

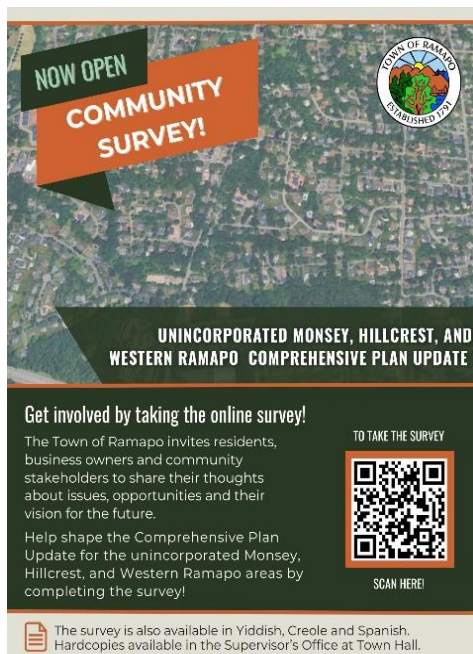


COMMUNITY SURVEY SUMMARY

UNINCORPORATED MONSEY, HILLCREST, AND WESTERN RAMAPO COMPREHENSIVE PLAN UPDATE

Survey Overview

As part of the public engagement components of the Unincorporated Monsey, Hillcrest, and Western Ramapo Comprehensive Plan update, an online community survey was developed. The online survey allowed users to choose from four preferred languages – English, Spanish, Creole, and Yiddish – in order to reach a broad population. The purpose of the survey was to gather input from community members, residents, visitors, business owners, and other stakeholders about the Monsey, Hillcrest, and Western Ramapo areas of the unincorporated Town. This information will help inform the overall needs, vision, and proprieties of the Town and help shape the Comprehensive Plan.



Community survey flyer

The survey was created and distributed using the Survey Monkey web platform and went live on February 27, 2025. Paper copies were made available at Ramapo Town Hall. The survey remained open until June 30, 2025, with 109 responses received.

The survey was advertised on the Town's website and project webpage (www.Ramapo.org). Additionally, it was promoted through the Town Supervisor's weekly newsletter, a press release was distributed during the survey period, and Town officials promoted the survey through their various platforms. Information and links to the survey were also distributed at the public open house on February 27th and during the survey period on flyers throughout the Town, which included a Quick Response (QR) code so respondents could access the survey directly on a mobile device.

Data Limitations

The survey is one piece of many public engagement activities that help recognize themes throughout the community. Because the survey responses are self-selecting, they are not statistically valid. The



survey alone cannot be used to find the “answer” or “solution”, but it can in part help guide the community's long-term vision and identify the tools and actions needed to achieve that vision. Furthermore, creating state and local partnerships and strengthening opportunities to apply for funding from New York State sources to implement projects.

Survey Topic Areas

The survey was divided into several topical areas to focus and categorize the questions. The survey topic areas include Demographic, Background information, & Values, Ideal Vision, Concerns, Opportunities, Land-Use, Recreation and Waterfront. Below is a description of each survey topic area.

Demographic, Background Information, & Values (Q1-Q9)

The demographic, background information, and values section focuses on who is taking the survey. Getting a broad range of responders from the local area is important to address the needs of different demographics. Knowing age, relation to the Town, housing demographics, and values can help address the communities needs and where to broadcast information. Furthermore, knowing the responses are representative of a variety of respondents can assist in making decisions that incorporate everyone.

Quality of Life (Q10-Q13)

The quality-of-life section focuses on how respondents feel about their quality-of-life, values, and their surroundings in the unincorporated areas of Monsey, Hillcrest, and Western Ramapo. Understanding what makes the Town of Ramapo unique and a place to call home helps identify which features of the Town can be enhanced to brighten the overall quality-of-life in the Town.

The Future (Q14-17)

The future section of the survey gauges what aspects of the community are utilized the most and what their ideal vision of the Town looks like. It is necessary to understand how community members interact with the Town and what concerns and priorities might arise that should be addressed in the Comprehensive Plan.

Housing (Q18-22)

The housing section of the survey focuses on identifying housing needs in Monsey, Hillcrest, and Western Ramapo. Gaining insight into the types of housing needed, as well as current availability and affordability, will help inform strategies to develop housing that meets the needs of both current and future Town residents.

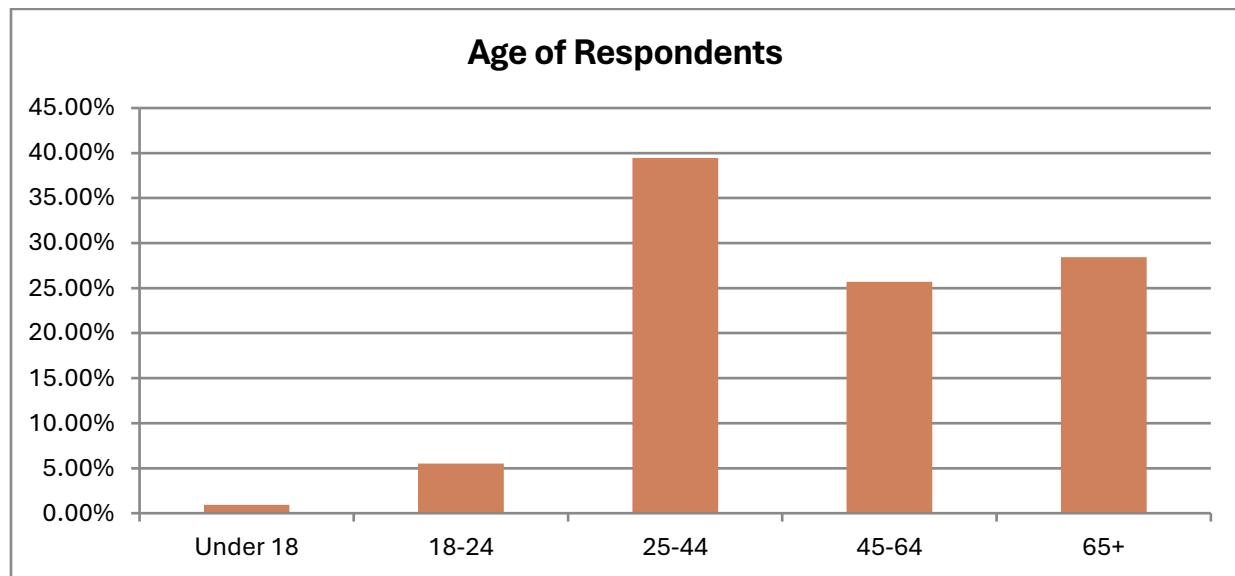
Survey Highlights

The following is a brief highlight of selected survey findings from each section of the survey.

