



**MONSEY, HILLCREST, AND
WESTERN RAMAPO
COMPREHENSIVE PLAN UPDATE**

WELCOME

Public Open House #2

Monday, March 23, 2026, 6:00 – 8:00 PM



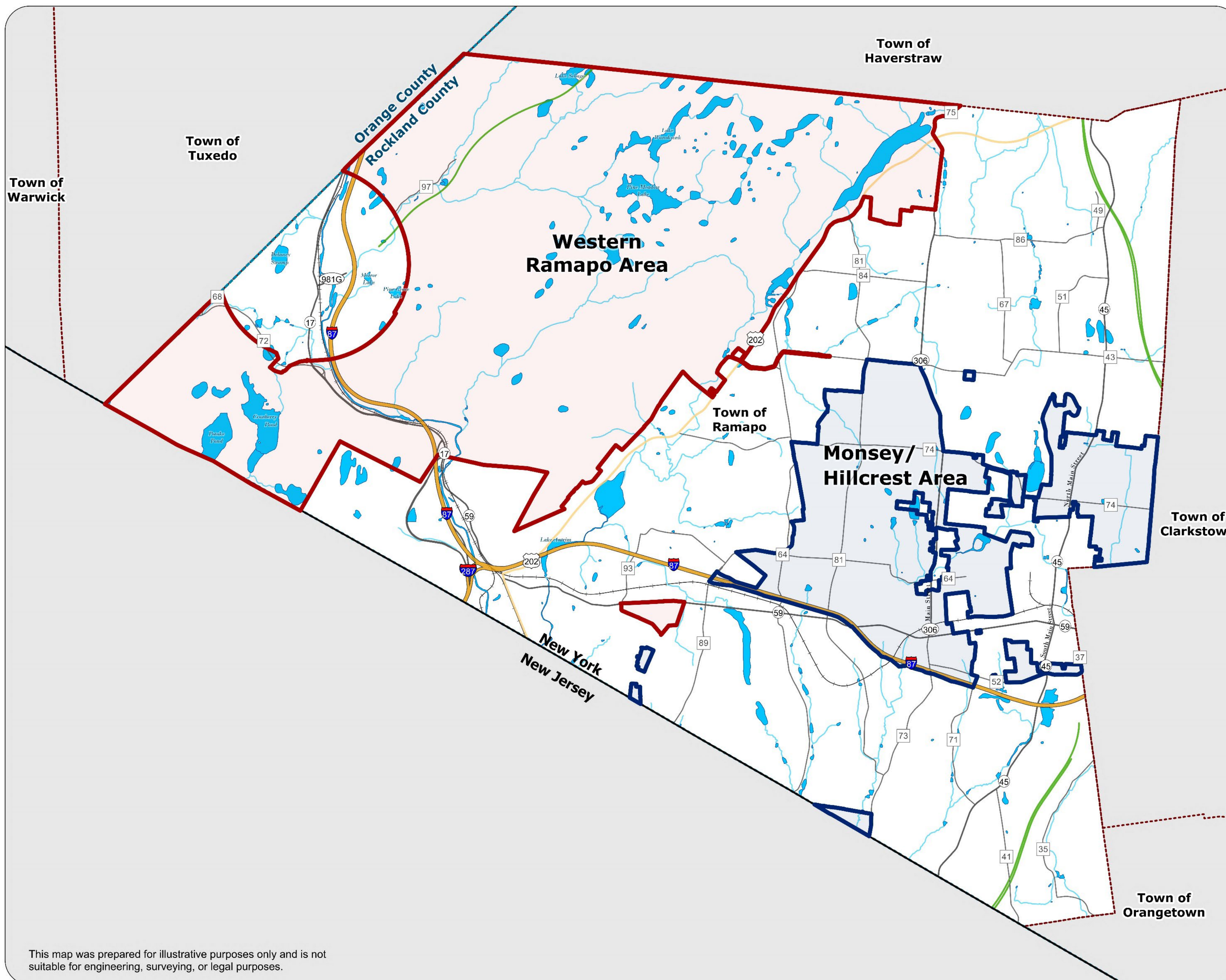
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WHAT IS A COMPREHENSIVE PLAN?

The Comprehensive Plan Update and Generic Environmental Impact Statement (GEIS) for the unincorporated Monsey, Hillcrest, and Western Ramapo areas will serve as a roadmap for future land use, housing, transportation, and other infrastructure policy and investment. This is an update to the 2004 Town of Ramapo Comprehensive Plan. The update will address emerging challenges while ensuring that growth aligns with the community's vision and goals.

The Comprehensive Plan Update process is being developed by the Town of Ramapo and a consultant team led by M.J. Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C.

