APPENDIX E

Growth Projections
Without and With Annexation

Table E-1
Change in Population Distribution

Study Area Data With or Without Annexation:		*2/25/2015*
Demography, Village of Kiryas Joel (1)	700	acres
existing KJ population 2014	22,634	persons
existing KJ dwelling units (du) 2014 (occupied household units)	4,086	du
existing family size (average) (US Census ACS 2013)	5.9	persons per unit
existing development density 2014 (dwelling units per gross acre)	5.84	du/ac
Demography, Town of Monroe 507-acre annexation territory (2014)	507.4	acres
existing population, 507-acre territory (2)	300	persons
existing dwelling units, 507-acre territory (2)	99	du
existing development density	0.20	du/ac
Demography, Town of Monroe 164-acre annexation territory (2014) (5)	163.8	acres
existing population, 164-acre territory (2)	200	persons
existing dwelling units, 164-acre territory (2)	27	du
existing development density	0.16	du/ac
Hasidic population growth with or without annexation in study area		
projected additional families 2015-2025 (3)	3,825	families
projected additional population 2015-2025 (4)	19,663	persons
projected new dwelling units needed	3,825	du

Assumptions:

(1) 2014 existing based on TMA projection from 2013 US Census American Community Survey and Kiryas Joel parochial school population.

(2) From 164-acre and 507-acre Annexation Petitions and lot by lot projection.

(3) New families are projected from the existing population of female students who will start families two years after graduating. Demographic norms are explained in AKRF 2009.

(4) Population is projected to reflect the existing average family size up to 5.9 by year 2025. See Table E-3.

(5) 164-Acre territory is a subset of the 507-acre territory.

Table E-1
Change in Population Distribution (cont.)

WITHOUT ANNEXATION Scenario "A" - Growth in the 507-Acre Annexation Territory *2/25/2015*

Hasidic population growth with or without annexation		
projected additional population in 2025 (4)	19,663	persons
projected new dwelling units needed	3,825	du
Annexation land, Town of Monroe	507.4	acres
developed at maximum density permitted by zoning		
yields projected # dwelling units (6)(7)	1,431	du
projected population	7,356	persons
projected development density per gross acre	2.82	du/ac
average family size	5.1	persons per unit
Land in Village of Kiryas Joel	700	acres
projected net dwelling units needed (7)(8)	2,394	du increase
existing KJ dwelling units 2014	4,086	du existing
projected net growth in population	12,307	persons increase
projected development density per gross acre (9)	9.26	du/ac
average family size	5.4	persons per unit

WITH ANNEXATION Scenario "B" - Growth in the 507-Acre Annexation Territory

Hasidic population growth with or without annexation		
projected additional population in 2025 (4)	19,663	persons
projected new dwelling units needed	3,825	du
Annexation land, prior Town of Monroe	507.4	acres
developed to accommodate all growth	374.8	acres developable
yields projected # dwelling units (7)	3,825	du
projected population	19,663	persons
projected development density per gross acre	7.54	du/ac
average family size (4)	5.1	persons per unit
Land in Village of Kiryas Joel	700	acres
projected net dwelling units needed	0	du increase
existing KJ dwelling units 2014	4,086	du existing
projected net growth in population	0	persons increase
projected development density per gross acre	5.84	du/ac
average family size	5.5	persons per unit

Assumptions:

(4) Population is projected to reflect the existing average family size up to 5.9 by year 2025. See Table E-3.

(6) A lot by lot projection based on full development of vacant and under-developed land. (TMA)

(7) Assumes central sewer and water services for multi-family development.

(8) Assumes all of remaining population will locate in Kiryas Joel.

(9) Density represents existing plus new dwellings.

Table ALT E-1
Change in Population Distribution (164-Acre Alternative)

WITHOUT ANNEXATION Scenario "C" - Growth in the 164-Acre Annexation Territory *2/25/2015*

Hasidic population growth with or without annexation		
projected additional population in 2025 (4)	19,663	persons
projected new dwelling units needed	3,825	du
Annexation land, Town of Monroe	163.8	acres
developed at maximum density permitted by zoning		
yields projected # dwelling units (6)(7)	903	du
projected population	4,642	persons
projected development density per gross acre	5.51	du/ac
average family size	5.1	persons per unit
Land in Village of Kiryas Joel	700	acres
projected net dwelling units needed (7)(8)	2,922	du increase
existing KJ dwelling units 2014	4,086	du existing
projected net growth in population	15,021	persons increase
projected development density per gross acre (9)	10.01	du/ac
average family size	5.4	persons per unit

WITH ANNEXATION Scenario "D" - Growth in the 164-Acre Annexation Territory

Hasidic population growth with or without annexation		
projected additional population in 2025 (4)	19,663	persons
projected new dwelling units needed	3,825	du
Annexation land, prior Town of Monroe	163.8	acres
developed at 20 du/ac of developable land	97.6	acres developable
yields projected # dwelling units (7)	1,952	du
projected population	11,517	persons
projected development density per gross acre	11.92	du/ac
average family size (4)	5.9	persons per unit
Land in Village of Kiryas Joel	700	acres
projected net dwelling units needed (7)	1,873	du increase
existing KJ dwelling units 2014	4,086	du existing
projected net growth in population	8,146	persons increase
projected development density per gross acre (9)	8.51	du/ac
average family size	5.2	persons per unit

Assumptions:

(4) Population is projected to reflect the existing average family size up to 5.9 by year 2025. See Table E-3.

(6) A lot by lot projection based on full development of vacant and under-developed land. (TMA)

(7) Assumes central sewer and water services for multi-family development.

(8) Assumes all of remaining population will locate in Kiryas Joel.

(9) Density represents existing plus new dwellings.