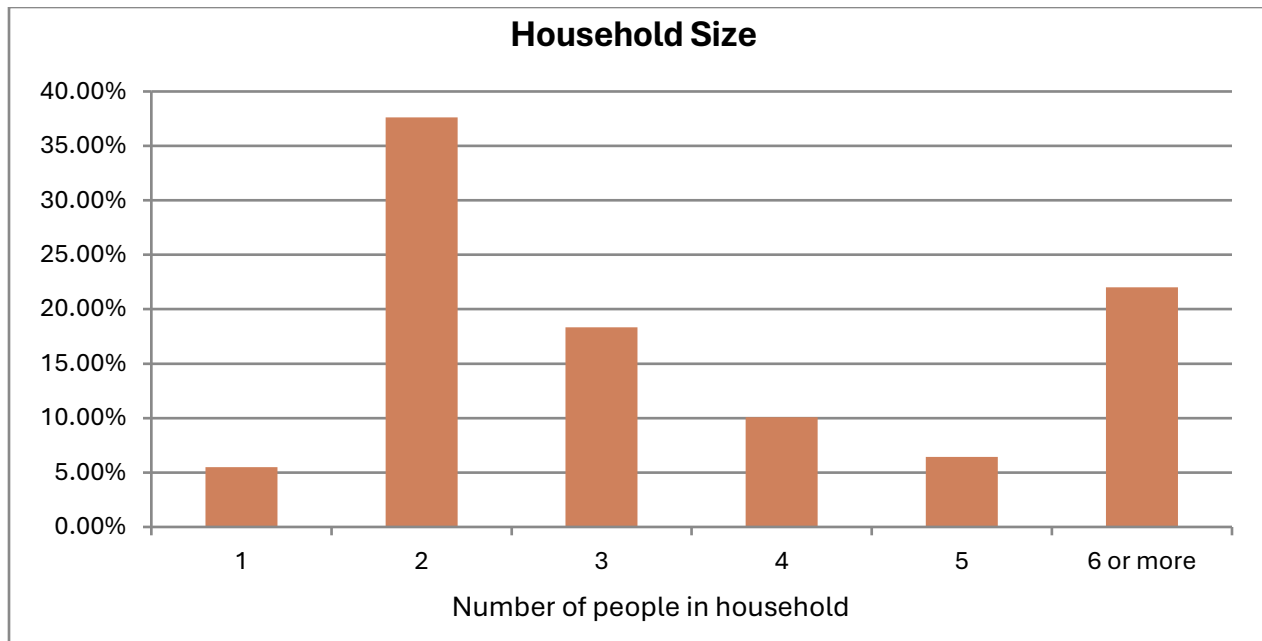
Demographic, Background Information, & Values

Question 1 (Q1) of the survey asked respondents to enter their zip code. The three most prevalent zip codes for respondents were:

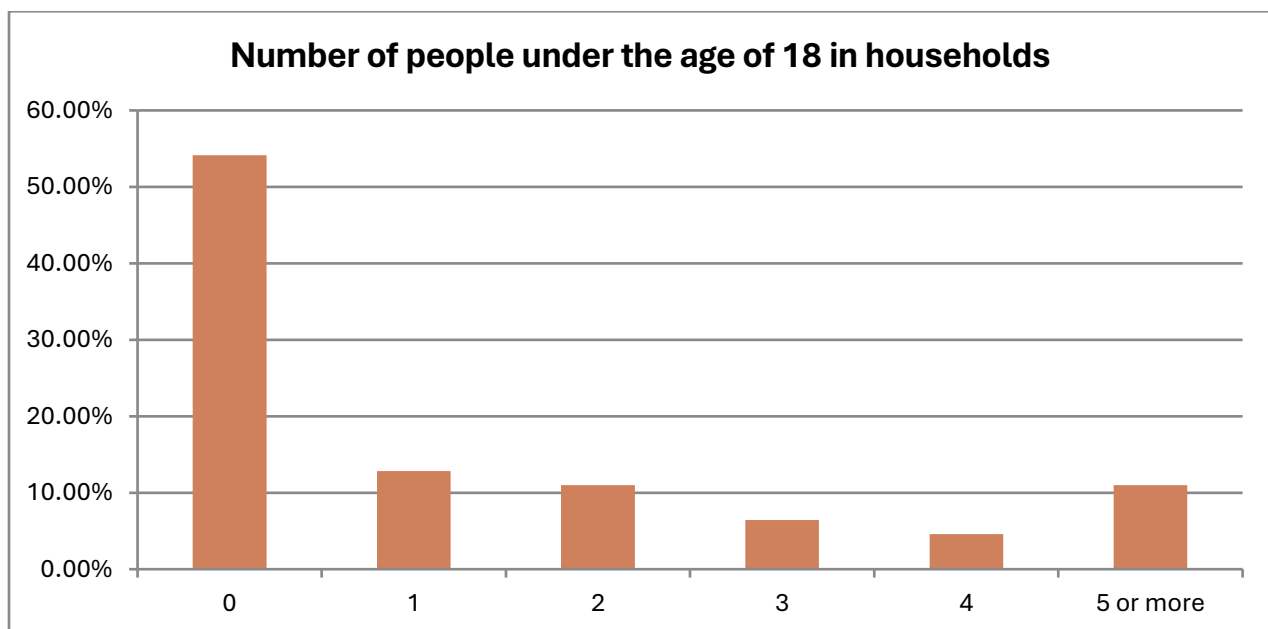
- 10977
- 10952
- 10901



Question 2 (Q2) of the survey asked respondents to indicate their age. The largest share of respondents (39.5%) were in the 25–44-year-old age group. Of the 109 individuals who answered this question, 28.4% were 65 or older, 25.7% were 45–64, 5.5% were 18–24, and fewer than 1% were under 18. According to the 2024 ACS 5-Year Estimates, the Town’s population is quite different demographically. The 15–24 age group makes up nearly 40% of the population, by far the largest cohort, while the 25–44 age group comprises just 23%. This suggests that survey respondents do not closely reflect the Town’s actual age distribution. As is common in public engagement, younger age groups tend to be underrepresented due to lower participation or outreach limitations.



Question 3 (Q3) of the survey asked respondents to select the number of people in their household. The responses indicate that 37.6% of the 109 respondents have a 2-person household. According to the 2020 U.S. Census, the average household size in the Town of Ramapo was 3.89, therefore larger households may be underrepresented in the survey results.