To learn more visit: www.Ramapo.org



UNINCORPORATED RAMAPO:
MONSEY AREA / WESTERN
RAMAPO COMPREHENSIVE
PLAN UPDATE AND GENERIC
ENVIRONMENTAL IMPACT
STATEMENT (GEIS)

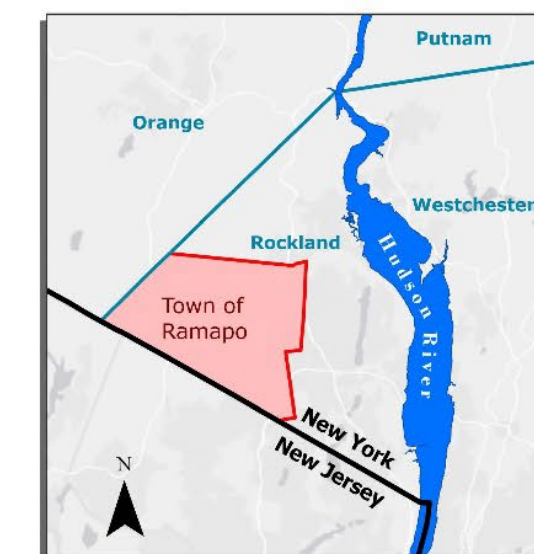
Town of Ramapo

Study Area

February 2025

LEGEND

Monsey/ Hillcrest	Interstates
Western Ramapo	US Routes
State Boundary	Parkway
County Boundary	State Routes
Town Boundary	County Routes
Waterbody	Railroad
River / Stream	



Sources:
Town of Ramapo,
Rockland County,
USGS, Esri, NYS ITS

0 0.5 1 Miles



- The Town of Ramapo is in Rockland County, New York, and encompasses about 61 square miles.
- The Town consists of twelve incorporated villages and three general unincorporated areas: Northeast Ramapo, Monsey/Hillcrest, and Western Ramapo
- This Comprehensive Plan Update focuses specifically on the unincorporated Monsey, Hillcrest, and Western Ramapo areas.

This map was prepared for illustrative purposes only and is not suitable for engineering, surveying, or legal purposes.



PHASE 1 PUBLIC ENGAGEMENT OVERVIEW



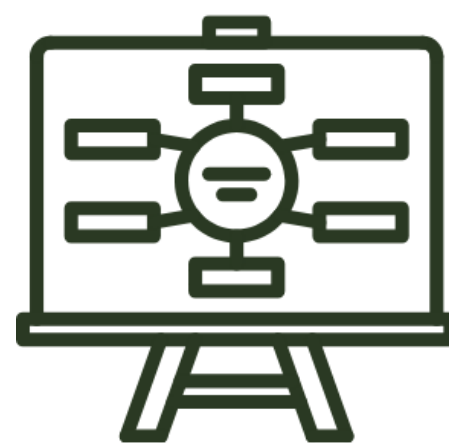
Project Webpage - ongoing

- Comment Form
- Various Materials Posted



Meeting-in-a-Box - ongoing

- Available in English, Spanish, Creole, and Yiddish



Public Open House #1

- February 2025
- 200 + In-person contacts



Pop-Up Table

- At Ramapo Safety Extravaganza – April 2025
- 200 + participants



Community Survey

- February to June 2025
- 109 online survey responses



Stakeholder Meetings - ongoing



Scan here to review Public Open House #1 material and community survey summary!

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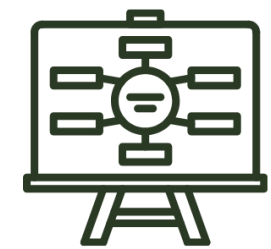
STEPS FOR COMPLETING A GEIS



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PUBLIC FEEDBACK TO DATE

The planning process has included a range of engagement activities to gather input, including, a Public Open House, a community survey as well as written and in-person public comment.



PUBLIC OPEN HOUSE 1:

- Over 30 attendees
- 11 stations
- Community Survey launch

Identified Opportunities

- Diversity within the Town
- Access to green spaces and educational programs regarding the environment