Table E-2
Lot by Lot Development Yield - 507-Acre Annexation
Town of Monroe Annexation Territory

4/1/14

Sort Key	Lot # on Annexation Map	SBL	Lot Area Acres	Land Use fr assess roll	Area # on Annexation Map	Zoning	Constrained Area (Ac)	Develop-able (Ac)	Exist density (DU/Ac)	As of right / Build per zoning density (DU/Ac)	As of right / Build per zoning (# DU)	Notes
a	**64**	1-2-29	4.8	Cem	I	RR-1.0AC	4.8	0.0		3.485	0	
a	**65**	1-2-30.1	1.6	1 Fam. Res	I	RR-1.0AC		1.6	0.63	3.485	4	
a	**68**	1-2-30.6	2.1	1 Fam. Res	I	RR-1.0AC	0.3	1.7	0.49	3.485	6	
a	**69**	1-2-30.7	1.1	Vac. w/imprv	I	RR-1.0AC		1.1		3.485	3	
a	**70**	1-2-30.8	1.1	1 Fam. Res	I	RR-1.0AC		1.1	0.91	3.485	3	
a	**114**	43-3-2	0.3	Conserv	I	RR-1.0AC	0.3	0.0		3.485	0	
a Total								5.5			16	
a1	**97**	43-1-2	2.3	Res. Vac	I	RR-1.0AC	0.3	2.0		3.485	6	
a1 Total								2.0			6	
a2	**113**	43-3-1 (Now	0.7	Vac. w/imprv	I	RR-1.0AC		0.7		3.485	2	
a2 Total								0.7			2	
a3	**115**	43-3-3	1.1	1 Fam. Res	I	RR-1.0AC		1.1	0.91	3.485	2	
a3 Total								1.1			2	
b	**59**	1-2-11.12	1.0	Transp	II	UR-M	1.0	0.0		8.712	0	
b	**66**	1-2-30.51	2.2	2 Fam. Res	II	UR-M	0.3	1.9	0.90	8.712	16	
b	**71**	1-2-31.1	0.8	1 Fam. Res	II	UR-M		0.8	1.25	8.712	6	
b	**72**	1-2-32.11	1.0	1 Fam. Res	II	UR-M		1.0	1.00	8.712	8	
b	**73**	1-2-32.12	1.0	1 Fam. Res	II	UR-M		1.0	1.00	8.712	8	
b	**74**	1-2-32.211	1.1	1 Fam. Res	II	UR-M		1.1	0.91	8.712	8	
b	**75**	1-2-32.22	0.2	Res. Vac	II	UR-M		0.2		8.712	2	
b Total								5.9			48	
c	**60**	1-2-13	0.3	1 Fam. Res	II	UR-M		0.3	3.45	8.712	2	
c	**61**	1-2-15	0.3	1 Fam. Res	II	UR-M		0.3	2.87	8.712	2	
c	**62**	1-2-16	0.3	Seasonal Res.	II	UR-M		0.3		8.712	2	
c	**130**	56-1-1.-1	0.2	1 Fam. Res	II	UR-M		0.2	5.42	8.712	2	
c	**131**	56-1-1.-2	0.2	1 Fam. Res	II	UR-M		0.2	5.42	8.712	2	
c Total								1.4			10	
d	**63**	1-2-27	4.4	Res. Vac	II	UR-M	0.7	3.7		8.712	36	
d Total								3.7			36	
e1	**56**	1-2-8.21	24.7	MF constr.	III	UR-M	13.7	11.0	0.00	10.000	110	Forest Edge as approved
e1 Total								11.0			110	
e2	**138**	65-1-1	0.4	SF constr.	III	UR-M	0.0	0.4	0.00	8.712	2	Lots 138 to 168 =
e2	**139**	65-1-2	0.3	SF constr.	III	UR-M	0.0	0.3	0.00	8.712	2	Vintage Vista as approved
e2	**140**	65-1-3	0.3	SF constr.	III	UR-M	0.0	0.3	0.00	8.712	2	
e2	**141**	65-1-4	0.3	SF constr.	III	UR-M	0.0	0.3	0.00	8.712	2	
e2	**142**	65-1-5 (5.2)	0.3	SF constr.	III	UR-M	0.0	0.3	0.00	8.712	2	
e2	**143**	65-1-6 (Now	0.3	SF constr.	III	UR-M	0.0	0.3	0.00	8.712	2	
e2	**144**	65-1-7	0.3	SF constr.	III	UR-M	0.0	0.3	0.00	8.712	2	
e2	**145**	65-1-8	0.5	SF constr.	III	UR-M	0.2	0.3	0.00	8.712	2	
e2	**146**	65-1-9	0.3	SF constr.	III	UR-M	0.0	0.3	0.00	8.712	2	
e2	**147**	65-1-10	0.3	SF constr.	III	UR-M	0.0	0.3	0.00	8.712	2	
e2	**148**	65-1-11	0.3	SF constr.	III	UR-M	0.0	0.3	0.00	8.712	2	
e2	**149**	65-1-12	0.3	SF constr.	III	UR-M	0.0	0.3	0.00	8.712	2	
e2	**150**	65-1-13	0.2	SF constr.	III	UR-M	0.0	0.2	0.00	8.712	2	
e2	**151**	65-1-14	0.2	SF constr.	III	UR-M	0.0	0.2	0.00	8.712	2	
e2	**152**	65-1-15	0.4	SF constr.	III	UR-M	0.0	0.4	0.00	8.712	2	
e2	**153**	65-1-16	0.2	SF constr.	III	UR-M	0.0	0.2	0.00	8.712	2	
e2	**154**	65-1-17	0.2	SF constr.	III	UR-M	0.0	0.2	0.00	8.712	2	
e2	**155**	65-1-18	0.2	SF constr.	III	UR-M	0.0	0.2	0.00	8.712	2	
e2	**156**	65-1-19	0.3	SF constr.	III	UR-M	0.0	0.3	0.00	8.712	2	
e2	**157**	65-1-20	0.2	SF constr.	III	UR-M	0.0	0.2	0.00	8.712	2	
e2	**158**	65-1-21	0.2	SF constr.	III	UR-M	0.0	0.2	0.00	8.712	2	
e2	**159**	65-1-22	0.2	SF constr.	III	UR-M	0.0	0.2	0.00	8.712	2	
e2	**160**	65-1-23	0.2	SF constr.	III	UR-M	0.0	0.2	0.00	8.712	2	
e2	**161**	65-1-24	0.2	SF constr.	III	UR-M	0.0	0.2	0.00	8.712	2	
e2	**162**	65-1-25	0.1	SF constr.	III	UR-M	0.0	0.1	0.00	8.712	2	
e2	**163**	65-1-26	0.1	SF constr.	III	UR-M	0.0	0.1	0.00	8.712	2	
e2	**164**	65-1-27 (Nov	0.3	SF constr.	III	UR-M	0.0	0.3	0.00	8.712	2	
e2	**165**	65-1-28	0.2	SF constr.	III	UR-M	0.0	0.2	0.00	8.712	2	
e2	**166**	65-1-29	0.5	Stwater	III	UR-M	0.5	0.0		8.712	0	
e2	**167**	65-1-30	0.8	Stwater	III	UR-M	0.8	0.0		8.712	0	
e2	**168**	65-1-31	2.0	Transp	III	UR-M	2.0	0.0		8.712	0	
e2 Total								7.2			56	
e3	**49**	1-2-1 (Now 6	0.9	Res. Vac	III	UR-M		0.9		8.712	6	
e3 Total								0.9			6	
e4	**50**	1-2-3.1	1.1	1 Fam. Res	III	UR-M		1.1	0.91	8.712	10	
e4	**51**	1-2-3.2	0.3	1 Fam. Res	III	UR-M		0.3	3.10	8.712	2	
e4	**52**	1-2-3.3	0.3	SF constr.	III	UR-M		0.3	0.00	8.712	2	
e4	**134**	62-1-1.-1	0.1	1 Fam. Res	III	UR-M		0.1	7.45	8.712	2	
e4	**135**	62-1-1.-2	0.1	1 Fam. Res	III	UR-M		0.1	7.45	8.712	2	
e4 Total								2.0			18	
f	**53**	1-2-6	6.5	1 Fam. Res	IV	UR-M	1.0	5.5	0.15	10.000	54	
f	**54**	1-2-7	1.2	School/Religious	IV	UR-M	1.2	0.0		8.712	0	
f	**57**	1-2-8.222	5.1	Religious	IV	UR-M	5.1	0.0		10.000	0	
f Total								5.5			54	
g	**176**	2-1-3.1	2.2	1 Fam. Res	IX	UR-M		2.2	0.45	8.712	18	
g	**177**	2-1-3.2	2.3	1 Fam. Res	IX	UR-M		2.3	0.43	8.712	20	
g Total								4.5			38	