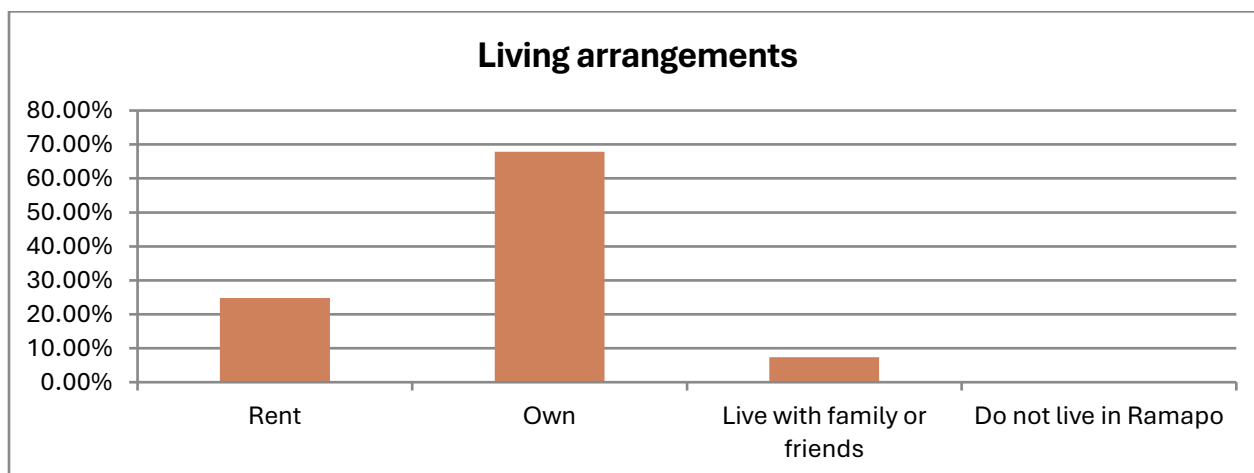
Question 4 (Q4) of the survey asked respondents to select the number of people in their household under the age of 18. This question allows the Town to better understand the youth population growing up in the Town of Ramapo. The responses indicate that about 54% of the 109 respondents have no one in their household below the age of 18.

Answer Choices	Responses	
Own a home in Unincorporated Ramapo	43.12%	47
Rent a home in Unincorporated Ramapo	19.27%	21
Work in Unincorporated Ramapo	15.60%	17
Own a business in Unincorporated Ramapo	7.34%	8
Live/work in a Village within the Town	47.71%	52
Live/work elsewhere but visit Unincorporated Ramapo	5.50%	6
Have another connection to areas in Unincorporated Ramapo (please specify):	1.83%	2
Total		109

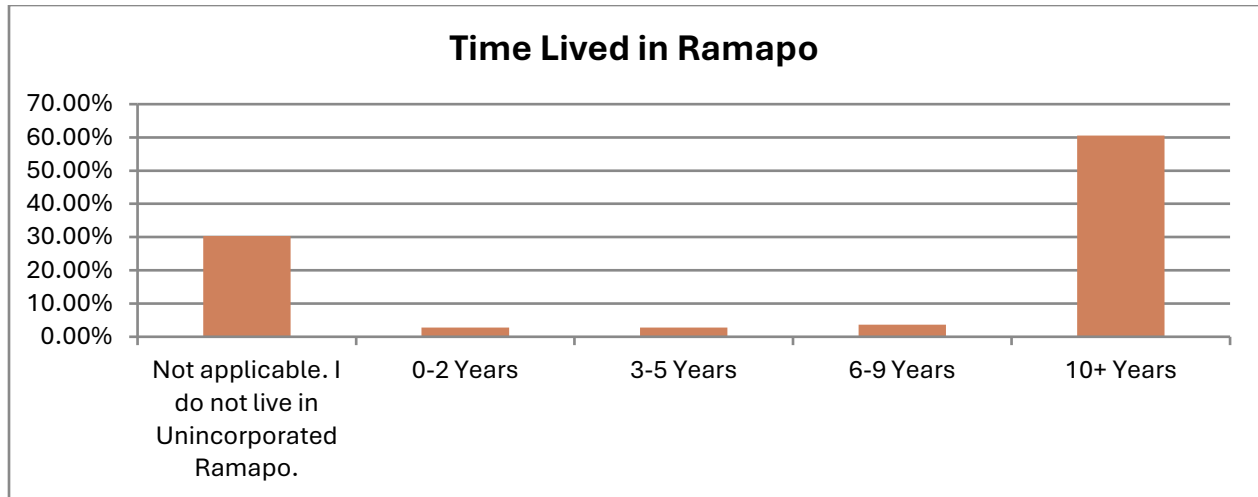
Question 5 (Q5) of the survey asked respondents to select all that apply to their relationship with the unincorporated Town of Ramapo. Of the 109 responses, The majority of respondents (62.4%) own or rent a home in the unincorporated Town of Ramapo.

Answer Choices	Responses	
A (Monsey/Hillcrest Area)	40.37%	44
B (Western Ramapo Area)	14.68%	16
C (Northeast Ramapo)	5.50%	6
D (An incorporated village in Ramapo)	39.45%	43
Total		109

Question 6 (Q6) of the survey asked respondents to select which area of the Town they lived in. The survey question included an image of the Town broken into four areas – A) Monsey/Hillcrest, B) Western Ramapo, C) Northeast Ramapo, and D) incorporated villages in Ramapo. The majority of respondents (55.1%) indicated they lived in either Monsey/Hillcrest or Western Ramapo areas of the Town of Ramapo.



Question 7 (Q7) of the survey asked respondents about their living arrangements. Of the 109 responses, the majority of respondents (67.9%) indicated that they own the home where they live.