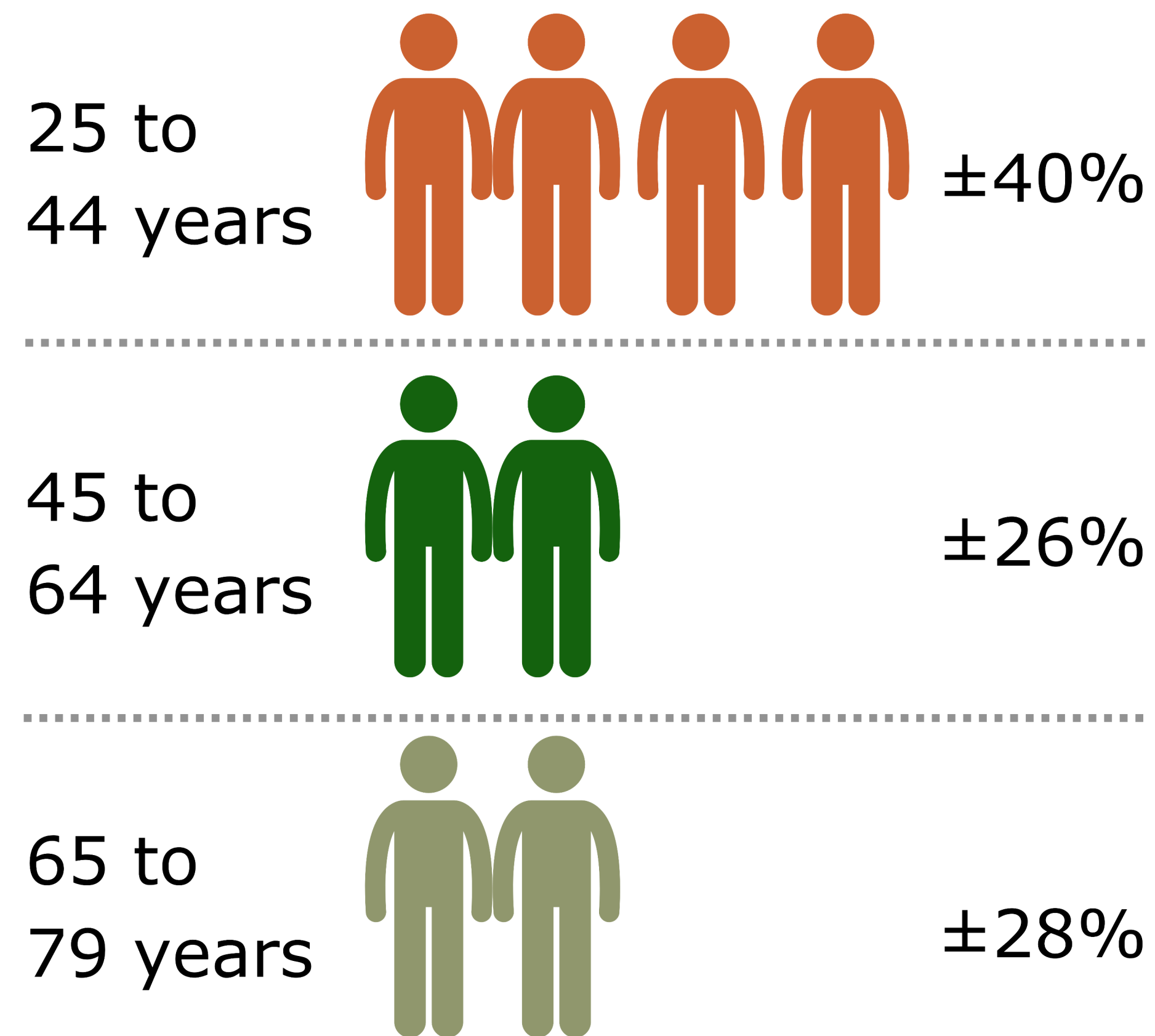
Identified Challenges

- Traffic and overdevelopment concerns
- Preserving community character

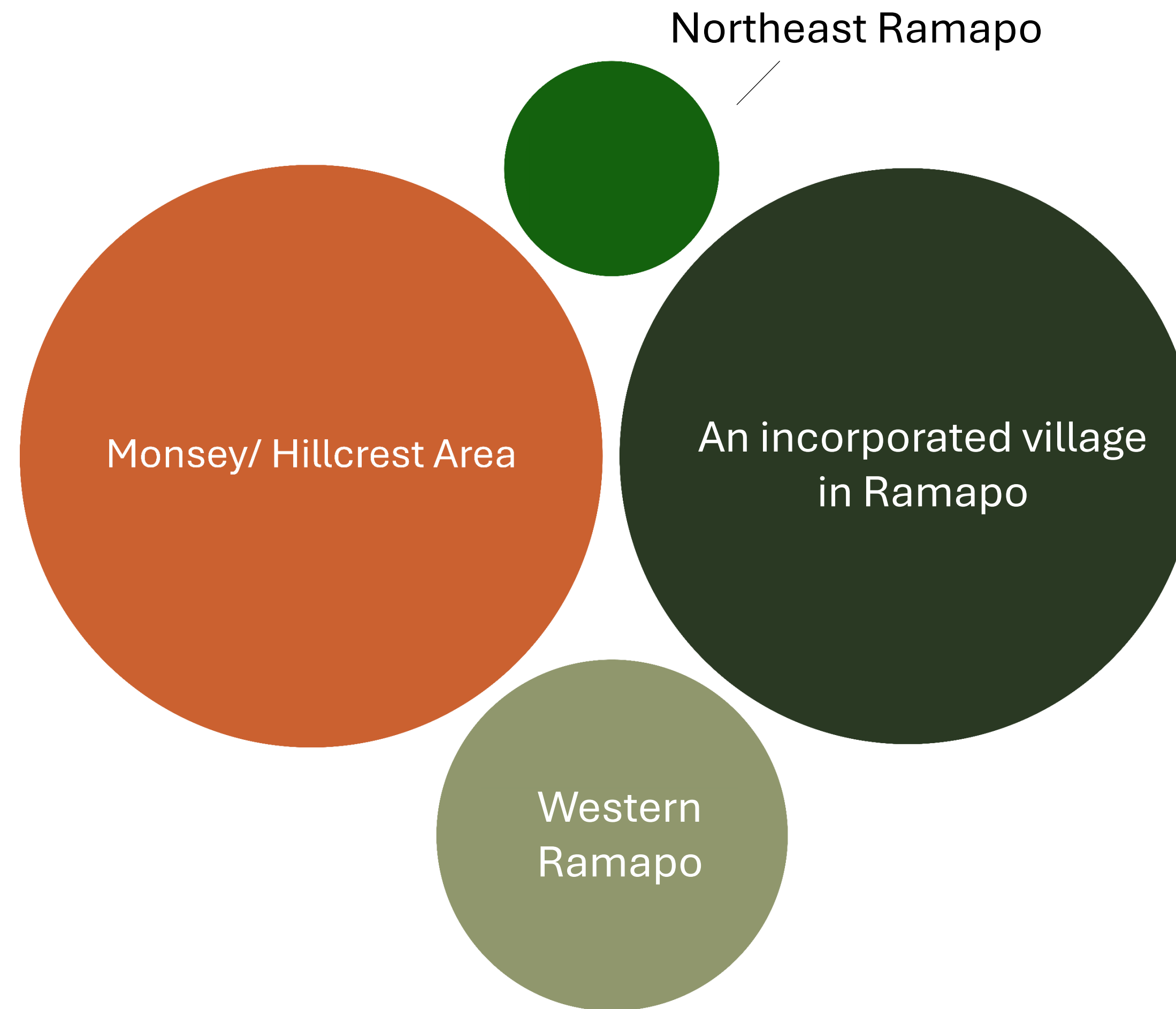




COMMUNITY SURVEY SNAPSHOT:

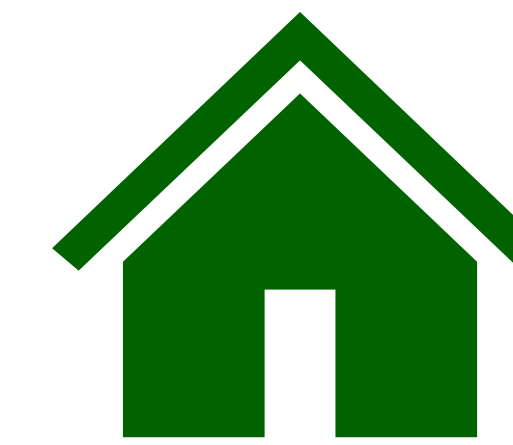


Most survey respondents are 25 to 44 years old (about 40%)



Which area of Town do you call home?

- Monsey/ Hillcrest Area - 40%
- Western Ramapo Area– 15%
- Northeast Ramapo– 5%
- An incorporated village in Ramapo– 40%



67% of respondents own a primary home in the Town of Ramapo



60% of respondents have lived in Ramapo for 10 or more years.



COMMUNITY SURVEY SNAPSHOT:

What do you value most about Ramapo?



Access to outdoor
recreation (65%)



Access to local
businesses (51%)



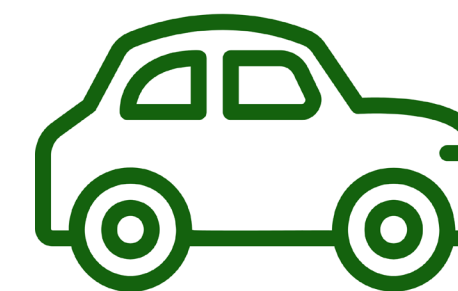
Sense of community
neighborhoods (42%)

Survey respondents were asked what they valued most about the Town of Ramapo. Most respondents indicated that they value access to outdoor recreation (e.g. trails, public parks, golf courses, etc.)

