May 2008, Figure VI-4 [sic].



Freshwater Wetlands
 Village of Kiryas Joel
 Source: Orange County GIS Division
 Scale: As shown



Area Soils Map Village of Kiryas Joel

Source: Orange County GIS Division
Scale: As shown