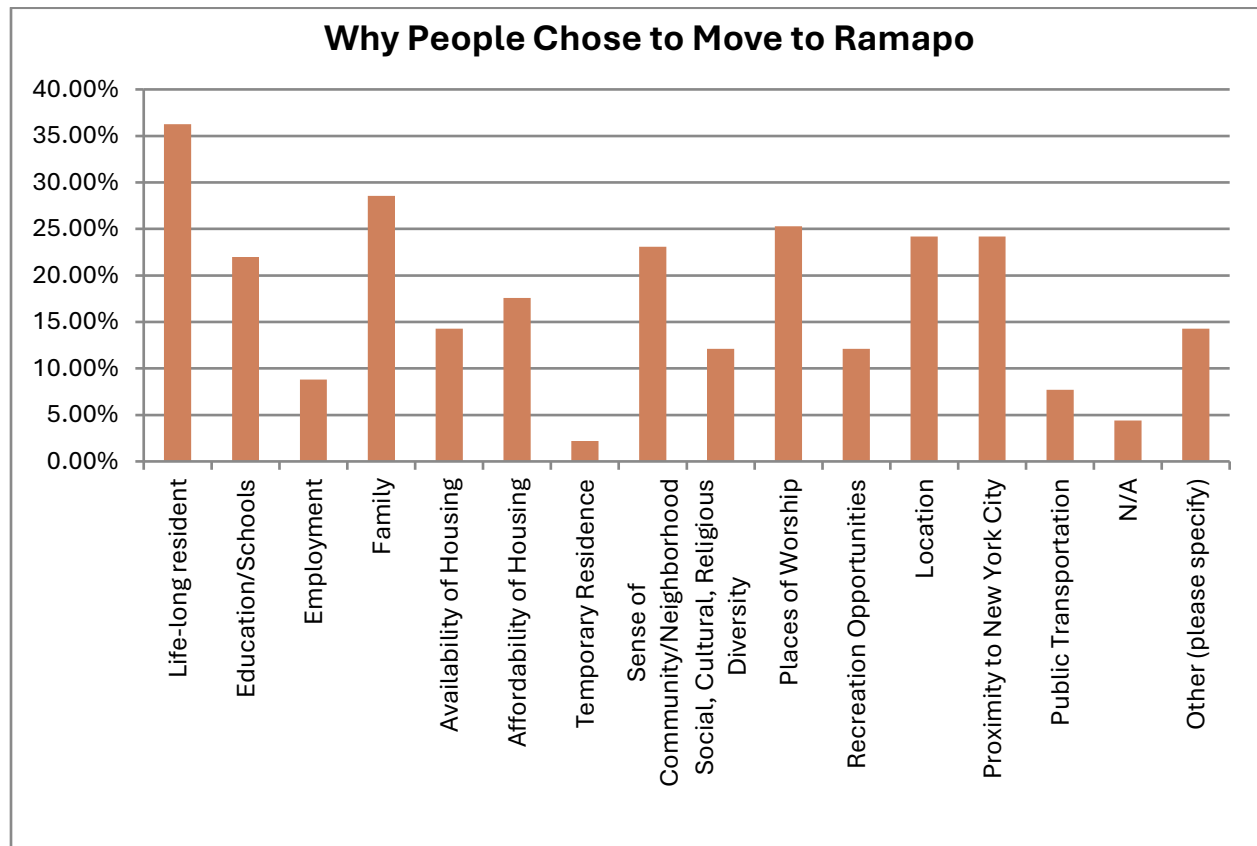
Question 8 (Q8) of the survey asked respondents how long they have lived in Ramapo. Of the 109 responses, the majority of respondents (60.6%) said they have lived in Ramapo for 10 or more years.

Question 9 (Q9) of the survey asked respondents how they receive news about the Town of Ramapo. Respondents were allowed to select all choices that applied. There were 109 responses and the top 3 were:

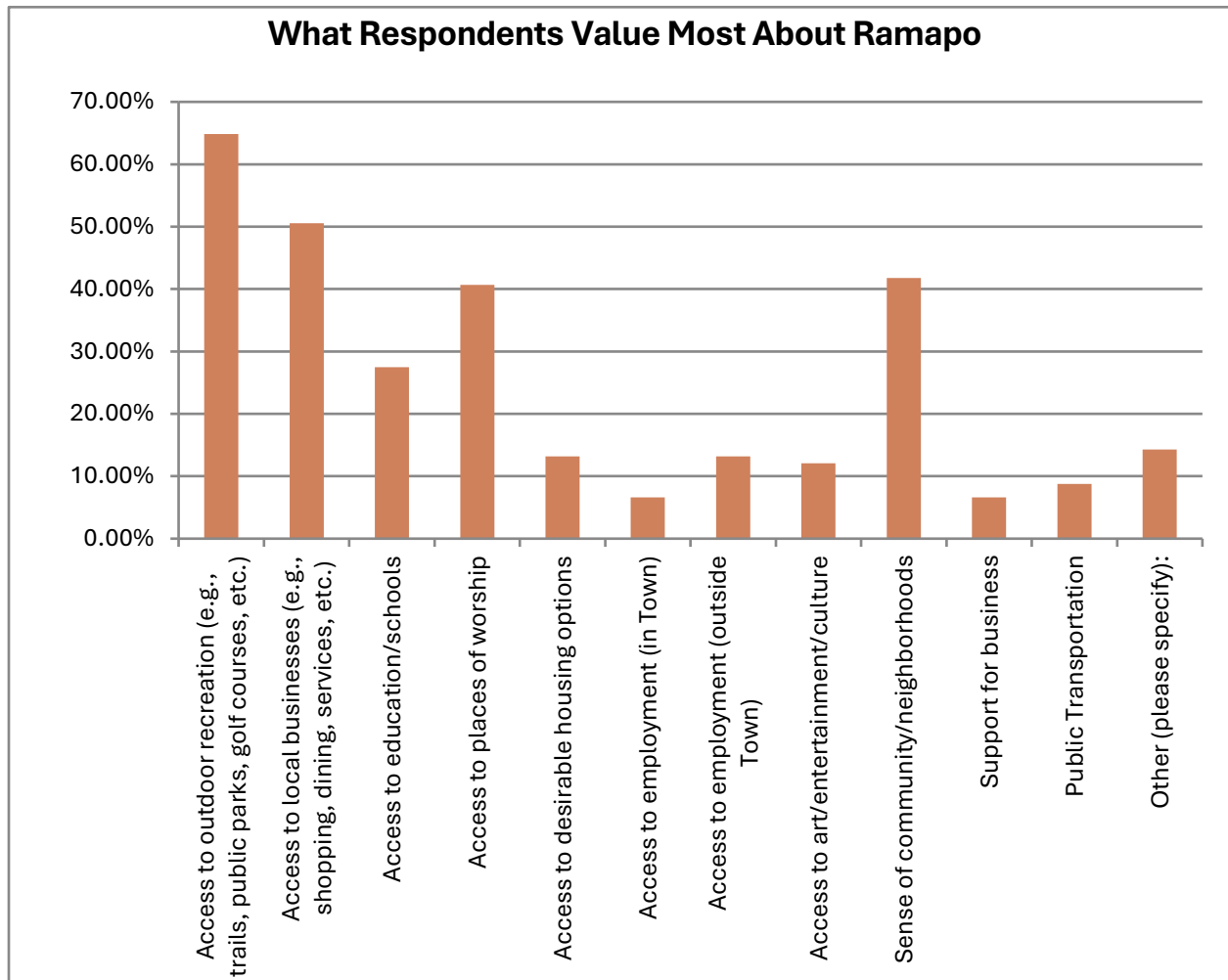
- Social media (50.5%)
- Email contact from Town (44.0%)
- Town website (40.4%)

Respondents also noted that they receive news about Ramapo through their social circles. This includes by word of mouth, but also through neighborhood text and WhatsApp groups.