Table E-2
Lot by Lot Development Yield - 507-Acre Annexation
Town of Monroe Annexation Territory

4/1/14

Sort Key	Lot # on Annexation Map	SBL	Lot Area Acres	Land Use fr assess roll	Area # on Annexation Map	Zoning	Constrained Area (Ac)	Develop-able (Ac)	Exist density (DU/Ac)	As of right / Build per zoning density (DU/Ac)	As of right / Build per zoning (# DU)	Notes
h	**58**	1-2-8.6	4.0	1 Fam. Res	V	UR-M	0.6	3.4	0.25	8.712	28	
h Total								3.4			28	
i	**55**	1-2-8.11	4.3	1 Fam. Res	VI	UR-M	0.6	3.7	0.23	8.712	30	
i	**76**	1-3-1.1	0.3	Res. Vac	VI	UR-M		0.3		8.712	2	
i	**77**	1-3-1.2	0.2	Res. Vac	VI	UR-M		0.2		8.712	2	
i	**78**	1-3-1.3	35.1	Res. Vac	VI	UR-M	28.0	7.1		10.000	70	
i	**79**	1-3-2	0.8	1 Fam. Res	VI	UR-M		0.8	1.22	8.712	6	
i	**80**	1-3-3	0.4	Res. Vac	VI	UR-M		0.4		8.712	2	
i	**81**	1-3-4	1.9	Res. Vac	VI	UR-M		1.9		8.712	16	
i	**82**	1-3-5	0.6	Vac./w imprv	VI	UR-M		0.6		8.712	4	
i	**136**	63-1-1.-1	0.4	1 Fam. Res	VI	UR-M		0.4	2.58	8.712	2	
i	**137**	63-1-1.-2	0.4	1 Fam. Res	VI	UR-M		0.4	2.24	8.712	2	
i Total								15.7			136	
j	**83**	1-3-7	1.0	Res. Vac	VI	UR-M		1.0		8.712	8	
j	**84**	1-3-8	0.8	Health Blg.	VI	UR-M	0.8	0.0		8.712	0	
j	**85**	1-3-9	1.5	1 Fam. Res	VI	UR-M		1.5	0.67	8.712	12	
j	**86**	1-3-11	1.4	1 Fam. Res	VI	UR-M		1.4	0.71	8.712	12	
j	**87**	1-3-12	2.0	1 Fam. Res	VI	UR-M	0.3	1.7	0.50	8.712	18	
j	**91**	1-3-16.1	0.4	1 Fam. Res	VI	UR-M		0.4	2.70	8.712	2	
j	**92**	1-3-16.2	0.2	Vac. w/imprv	VI	UR-M		0.2		8.712	2	
j	**93**	1-3-17.1	1.0	1 Fam. Res	VI	UR-M		1.0	1.04	8.712	8	
j	**132**	61-1-1.-1	0.3	1 Fam. Res	VI	UR-M		0.3	3.26	8.712	2	
j	**133**	61-1-1.-2	0.3	3 Fam. Res	VI	UR-M		0.3	9.79	8.712	3	
j Total								7.8			67	
k	**88**	1-3-13	1.3	Res. Vac	VI	UR-M		1.3	0.00	8.712	12	
k	**89**	1-3-14.21	1.0	1 Fam. Res	VI	UR-M		1.0	1.00	8.712	8	
k	**90**	1-3-15	0.4	1 Fam. Res	VI	UR-M		0.4	2.33	8.712	2	
k	**94**	1-3-40	22.0	Vac. Farmland	VI	UR-M	3.3	18.7		10.000	186	Incl land both sides of rd
k Total								21.4			208	
l	**95**	2-1-1	16.0	Res. Vac	VII	UR-M	2.4	13.6		10.000	136	
l Total								13.6			136	
m	**1**	1-1-4.2	2.3	1 Fam. Res	VIII(A)	RR-3AC	0.3	2.0	0.43	0.667	2	
m	**2**	1-1-4.32	1.0	1 Fam. Res	VIII(A)	RR-3AC		1.0	1.00	0.667	2	
m Total								3.0			4	
n	**23**	1-1-25.2	1.5	1 Fam. Res	VIII(B)	RR-1.0AC		1.5	0.67	3.485	4	
n	**24**	1-1-25.3	3.5	Res. Vac	VIII(B)	RR-1.0AC	0.5	3.0		3.485	10	
n Total								4.5			14	
o	**3**	1-1-5	7.0	Public park	VIII(B)	RR-1.0AC	7.0	0.0		3.485	0	County parkland