What are some challenges/ concerns?



Preservation of land/
open space (59%)



Traffic (59%)



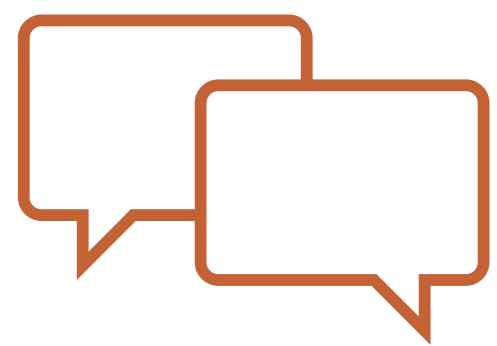
Property taxes (50%)

Survey respondents were asked to identify challenges/ concerns facing the Town of Ramapo, now or in the future.

As part of the public engagement process, various stakeholder groups were contacted and invited to participate in discussions. Stakeholder groups include developers, Town staff, residents, neighborhood groups, and community organizations. Stakeholder meetings are held to gather feedback that helps inform development of the Comprehensive Plan.



Benefits of Stakeholder Groups:



- Encourages open communication between organization and the Town.



- Brings together diverse perspectives.



- Decisions are informed by feedback from people directly affected.

Key Challenges and Concerns:



Demand for higher density, multifamily rental housing.



Walkability and open space are repeatedly emphasized.



Zoning code and land use approval constraints are a challenge.