Quality of Life



Question 10 (Q10) of the survey asked respondents what influenced them to move to the Town of Ramapo. This question received 91 responses. The highest percentage of respondents indicated they are a “life-long resident,” followed by moving to Ramapo because of “family” (28.6%), then “places of workshop” (25.8%).



Question 11 (Q11) of the survey asked respondents what they value most about Ramapo. Of the 91 responses, the top 3 responses were:

- Access to outdoor recreation (e.g. trails, public parks, golf courses, etc.) – 64.8%
- Access to local businesses (e.g. shopping, dining, services, etc.) – 50.6%
- Sense of community neighborhoods – 41.8%

Question 12 (Q12) was a tracking/survey management question.

The Future

Question 13 (Q13) was an open-ended question that asked respondents to share what they feel makes the community unique. And what is one place in Unincorporated Ramapo that they think is an especially important asset to the Town? Of the 91 responses to this question, the most common themes were:

Parks, Open Space & Natural Areas

- Emphasis on appreciation for local parks (e.g., Manny Weldler Park, Eugene Levy Park, Viola Park, Willow Tree Park, Memorial Park)
- Many mention undeveloped land, woods, open space, and streams (e.g., Seven Lakes, Pine Meadow Lake, Hillcrest streams)
- Repeated references to Harriman State Park and other natural areas for recreation, peace, and beauty

Suburban & Residential Character

- Strong appreciation for Single-family homes, gardens, and low-density neighborhoods
- Concerns about rate of development

Community Amenities

- Valued assets include the Suffern Library, Rockland County Community College, and diversity of small businesses in Town

Access & Infrastructure

- Positive mentions of access to NY Thruway, first responder response time, and connectivity that Route 59 provides.
- Traffic safety and congestion concerns raised.

Social & Cultural Assets

- Value placed on the diversity of the community and religious spaces

Concerns About Changes in Community

- Several noted need for investment in key assets (e.g. Eugen Levy Park) and loss of suburban feel of the community



Question 14 (Q14) was open-ended and asked respondents to describe their ideal vision of the Town 5 to 10 years from now. There were 70 responses to this question (39 skipped) and the most common themes were:

Preservation of Character & Green Space

- Strong desire to preserve suburban character, particularly tree cover and green space, and open space and recreational parks.

Concerns about Overdevelopment

- Some expressed opposition or unease about the growth in multifamily housing, home-based schools, and zoning variances.
- Other responses emphasized the need for a more balanced approach to development and infrastructure investment, aiming to mitigate the impacts of continued growth.

Infrastructure, Traffic & Transportation

- Severe traffic congestion (specific locations cited: Forshay Rd, Route 306, Route 59)
- Respondents suggested improvements including sidewalks and street lighting, safer intersections, and new thruway access to ease/manage traffic congestion.

Balanced & Responsible Housing

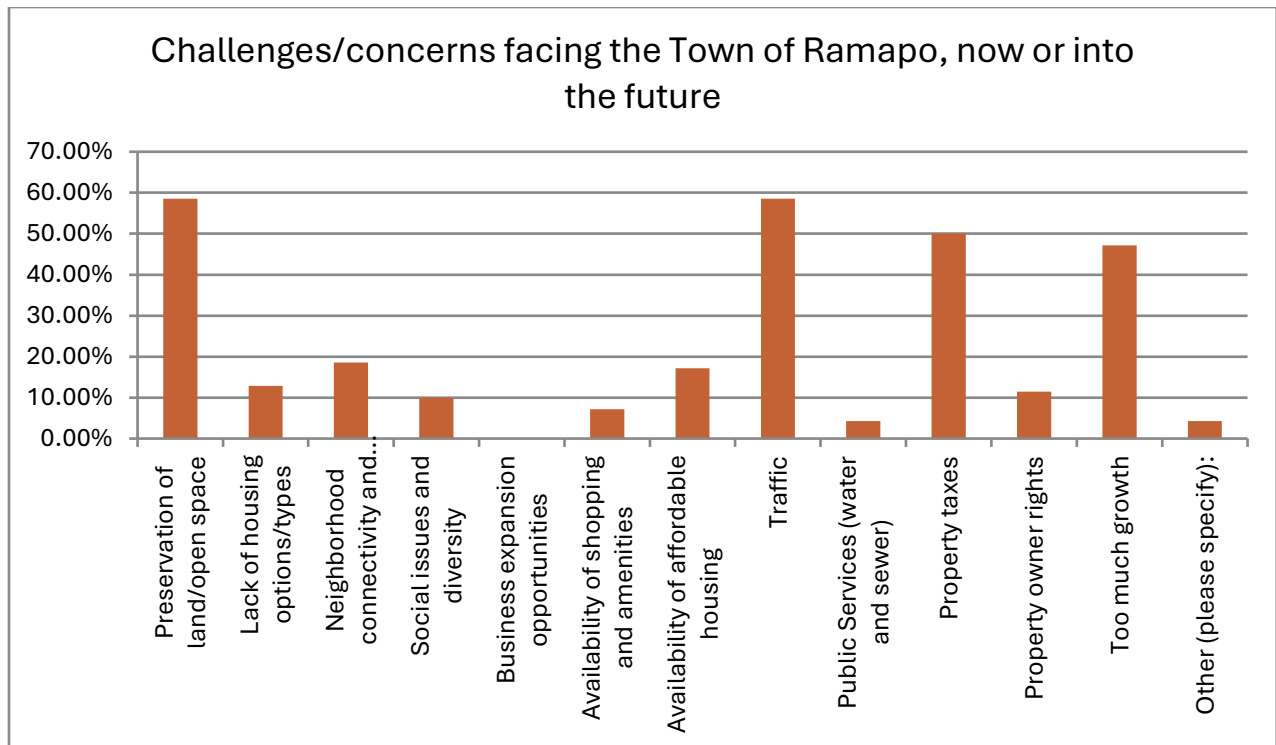
- Views were mixed with many demanding more affordable housing, especially for young families and smaller households and others wanting to see a halt to high-density housing and protections to preserve neighborhoods.
- Calls for zoning reform to allow certain accessory units, streamline the approval process, and clarify the zoning code.

Public Services & Utilities

- Some concerns expressed about water quality, waste management, sewer capacity, and need to invest in infrastructure (e.g. sidewalks, parks, roads, etc.)

Community & Inclusion

- Some emphasize and value a diverse and inclusive community
- Calls for more community-based amenities like playgrounds, greenways, and opportunities for children and families to stay in town.