o	**4**	1-1-6	2.2	1 Fam. Res	VIII(B)	RR-1.0AC	0.3	1.9	0.45	3.485	8	
o	**5**	1-1-7	1.0	Res. Vac	VIII(B)	RR-1.0AC		1.0		3.485	2	
o	**6**	1-1-8	1.0	1 Fam. Res	VIII(B)	RR-1.0AC		1.0	1.00	3.485	2	
o Total								3.9			12	
p	**22**	1-1-24	1.6	1 Fam. Res	VIII(C)	RR-3AC		1.6	0.63	0.667	2	
p	**25**	1-1-25.4	62.1	Res. Vac	VIII(C)	RR-3AC	11.2	50.9		0.667	34	
p	**26**	1-1-26.1	3.7	School/Health	VIII(C)	RR-3AC	3.7	0.0		0.667	0	
p	**27**	1-1-39	28.0	Res. Vac	VIII(C)	RR-3AC	4.2	23.8		0.667	14	
p	**48**	1-1-92	7.2	1 Fam. Res	VIII(C)	RR-3AC	1.1	6.1	0.14	0.667	4	
p Total								82.4			54	
q1	**96**	43-1-1	1.8	Transp	VIII(D)	RR-1.0AC	1.8	0.0		3.485	0	
q1 Total								0.0			0	
q2	**98**	43-1-6	0.6	1 Fam. Res	VIII(D)	RR-1.0AC		0.6	1.57	3.485	2	
q2 Total								0.6			2	
r	**112**	43-2-9	1.8	1 Fam. Res	VIII(D)	RR-1.0AC		1.8	0.56	3.485	6	
r	**169**	66-1-1.-1	0.5	1 Fam. Res	VIII(D)	RR-1.0AC		0.5	2.15	3.485	2	
r	**170**	66-1-1.-2	0.5	1 Fam. Res	VIII(D)	RR-1.0AC		0.5	2.15	3.485	2	
r Total								2.7			10	
s	**107**	43-2-3	1.0	1 Fam. Res	VIII(D)	RR-1.0AC		1.0	1.04	3.485	6	
s	**108**	43-2-4	1.1	1 Fam. Res	VIII(D)	RR-1.0AC		1.1	0.94	3.485	2	
s	**109**	43-2-5	1.6	Religious	VIII(D)	RR-1.0AC	1.6	0.0		3.485	2	
s	**110**	43-2-6	1.0	1 Fam. Res	VIII(D)	RR-1.0AC		1.0	1.00	3.485	2	
s	**111**	43-2-7	1.1	1 Fam. Res	VIII(D)	RR-1.0AC		1.1	0.93	3.485	2	
s Total								4.1			14	
t	**103**	43-1-12	1.8	Res. Vac	VIII(D)	RR-1.0AC		1.8		3.485	8	
t	**104**	43-1-13	2.0	Res. Vac	VIII(D)	RR-1.0AC	1.1	0.9		3.485	2	
t	**105**	43-1-14	1.2	Res. Vac	VIII(D)	RR-1.0AC		1.2		3.485	4	
t	**106**	43-1-15	1.5	1 Fam. Res	VIII(D)	RR-1.0AC		1.5	0.67	3.485	4	
t Total								5.4			18	
u	**9**	1-1-13.1	1.1	1 Fam. Res	VIII(D)	RR-1.0AC		1.1	0.94	3.485	2	
u	**10**	1-1-13.2	1.1	1 Fam. Res	VIII(D)	RR-1.0AC		1.1	0.91	3.485	2	
u	**11**	1-1-14	1.5	1 Fam. Res	VIII(D)	RR-1.0AC		1.5	0.67	3.485	4	
u	**12**	1-1-16	1.8	Vac. w/imprv	VIII(D)	RR-1.0AC		1.8		3.485	6	
u	**13**	1-1-17.1	2.2	1 Fam. Res	VIII(D)	RR-1.0AC	0.3	1.9	0.45	3.485	6	
u	**14**	1-1-17.2	1.1	1 Fam. Res	VIII(D)	RR-1.0AC		1.1	0.88	3.485	2	
u	**15**	1-1-17.3	1.2	1 Fam. Res	VIII(D)	RR-1.0AC		1.2	0.84	3.485	4	
u	**16**	1-1-18	2.3	1 Fam. Res	VIII(D)	RR-1.0AC	0.3	2.0	0.43	3.485	6	
u	**17**	1-1-20	4.2	1 Fam. Res	VIII(D)	RR-1.0AC	0.6	3.6	0.24	3.485	12	
u	**18**	1-1-21	1.0	1 Fam. Res	VIII(D)	RR-1.0AC		1.0	1.00	3.485	2	
u	**19**	1-1-22.1	0.9	Res. Vac	VIII(D)	RR-1.0AC		0.9		3.485	2	