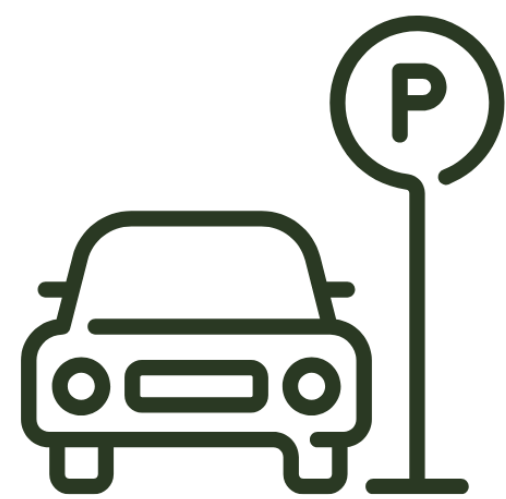
Mix of housing types and price points needed.



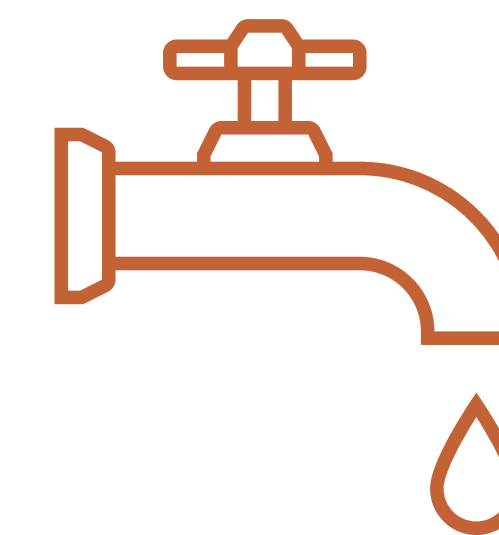
Strong interest in mixed use and Planned Unit Development (PUD) frameworks.



Neighborhood and community character.



Transportation, traffic, circulation, access, and parking concerns.



Infrastructure, sewer and water.

- Guided by public input, a draft Vision was developed to express the desired future of the Monsey, Hillcrest, and Western Ramapo areas.
- A series of draft goals and emerging concepts have been compiled from multiple rounds of input, aimed at supporting the draft Vision.

The Monsey, Hillcrest, and Western Ramapo areas are a unique mix of rural, suburban, and emerging urban neighborhoods. Residents experience a high quality of life supported by diverse businesses, cultures, and character. Ramapo is *Ready for the Future* with thoughtful, well-managed growth that supports compact, walkable neighborhoods where people can live, work, and play. Parks and recreational amenities will be expanded, and natural resources protected. A focus on attainable housing ensures that families of all types and at every stage of life can find a place to call home. Safe streets, reliable infrastructure, and accessible community services tie everything together. Rooted in family, faith, and connection, *Ramapo Ready* means everyone can thrive.

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DRAFT VISION

Which key words of the draft Vision resonate strongly for you? Are there ideas or words that seem to be missing or should be emphasized more strongly in the Vision?

Post-It Notes Here

Post-It Notes Here

HOUSING

Draft Goal: Expand housing options by reducing regulatory barriers and encouraging a diverse range of housing types and price points that are attainable for individuals and families of all kinds, at every stage of life.

TRANSPORTATION

Draft Goal: Promote a Complete Streets network that improves safety and accessibility for all users, with a particular focus on increasing pedestrian access and connectivity while minimizing the impacts of traffic congestion to protect quality of life.

INFRASTRUCTURE

Draft Goal: Make strategic investments in water, sewer, and stormwater systems in already developed areas, and encourage future development with existing infrastructure capacity to support long-term growth and environmental health.

SUSTAINABLE GROWTH

Draft Goal: Promote well-managed, inclusive growth that supports long-term community resilience by encouraging development patterns that protect neighborhoods, preserve community cohesion, and align with available infrastructure capacity. Growth should enhance quality of life while minimizing impacts on essential services and supporting equitable access to housing, transportation options, and opportunity.

PARKS AND RECREATION

Draft Goal: Enhance and expand access to well-maintained, small-scale recreation and public spaces (i.e. playgrounds and pocket parks). Provide neighborhood based recreation and leisure opportunities that support active lifestyles for all residents of all ages and abilities and strengthen community cohesion.

NATURAL RESOURCES AND ENVIRONMENTAL HEALTH

Draft Goal: Balance development and protection of critical natural resources by encouraging land use patterns and site design that minimizes environmental impacts.

HOUSING

Draft Goal: Expand housing options by reducing regulatory barriers and encouraging a diverse range of housing types and price points that are attainable for individuals and families of all kinds, at every stage of life.

EMERGING CONCEPTS

Amend the zoning ordinance and development regulations to ***increase residential densities permitted by right*** in appropriate growth areas, such as town centers, transit corridors, and mixed-use nodes, in order to expand housing supply and support walkable neighborhoods with services.

Maintain and protect the suburban and rural-suburban character of lower-density neighborhoods by directing higher densities to designated areas and applying context-sensitive design standards, and transitions in scale. This approach will support housing affordability and generational diversity while preserving the established character of more rural suburban areas.