Question 15 (Q15) asked respondents to select their top 3 challenges/concerns facing the Town of Ramapo, now or into the future. Of the 70 responses, the top 3 selected challenges/concerns were:

- Preservation of land/open space (58.6%)
- Traffic (58.6%)
- Property taxes (50.0%)

Question 16 (Q16) of the survey was an open-ended question that asked what 3 opportunities they would like to see Unincorporated Ramapo to improve in the future? Common responses from the 70 respondents include the following themes:

Zoning & Development Concerns

- Continue to invest in planning to coordinate investments in infrastructure with development

Traffic & Transportation

- Broad support for intersection upgrades and expanded public transit options to help reduce traffic congestion
- Strong demand for sidewalks, streetlights, and related infrastructure to enhance pedestrian safety

Preservation & Environment

- Strong support for the preservation of open space and natural areas
- Respondents expressed a clear desire for more parks, playgrounds, and walkable community spaces

Governance

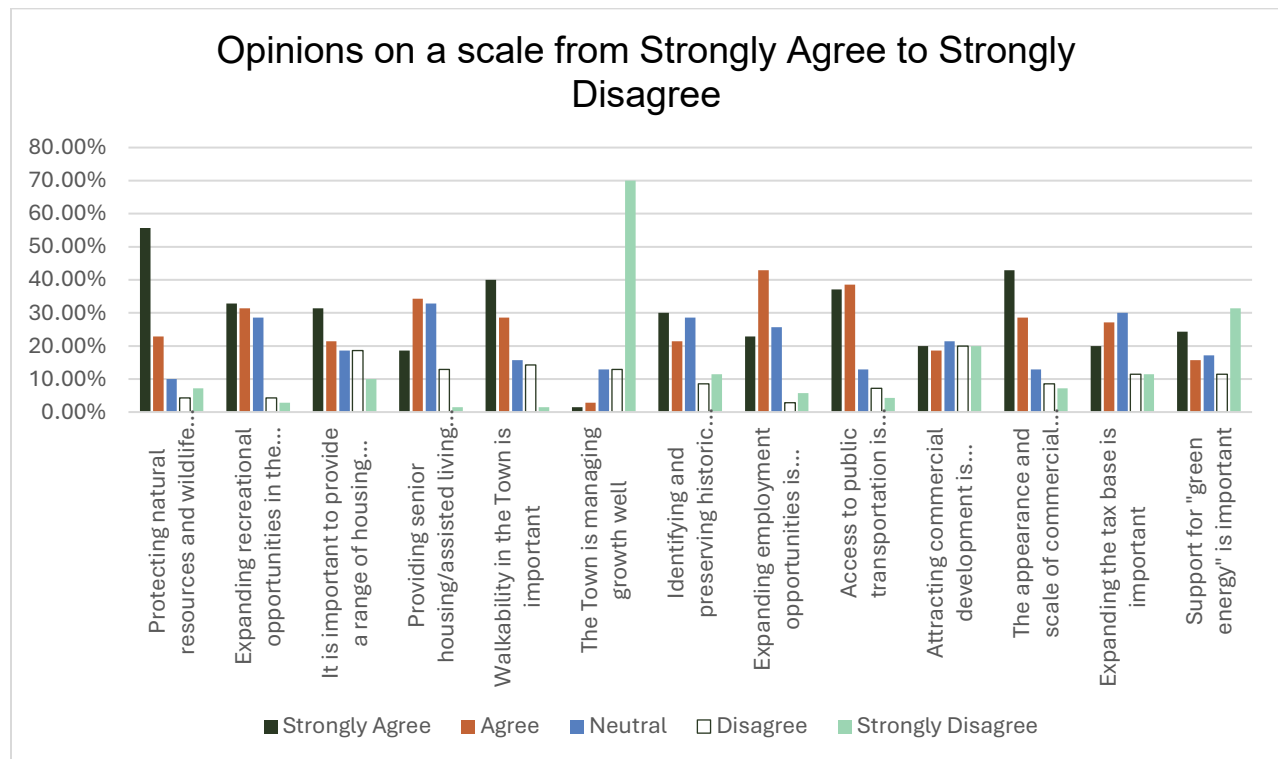
- Responses noted religious and cultural tensions

Taxes & Affordability

- Balance growth and affordability

Community & Public Use Spaces

- Mixed-use developments and community hubs
- Public access to recreation and learning



Question 17 (Q17) asked respondents to indicate their opinion about a range of issues on a scale from Strongly Agree to Strongly Disagree. Of the 70 respondents, the top 3 issues that had strong agreement included:

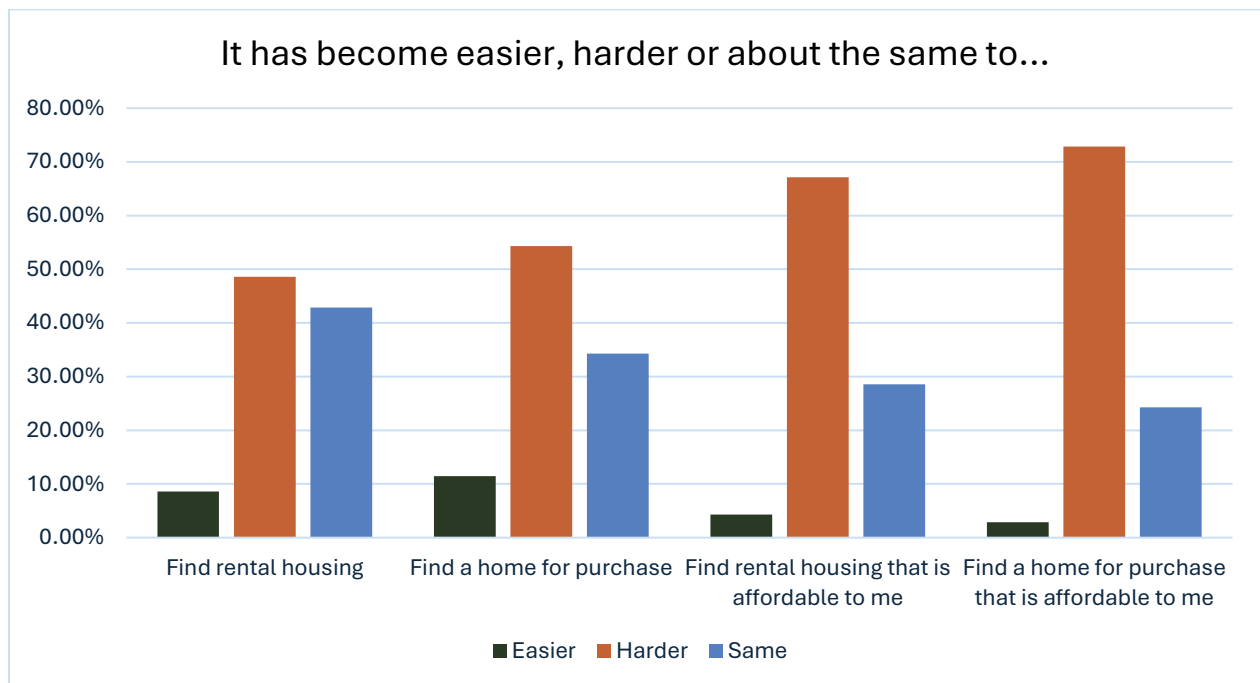
- Protecting natural resources and wildlife habitat is important (55.7%)