Table E-2
Lot by Lot Development Yield - 507-Acre Annexation
Town of Monroe Annexation Territory

4/1/14

Sort Key	Lot # on Annexation Map	SBL	Lot Area Acres	Land Use fr assess roll	Area # on Annexation Map	Zoning	Constrained Area (Ac)	Develop-able (Ac)	Exist density (DU/Ac)	As of right / Build per zoning density (DU/Ac)	As of right / Build per zoning (# DU)	Notes
u	**20**	1-1-22.2	0.9	Res. Vac	VIII(D)	RR-1.0AC		0.9		3.485	2	
u	**21**	1-1-23	30.0	Res. Vac	VIII(D)	RR-1.0AC	4.6	25.4		3.485	100	
u	**120**	43-5-1	1.2	Religious	VIII(D)	RR-1.0AC	1.1	0.1		3.485	2	
u	**121**	43-5-2	1.5	1 Fam. Res	VIII(D)	RR-1.0AC		1.5	0.67	3.485	4	
u	**122**	43-5-3.2	1.1	1 Fam. Res	VIII(D)	RR-1.0AC		1.1	0.91	3.485	2	
u	**123**	43-5-4.1	2.2	1 Fam. Res	VIII(D)	RR-1.0AC	0.3	1.9	0.45	3.485	6	
u	**124**	43-5-5	1.0	1 Fam. Res	VIII(D)	RR-1.0AC		1.0	1.00	3.485	2	
u	**125**	43-5-6	0.9	1 Fam. Res	VIII(D)	RR-1.0AC		0.9	1.09	3.485	2	
u	**126**	43-5-7	0.9	1 Fam. Res	VIII(D)	RR-1.0AC		0.9	1.15	3.485	2	
u	**127**	43-5-8	1.0	1 Fam. Res	VIII(D)	RR-1.0AC		1.0	1.00	3.485	2	
u Total								51.8			172	
v	**99**	43-1-7	1.8	Res. Vac	VIII(D)	RR-1.0AC		1.8		3.485	8	
v	**100**	43-1-8	1.1	1 Fam. Res	VIII(D)	RR-1.0AC		1.1	0.88	3.485	2	
v	**101**	43-1-9	2.2	1 Fam. Res	VIII(D)	RR-1.0AC	0.3	1.9	0.46	3.485	6	
v	**102**	43-1-10	1.4	1 Fam. Res	VIII(D)	RR-1.0AC		1.4	0.71	3.485	4	
v Total								6.1			20	
w	**7**	1-1-11.21	0.8	1 Fam. Res	VIII(E)	RR-3AC		0.8	1.20	0.667	2	
w	**8**	1-1-11.22	1.4	1 Fam. Res	VIII(E)	RR-3AC		1.4	0.69	0.667	2	
w	**28**	1-1-41.1	9.3	1 Fam. Res	VIII(E)	RR-3AC	1.4	7.9	0.11	0.667	4	
w	**29**	1-1-41.2	9.0	1 Fam. Res	VIII(E)	RR-3AC	1.3	7.6	0.11	0.667	4	
w	**30**	1-1-42	3.0	Res. Vac	VIII(E)	RR-3AC	0.5	2.6		0.667	2	
w	**31**	1-1-43	1.0	Transp	VIII(E)	RR-3AC	1.0	0.0		0.667	0	
w	**32**	1-1-44	1.0	Res. Vac	VIII(E)	RR-3AC		1.0		0.667	2	
w	**33**	1-1-45	1.0	Res. Vac	VIII(E)	RR-3AC		1.0		0.667	2	
w	**34**	1-1-46	35.6	Res. Vac	VIII(E)	RR-3AC	5.3	30.3		0.667	22	
w	**35**	1-1-47.1	1.5	1 Fam. Res	VIII(E)	RR-3AC		1.5	0.67	0.667	2	
w	**36**	1-1-47.21	1.4	1 Fam. Res	VIII(E)	RR-3AC		1.4	0.71	0.667	2	
w	**37**	1-1-47.22	1.6	1 Fam. Res	VIII(E)	RR-3AC		1.6	0.63	0.667	2	
w	**38**	1-1-47.231	1.8	Res. Vac	VIII(E)	RR-3AC		1.8		0.667	2	
w	**39**	1-1-47.232	1.6	Religious	VIII(E)	RR-3AC	1.6	0.0		0.667	0	
w	**40**	1-1-48	1.0	1 Fam. Res	VIII(E)	RR-3AC		1.0	1.00	0.667	2	
w	**41**	1-1-49	1.0	1 Fam. Res	VIII(E)	RR-3AC		1.0	1.00	0.667	2	
w	**42**	1-1-50	0.9	1 Fam. Res	VIII(E)	RR-3AC		0.9	1.14	0.667	2	
w	**43**	1-1-51	1.0	1 Fam. Res	VIII(E)	RR-3AC		1.0	1.00	0.667	2	
w	**44**	1-1-52	2.1	1 Fam. Res	VIII(E)	RR-3AC	0.3	1.8	0.48	0.667	2	
w	**45**	1-1-53	3.0	1 Fam. Res	VIII(E)	RR-3AC	0.5	2.6	0.33	0.667	2	
w	**46**	1-1-54	7.8	1 Fam. Res	VIII(E)	RR-3AC	1.2	6.6	0.13	0.667	4	
w	**47**	1-1-77.1	11.9	1 Fam. Res	VIII(E)	RR-3AC	1.8	10.1	0.08	0.667	6	
w	**67**	1-2-30.52	0.9	1 Fam. Res	VIII(E)	RR-3AC		0.9	1.09	0.667	2	
w Total								84.8			72	
x	**116**	43-3-6	1.0	1 Fam. Res	VIII(F)	RR-1.0AC		1.0	1.01	3.485	2	
x	**117**	43-4-1	1.1	1 Fam. Res	VIII(F)	RR-1.0AC		1.1	0.91	3.485	2	
x	**118**	43-4-3	1.0	1 Fam. Res	VIII(F)	RR-1.0AC		1.0	1.00	3.485	2	
x	**119**	43-4-4	1.2	1 Fam. Res	VIII(F)	RR-1.0AC		1.2	0.83	3.485	4	
x	**128**	43-5-10	1.3	1 Fam. Res	VIII(F)	RR-1.0AC		1.3	0.78	3.485	4	
x	**129**	43-5-11	1.0	3 Fam. Res	VIII(F)	RR-1.0AC		1.0	3.16	3.485	3	
x Total								6.5			17	
y	**171**	2-1-4.1	1.0	1 Fam. Res	X	UR-M		1.0	1.00	8.712	8	
y	**172**	2-1-4.21	1.0	1 Fam. Res	X	UR-M		1.0	1.00	8.712	8	
y	**173**	2-1-2.1	1.0	1 Fam. Res	X	UR-M		1.0	1.00	8.712	8	
y	**174**	2-1-2.2	1.2	1 Fam. Res	X	UR-M		1.2	0.81	8.712	13	
y	**175**	2-1-2.3	1.0	1 Fam. Res	X	UR-M		1.0	1.00	8.712	8	
y Total								5.2			45	
zz	**---**	---	5.8	Roads	---	---						est. area
zz	**---**	---	3.5	Roads	---	---						
Grand Total								374.5			1,431	
zz			Acres					Acres	DU/Ac		DU	
	Annexation Totals:		**507.4**				**123.6**	**374.5**	**0.20**		**1,431**	
	Present Village of KJ:		700				24%					
	PostAnnex. Village of KJ:		1,207									
	Data Sources:	Source: Annexation Map filed with Petition	Source: Town assess-ment roll	Source: Town assessment roll; Vintage Vista EIS; Forest Edge EIS	Source: Annexation Map filed with Petition	Source: Town of Monroe Zoning Map.	Source: OC GIS, available planning data, TMA evaluation	Calculated lot area minus constrained area. Red = URM >5Ac	Calculated gross density	Source: TMA multiplier based on Town of Monroe Zoning.	Calculated yield - assumes combining abutting lots	
	Notes:			Existing:						max. units/ac permitted:		
				99 residence units						**0.667**	for RR-3AC	
				8 inst'l. buildings			KEY:			**3.485**	for RR1.0AC	
							devt limited to ex use			**8.712**	for UR-M as SF w accy apt	
							devt per approved project			**10.000**	for UR-M as MF 1BR units	
							devt area reduced 15% for roads on lots >2ac.					