Require the installation and maintenance of vegetative buffers for nonresidential uses located within or adjacent to residential districts to ensure compatibility and minimize visual, noise, and environmental impacts

COMMENTS

Add comments and other ideas here!

TRANSPORTATION

Draft Goal: Promote a Complete Streets network that improves safety and accessibility for all users, with a particular focus on increasing pedestrian access and connectivity while minimizing the impacts of traffic congestion to protect quality of life.

EMERGING CONCEPTS

Adopt and implement ***Complete Streets principles in transportation planning***, design, and capital improvements to ensure that roadways safely accommodate all users, including pedestrians, bicyclists, transit riders, motorists, older adults, and individuals with disabilities. Incorporate universal accessibility standards and context-sensitive design to improve mobility, safety, and comfort for people of all ages and abilities, by requiring sidewalks and pedestrian connectivity.

Implement improvements identified by the Townwide Traffic Study at key intersections and within key corridors to address safety issues, operational challenges and improve traffic levels of service.

Continue targeted investments such as crosswalks, traffic calming measures, signal timing adjustments, pedestrian refuge islands, and improved sidewalk and bicycle infrastructure to strengthen connectivity and reduce conflicts between users.

COMMENTS

Add comments and other ideas here!

INFRASTRUCTURE

Draft Goal: Make strategic investments in water, sewer, and stormwater systems in already developed areas, and encourage future development with existing infrastructure capacity to support long-term growth and environmental health.

EMERGING CONCEPTS

Prioritize strategic investment in water, sewer, and stormwater infrastructure to support planned growth, improve system reliability, and protect environmental resources.

Promote **green infrastructure practices**, such as permeable pavement, rain gardens, and natural stormwater management systems, in both public projects and private development to enhance water quality, reduce runoff, and strengthen climate resilience.

Coordinate with water service provider to ensure system capacity, upgrades and ongoing maintenance meet the Town's existing and future needs.

COMMENTS

Add comments and other ideas here!

SUSTAINABLE GROWTH

Draft Goal: Promote well-managed, inclusive growth that supports long-term community resilience by encouraging development patterns that protect neighborhoods, preserve community cohesion, and align with available infrastructure capacity. Growth should enhance quality of life while minimizing impacts on essential services and supporting equitable access to housing, transportation options, and opportunity.

EMERGING CONCEPTS

Establish policies and development review criteria that promote well-managed, inclusive growth aligned with the community's long-term vision and infrastructure capacity. **Guide new development and redevelopment to locations where adequate public facilities and services, such as transportation, utilities, schools, and emergency services can efficiently support additional growth.**

Encourage centralized neighborhood nodes that are walkable, accessible and provide a range of neighborhood services.

Encourage new development and major redevelopment projects to **incorporate sustainable design and construction practices** consistent with U.S. Green Building Council standards, including the principles of the LEED (Leadership in Energy and Environmental Design) rating system, in order to advance energy efficiency, environmental stewardship, and long-term community sustainability.

COMMENTS

Add comments and other ideas here!

PARKS AND RECREATION

Draft Goal: Enhance and expand access to well-maintained, small-scale recreation and public spaces (i.e. playgrounds and pocket parks). Provide neighborhood based recreation and leisure opportunities that support active lifestyles for all residents of all ages and abilities and strengthen community cohesion.

EMERGING CONCEPTS

Enhance and expand access to well-maintained, small-scale recreational and public spaces, including playgrounds, pocket parks, and neighborhood gathering areas, to ensure that residents have convenient access to outdoor amenities within their neighborhood. Prioritize the equitable distribution of these spaces for all to have opportunities for nearby recreation and informal social interaction.

Require play areas and open space requirements as part of future development and redevelopment.

Consider a centralized **indoor recreation and community center** to serve all Town residents.

COMMENTS

Add comments and other ideas here!

NATURAL RESOURCES AND ENVIRONMENTAL HEALTH

Draft Goal: Balance development and protection of critical natural resources by encouraging land use patterns and site design that minimizes environmental impacts.

EMERGING CONCEPTS

Promote land use and development patterns that balance responsible growth with the protection of natural resources, including wetlands, waterways, forests, and other environmentally sensitive areas. Encourage site planning and design practices that minimize disturbance to natural systems, reduce environmental impacts, and maintain ecological functions.

Implement strategies such as cluster development, conservation design, and the preservation of natural buffers and open space to protect sensitive resources while allowing for appropriate development through land disturbance regulations and site development guidelines.