- The appearance and scale of commercial development is important (42.9%)
- Walkability in the Town is important (40.0%)

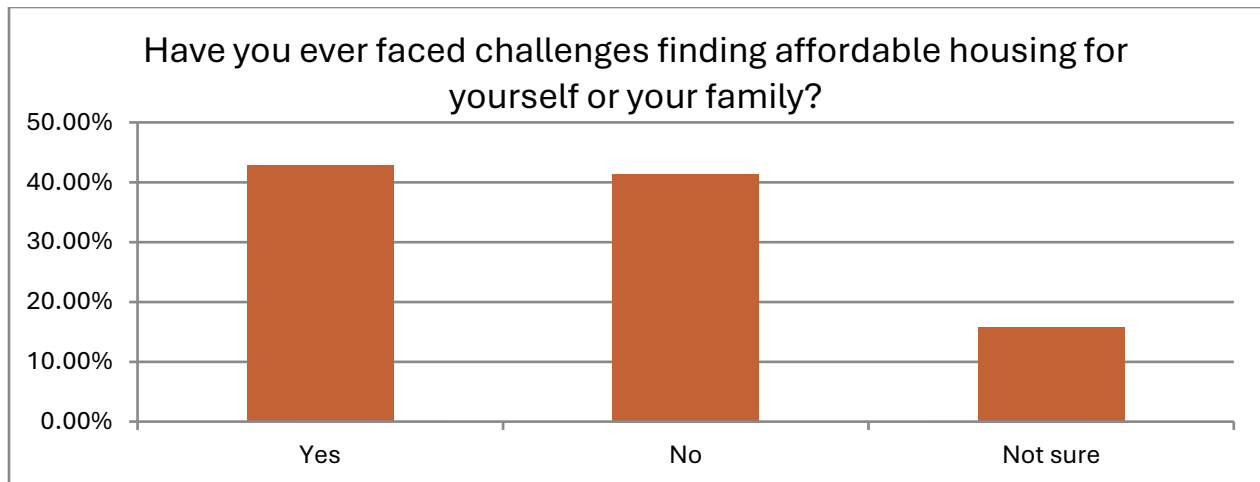
The top 3 issues that had strong disagreement included:

- The Town is managing growth well (70.0%)
- Support for “green energy” is important (31.4%)
- Attracting commercial development is important (20.0%)