Table E-3

Population Projection for Study Area

Growth Based on Families Established from Existing Female Student Population

	Female students 2 years after graduation								*12/18/2014*
Year	UTA Girls	BNEI Girls	SHERI TORA Girls	Total number of Females	Average Family Size	Annual Population Growth*	Population*	Number of Housing units	Population Growth From Previous Year (%)
2013 Population Projection (US Census ACS)					5.9		21,894	3,716	
2014	116	40	29	185	2.0	740	22,634	4,086	3.4%
2015	110	30	28	168	2.5	831	23,466	4,419	3.7%
2016	153	56	46	255	2.9	836	24,301	4,706	3.6%
2017	204	68	36	308	3.9	1,196	25,497	5,012	4.9%
2018	201	38	66	305	4.9	1,488	26,984	5,316	5.8%
2019	221	45	54	320	5.9	1,879	28,864	5,635	7.0%
2020	236	45	64	345	5.9	2,026	30,890	5,978	7.0%
2021	235	41	74	350	5.9	2,055	32,945	6,326	6.7%
2022	251	55	77	383	5.9	2,232	35,177	6,705	6.8%
2023	272	45	64	381	5.9	2,255	37,432	7,087	6.4%
2024	279	59	77	415	5.9	2,437	39,870	7,500	6.5%
2025	267	58	90	415	5.9	2,427	42,297	7,911	6.1%
2015 to 2025	*2,429*	*540*	*676*	*3,645*		*19,663*			*5.6%*
									Average

* Adjusted for mortality and in-migration

Population Growth 2015 to 2025*	**19,663**
New Dwelling Units 2015 to 2025	**3,825**

Sources:

Village of Kiryas Joel, et. al., "Business Plan, Aqueduct Connection Project, Supplement I". December 2013. Appendix S8, "New York State Education Department Basic Education Data System Enrollment Summary."

US Census 2010

US Census, American Community Survey (ACS) Projections, 2013

Projection to 2025 by Tim Miller Associates, Inc.