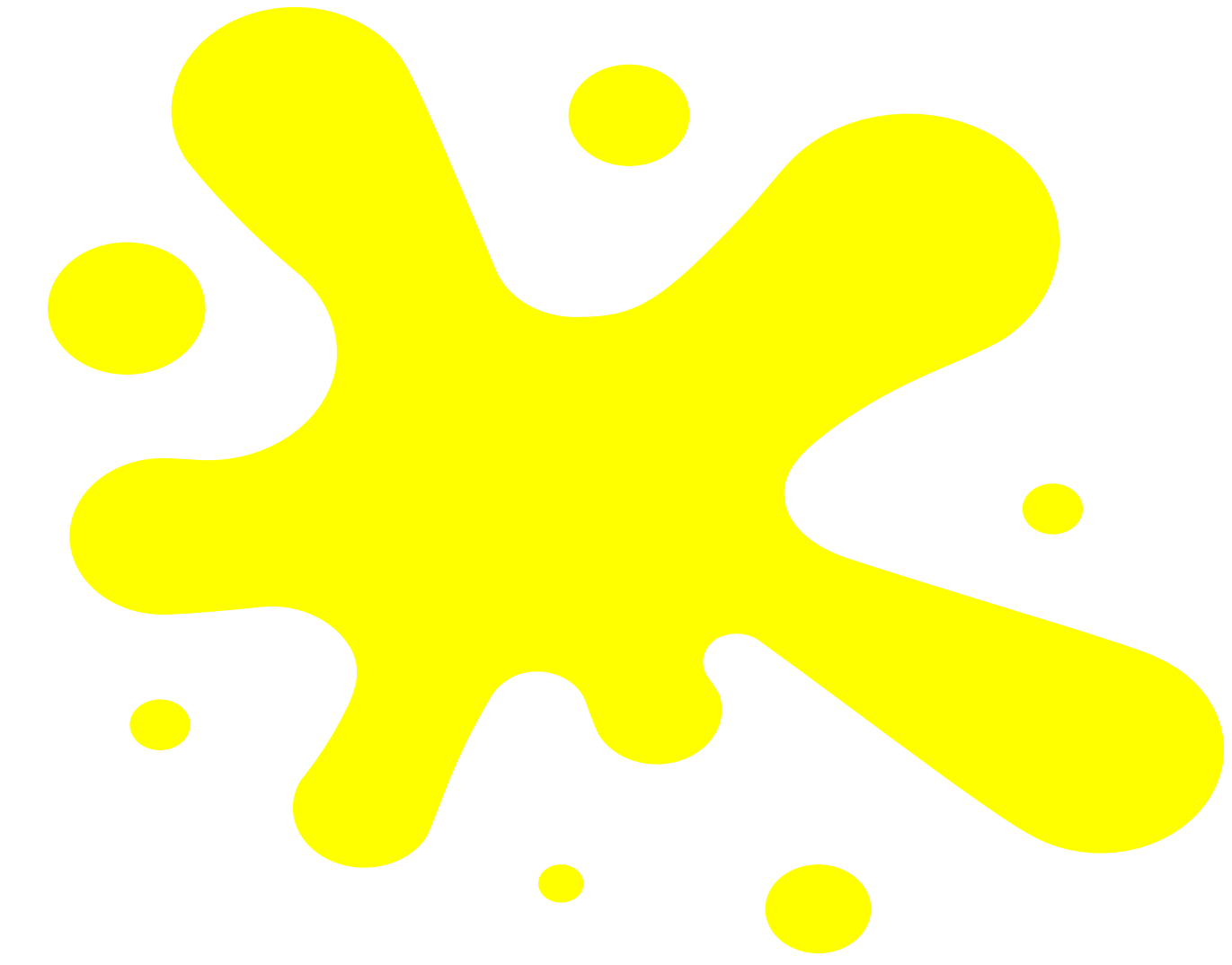
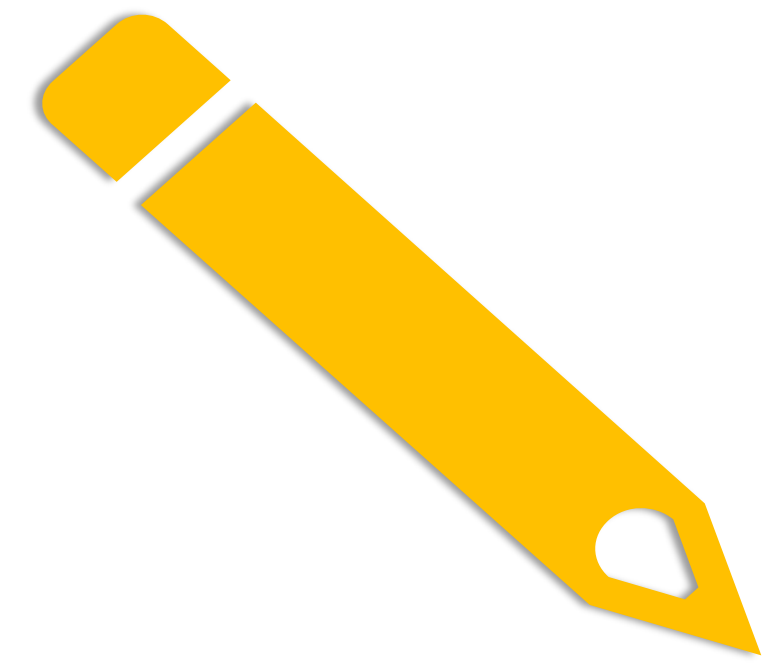
COMMENTS

Add comments and other ideas here!