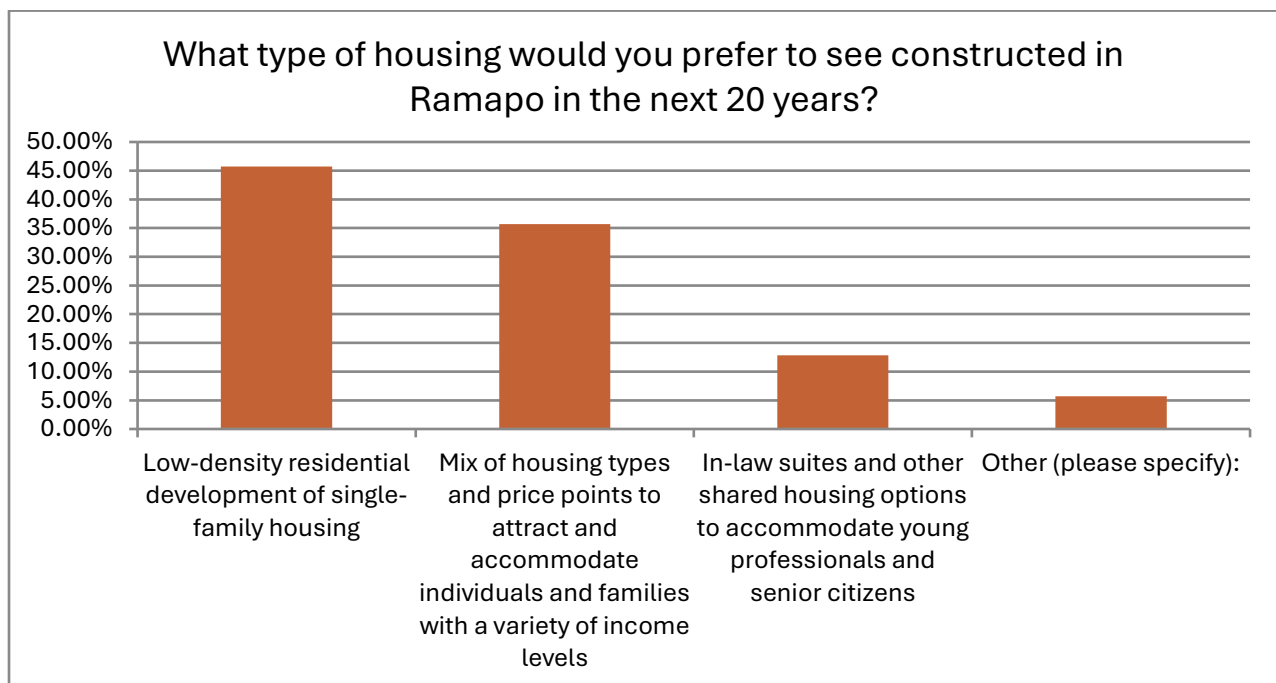
Housing



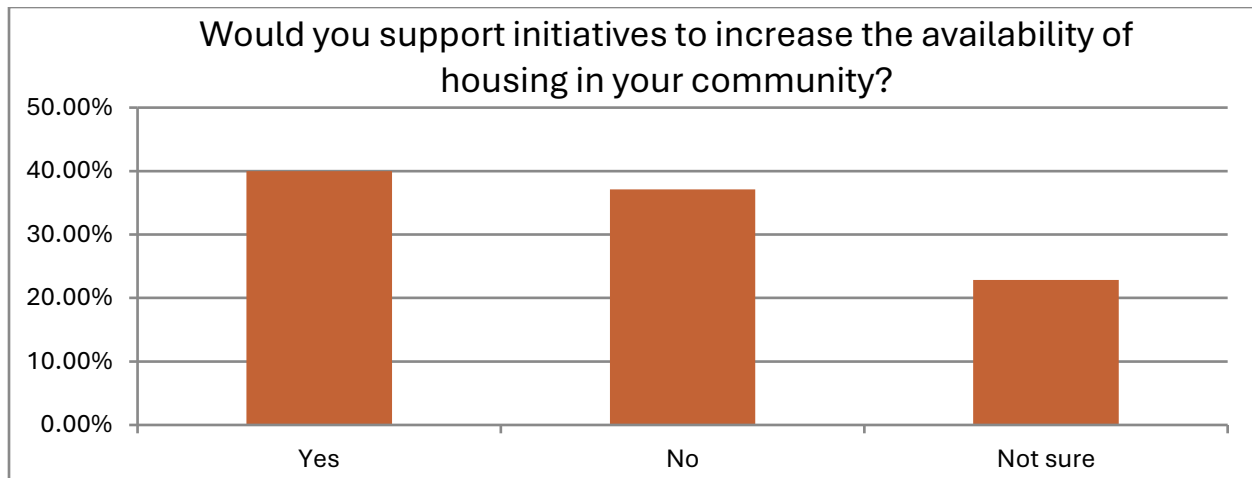
Question 18 (Q18) of the survey asked respondents to indicate their feelings about finding housing. Of the 70 respondents, the majority of responses said it was harder to find a home for purchase (54.3%), find affordable rental housing (67.1%), and find a home to purchase that is affordable (72.9%).



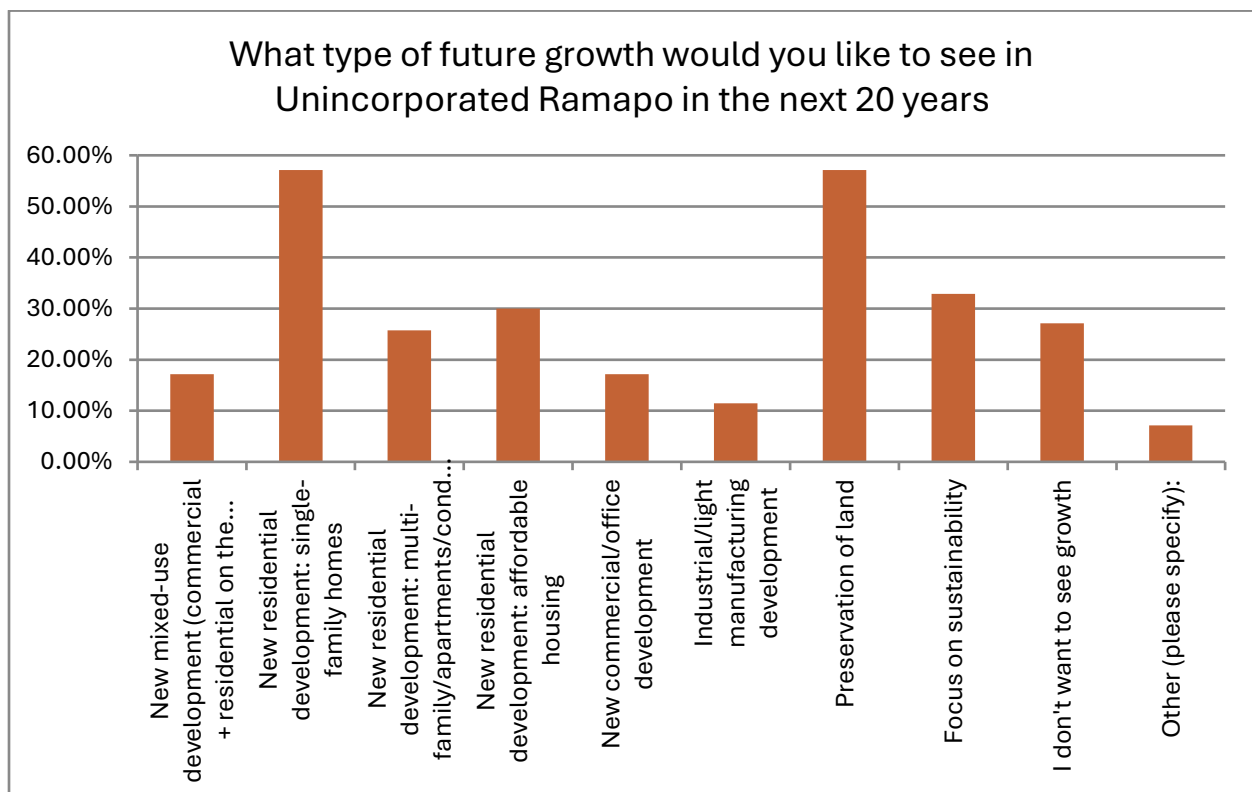
Question 19 (Q19) of the survey asked if they have ever faced challenges finding affordable housing for themselves or their family. Of the 70 responses, about the same percent answered yes (42.9%) and no (41.4%), and the remainder responded “not sure” (15.7%).



Question 20 (Q20) of the survey asked respondents to indicate the type of housing they would prefer to see constructed in Ramapo in the next 20 years. Of the 70 responses, the highest percent answered that they would prefer low-density single-family development (45.7%), followed by a mix of housing types (35.7%), in-law suits and other shared housing options (12.9%), and the remaining chose “other” (5.7%). In the “other” category, respondents suggested mixed-use development and accessory dwelling units.



Question 21 (Q21) of the survey asked respondents if they would support initiatives to increase the availability of housing in their community. Responses were somewhat split with 40.0% answering “yes” and 37.1% responding “no.” Almost 23% said “not sure.”



Question 22 (Q22) of the survey asked what type of future growth respondents would like to see in Unincorporated Ramapo in the next 20 years. Of the 70 responses, the top 3 responses were:

- New residential development: single-family homes (57.1%)
- Preservation of land (57.1%)

- Focus on sustainability (32.9%)

In the “other” category, respondents noted the need to clean litter and enforce property maintenance, low-income housing, public spaces, and a one-seat train to Westchester and NYC.

Question 23 (Q23) of the survey was an open-ended question that asked respondents to share any other ideas they have for Unincorporated Ramapo. There were 70 responses with the following themes, most of which were echoes of responses to Q13 and Q16:

- Concerns about the rate and scale of growth
- Traffic & Transportation
- Thoughtful zoning and land use controls that maintain existing neighborhoods and respond to community needs.
- Strong interest in preservation of green space and expansion of parks and playgrounds
- Affordable housing and tax relief for seniors
- Sustainable development practices, including balancing infrastructure investments with growth and requiring developers to help pay for needed infrastructure improvements
- Need for enforcement of traffic laws and building codes
- Desire for more programs and activities for children and families
- Continued public engagement



Question 24 (Q24) asked respondents to upload their favorite photo that depicts their favorite place or activity in the Town of Ramapo. In total, 2 images were submitted and can be found below.