Table E-4
Lot by Lot Development Yield - 164-Acre Annexation
Town of Monroe Annexation Territory

2/25/2015

Sort Key	Lot # on Annexation Map	SBL	Lot Area Acres	Land Use fr assess roll	Area # on Annexation Map	Zoning	Constrained Area (Ac)	Develop-able (Ac)	Exist density (DU/Ac)	As of right / Build per zoning density (DU/Ac)	As of right / Build per zoning (# DU)	Notes
a	**176**	2-1-3.1	2.2	1 Fam. Res	I	UR-M		2.2	0.45	8.712	18	
a	**177**	2-1-3.2	2.3	1 Fam. Res	I	UR-M		2.3	0.43	8.712	20	
a Total								4.5			38	
b	**171**	2-1-4.1	1.0	1 Fam. Res	II	UR-M		1.0	1.00	8.712	8	
b	**172**	2-1-4.21	1.0	1 Fam. Res	II	UR-M		1.0	1.00	8.712	8	
b	**173**	2-1-2.1	1.0	1 Fam. Res	II	UR-M		1.0	1.00	8.712	8	
b	**174**	2-1-2.2	1.2	1 Fam. Res	II	UR-M		1.2	0.81	8.712	18	
b	**175**	2-1-2.3	1.0	1 Fam. Res	II	UR-M		1.0	1.00	8.712	8	
b Total								5.2			50	
e3	**49**	1-2-1 (Now 6	0.9	Res. Vac	III	UR-M		0.9	0.00	8.712	6	
e3 Total								0.9			6	
e4	**50**	1-2-3.1	1.1	1 Fam. Res	III	UR-M		1.1	0.91	8.712	10	
e4	**51**	1-2-3.2	0.3	1 Fam. Res	III	UR-M		0.3	3.10	8.712	2	
e4	**52**	1-2-3.3	0.3	SF constr.	III	UR-M		0.3	0.00	8.712	2	
e4 Total								1.7			14	
e1	**56**	1-2-8.21	24.7	MF constr.	III	UR-M	13.7	11.0	0.00	10.000	110	Forest Edge as approved
e1 Total								11.0			110	
e4	**134**	62-1-1.-1	0.1	1 Fam. Res	III	UR-M		0.1	7.45	8.712	2	
e4	**135**	62-1-1.-2	0.1	1 Fam. Res	III	UR-M		0.1	7.45	8.712	2	
e4 Total								0.3			4	
e2	**138**	65-1-1	0.4	SF constr.	III	UR-M	0.0	0.4	0.00	8.712	2	Lots 138 to 168 =
e2	**139**	65-1-2	0.3	SF constr.	III	UR-M	0.0	0.3	0.00	8.712	2	Vintage Vista as approved
e2	**140**	65-1-3	0.3	SF constr.	III	UR-M	0.0	0.3	0.00	8.712	2	
e2	**141**	65-1-4	0.3	SF constr.	III	UR-M	0.0	0.3	0.00	8.712	2	
e2	**142**	65-1-5 (5.2)	0.3	SF constr.	III	UR-M	0.0	0.3	0.00	8.712	2	
e2	**143**	65-1-6 (Now	0.3	SF constr.	III	UR-M	0.0	0.3	0.00	8.712	2	
e2	**144**	65-1-7	0.3	SF constr.	III	UR-M	0.0	0.3	0.00	8.712	2	
e2	**145**	65-1-8	0.5	SF constr.	III	UR-M	0.2	0.3	0.00	8.712	2	
e2	**146**	65-1-9	0.3	SF constr.	III	UR-M	0.0	0.3	0.00	8.712	2	
e2	**147**	65-1-10	0.3	SF constr.	III	UR-M	0.0	0.3	0.00	8.712	2	
e2	**148**	65-1-11	0.3	SF constr.	III	UR-M	0.0	0.3	0.00	8.712	2	
e2	**149**	65-1-12	0.3	SF constr.	III	UR-M	0.0	0.3	0.00	8.712	2	
e2	**150**	65-1-13	0.2	SF constr.	III	UR-M	0.0	0.2	0.00	8.712	2	
e2	**151**	65-1-14	0.2	SF constr.	III	UR-M	0.0	0.2	0.00	8.712	2	
e2	**152**	65-1-15	0.4	SF constr.	III	UR-M	0.0	0.4	0.00	8.712	2	
e2	**153**	65-1-16	0.2	SF constr.	III	UR-M	0.0	0.2	0.00	8.712	2	
e2	**154**	65-1-17	0.2	SF constr.	III	UR-M	0.0	0.2	0.00	8.712	2	
e2	**155**	65-1-18	0.2	SF constr.	III	UR-M	0.0	0.2	0.00	8.712	2	
e2	**156**	65-1-19	0.3	SF constr.	III	UR-M	0.0	0.3	0.00	8.712	2	
e2	**157**	65-1-20	0.2	SF constr.	III	UR-M	0.0	0.2	0.00	8.712	2	
e2	**158**	65-1-21	0.2	SF constr.	III	UR-M	0.0	0.2	0.00	8.712	2	
e2	**159**	65-1-22	0.2	SF constr.	III	UR-M	0.0	0.2	0.00	8.712	2	
e2	**160**	65-1-23	0.2	SF constr.	III	UR-M	0.0	0.2	0.00	8.712	2	
e2	**161**	65-1-24	0.2	SF constr.	III	UR-M	0.0	0.2	0.00	8.712	2	
e2	**162**	65-1-25	0.1	SF constr.	III	UR-M	0.0	0.1	0.00	8.712	2	
e2	**163**	65-1-26	0.1	SF constr.	III	UR-M	0.0	0.1	0.00	8.712	2	
e2	**164**	65-1-27 (Nov	0.3	SF constr.	III	UR-M	0.0	0.3	0.00	8.712	2	
e2	**165**	65-1-28	0.2	SF constr.	III	UR-M	0.0	0.2	0.00	8.712	2	
e2	**166**	65-1-29	0.5	Stwater	III	UR-M	0.5	0.0	0.00	8.712	0	
e2	**167**	65-1-30	0.8	Stwater	III	UR-M	0.8	0.0	0.00	8.712	0	
e2	**168**	65-1-31	2.0	Transp	III	UR-M	2.0	0.0	0.00	8.712	0	
e2 Total								7.2			56	
f	**53**	1-2-6	6.5	1 Fam. Res	IV	UR-M	1.0	5.5	0.15	10.000	54	
f	**54**	1-2-7	1.2	School/Religious	IV	UR-M	1.2	0.0	0.00	8.712	0	
f	**57**	1-2-8.222	5.1	Religious	IV	UR-M	5.1	0.0	0.00	10.000	0	
f Total								5.5			54	
h	**58**	1-2-8.6	4.0	1 Fam. Res	V	UR-M	0.6	3.4	0.25	8.712	28	
h Total								3.4			28	
i	**55**	1-2-8.11	4.3	1 Fam. Res	VI	UR-M	0.6	3.7	0.23	8.712	30	
i	**76**	1-3-1.1	0.3	Res. Vac	VI	UR-M		0.3	0.00	8.712	2	
i	**77**	1-3-1.2	0.2	Res. Vac	VI	UR-M		0.2	0.00	8.712	2	
i	**78**	1-3-1.3	35.1	Res. Vac	VI	UR-M	28.0	7.1	0.00	10.000	70	