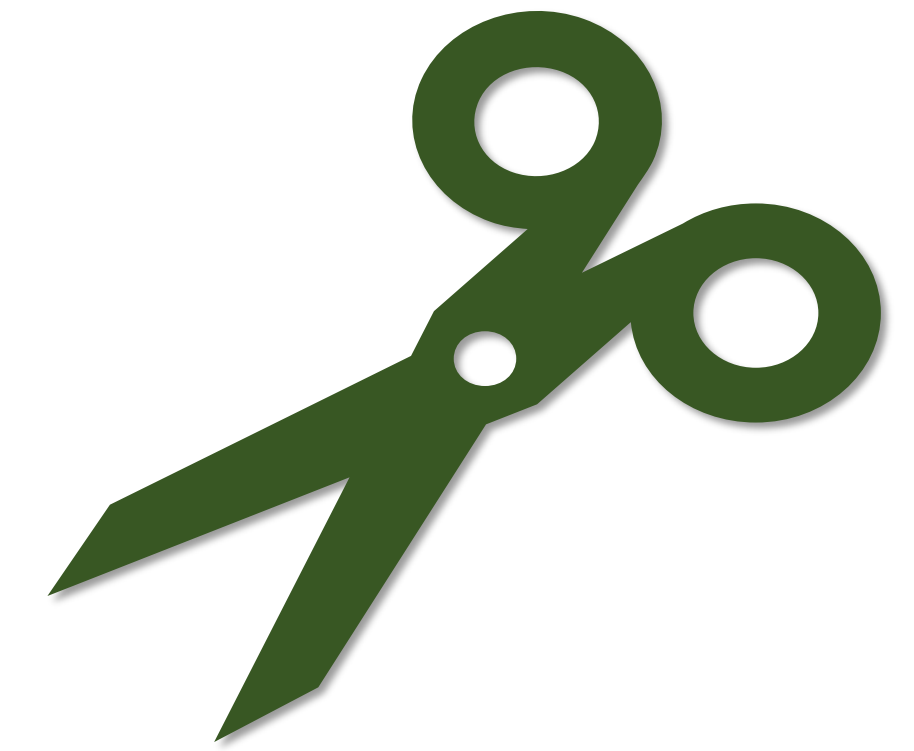
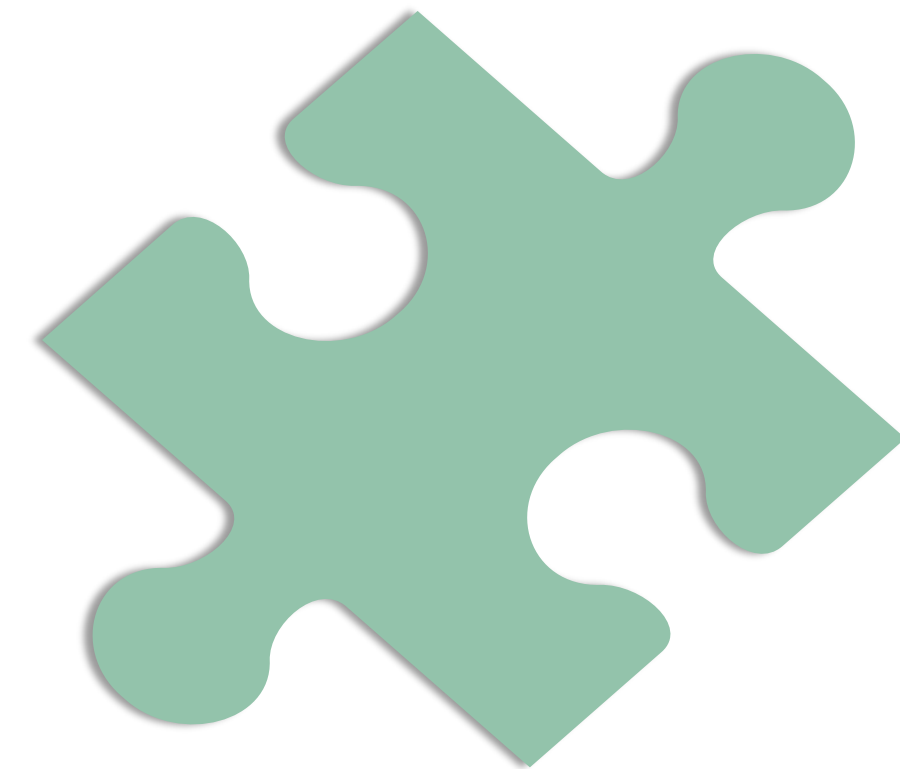
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FUTURE LAND USE MAPPING STATION

On the map, use markers and sticky notes to identify areas you would like land use changes and areas to remain unchanged.



KIDS TABLE



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OTHER THOUGHTS AND IDEAS

Share any additional thoughts and ideas you have for the Monsey, Hillcrest, and Western Ramapo areas here!

Was this public meeting accessible for you?

**Would you prefer meeting materials to be translated?
If so, in what language?**

Post-It Notes Here

Post-It Notes Here