Table E-4
Lot by Lot Development Yield - 164-Acre Annexation
Town of Monroe Annexation Territory

2/25/2015

Sort Key	Lot # on Annexation Map	SBL	Lot Area Acres	Land Use fr assess roll	Area # on Annexation Map	Zoning	Constrained Area (Ac)	Develop-able (Ac)	Exist density (DU/Ac)	As of right / Build per zoning density (DU/Ac)	As of right / Build per zoning (# DU)	Notes
i	**79**	1-3-2	0.8	1 Fam. Res	VI	UR-M		0.8	1.22	8.712	6	
i	**80**	1-3-3	0.4	Res. Vac	VI	UR-M		0.4	0.00	8.712	2	
i	**81**	1-3-4	1.9	Res. Vac	VI	UR-M		1.9	0.00	8.712	16	
i	**82**	1-3-5	0.6	Vac./w imprv	VI	UR-M		0.6	0.00	8.712	4	
i Total								14.9			132	
j	**83**	1-3-7	1.0	Res. Vac	VI	UR-M		1.0	0.00	8.712	8	
j	**84**	1-3-8	0.8	Health Blg.	VI	UR-M	0.8	0.0	0.00	8.712	0	
j	**85**	1-3-9	1.5	1 Fam. Res	VI	UR-M		1.5	0.67	8.712	12	
j	**86**	1-3-11	1.4	1 Fam. Res	VI	UR-M		1.4	0.71	8.712	12	
j	**87**	1-3-12	2.0	1 Fam. Res	VI	UR-M	0.3	1.7	0.50	8.712	18	
j Total								5.6			50	
k	**88**	1-3-13	1.3	Res. Vac	VI	UR-M		1.3	0.00	8.712	12	
k	**89**	1-3-14.21	1.0	1 Fam. Res	VI	UR-M		1.0	1.00	8.712	8	
k	**90**	1-3-15	0.4	1 Fam. Res	VI	UR-M		0.4	2.33	8.712	2	
k	**94**	1-3-40	22.0	Vac. Farmland	VI	UR-M	3.3	18.7	0.00	10.000	186	Incl land both sides of rd
k Total								21.4			208	
i	**136**	63-1-1.-1	0.4	1 Fam. Res	VI	UR-M		0.4	2.58	8.712	2	
i	**137**	63-1-1.-2	0.4	1 Fam. Res	VI	UR-M		0.4	2.24	8.712	2	
i Total								0.8			4	
l	**95**	2-1-1	16.0	Res. Vac	VII	UR-M	2.4	13.6	0.00	10.000	136	
l Total								13.6			136	
j	**93**	1-3-17.1	1.0	1 Fam. Res	VIII	UR-M		1.0	1.04	8.712	8	
j	**132**	61-1-1.-1	0.3	1 Fam. Res	VIII	UR-M		0.3	3.26	8.712	2	
j	**133**	61-1-1.-2	0.3	3 Fam. Res	VIII	UR-M		0.3	9.79	8.712	3	
j Total								1.6			13	
xx	**---**	---	5.8	Roads	---	---		0.0	0.00			est. area
Grand Total								97.6			903	
xx			Acres					Acres	DU/Ac		DU	
	Annexation Totals:		**163.8**				**60.5**	**97.6**	**0.165**		**903**	
	Present Village of KJ:		700				37%					approx mi of pc
	PostAnnex. Vill. of KJ:		864									plus 0.9mi T rds tha
	Data Sources:	Source: Annexation Map filed with Petition	Source: Town assess-ment roll	Source: Town assessment roll; Vintage Vista EIS; Forest Edge EIS	Source: Annexation Map filed with Petition	Source: Town of Monroe Zoning Map; Village of Kiryas Joel Zoning Map 2007.	Source: OC GIS, available planning data, TMA evaluation	Calculated lot area minus constrained area. Red = URM >5Ac	Calculated gross density	Source: TMA multiplier based on Town of Monroe Zoning; Village of Kiryas Joel Zoning.	Calculated yield - assumes combining abutting lots	
	Notes:			Existing:								
				27 residence units			KEY:			max. units/ac permitted:		
				3 inst'l. buildings			devt limited to ex use			**8.712**	for UR-M as	SF w accy apt
							devt per approved project			**10.000**	for UR-M as	MF 1BR units
							devt area reduced 15% for roads on lots >2ac.					