

APPENDIX K

1999 Kiryas Joel Comprehensive Plan

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# **Comprehensive Plan for the Village of Kiryas Joel**

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Parish Weiner & Shuster, Inc., Planning Consultants

December, 1999

# **VILLAGE OF KIRYAS JOEL**

**Abraham Wieder, Mayor**

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**PARISH WEINER & SHUSTER, INC.**  
**Planning Consultants**

**Nathaniel J. Parish, AICP, Principal**  
**Richard Hyman, Senior Consultant**

**December 1999**

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## **SUMMARY OF FINDINGS AND PROPOSALS**

1. The current population of the Village is estimated to be about 12,000. The population at the time of the 2000 Census (April 2000) is projected to be about 13,000. The population in the Year 2005 is projected to be between 15,000 and 18,000 and in the Year 2010 between 17,000 and 23,000. Therefore the population will increase by at least 50% by the Year 2010 and could possibly double the current population.
2. The current lack of commercial and industrial uses severely limits the job opportunities for the residents. Economic development should be pursued aggressively including zoning for such uses and outreach to potential businesses.
3. The Village is in dire need of fire protection with a shorter response time and has applied for a Community Development Block Grant to construct a fire house east of Bakerktown Road.
4. The Village has no public parks, and has applied for a NYS grant to construct a municipal park west of Bakertown Road. The park would contain a children's playground, a tot lot, an open play area, sitting areas, nature trails and a picnic area.
5. The new Sewer Treatment Plant constructed in 1999 has sufficient capacity to accommodate all projected population growth through the Year 2010 if it is expanded to its maximum capacity.
6. The Village needs to continue studying and exploring various options to provide water resources to the growing population.
7. The Community Health Center recently completed in 1999 will be able to meet the health needs of the population for the future.

8. Several existing minor collector streets will have to be upgraded as major collectors as additional development occurs. A more direct connection between Dunderberg Road and the Village Center should be explored.
9. Sidewalks are an important mode of transportation for the Village residents and several streets have deteriorated sidewalks and other streets have no sidewalks at all. A \$1 million State grant has been approved for the Village to start sidewalk improvements and another grant application has been submitted.
10. The Village has a limited amount of vacant land totaling about 270 acres and some of the land has development limitations including wetlands, flood plains and steep slope.
11. There are eight major vacant parcels suitable for residential development totaling 185 acres. At the current type and density of development in the Village, between 1,400 and 1,800 dwelling units could be built on these parcels. Based on family size, the population growth generated by these parcels could range between 6,000 and 11,000 persons.
12. If the Village continues to grow at its current and projected rate, there will be little developable land left by the year 2010. There are about 300 acres of vacant land within areas in the Towns of Monroe and Woodbury that are contiguous to the Village of Kiryas Joel. Since the land is so located as to constitute a unity of purpose and facilities with the Village, a study should be made regarding the potential for annexation.
13. The Village Zoning Ordinance being updated to meet the growth needs of the Village Residential District should accommodate this growth and provide a choice in housing type, densities, and costs. Commercial and Industrial Districts should be created to provide economic development opportunities. An Institutional District should be created to provide security for those uses requiring privacy.

14. **The Village should prepare and adopt Subdivision Regulations to provide better control over new development to insure that it is compatible with existing development.**
  
15. **The Village should develop a Capital Projects Program that sets priorities for meeting the Village's needs consistent with its financial resources.**

## II. INTRODUCTION

The Village of Kiryas Joel is a unique community. It was started in 1974 by leaders of the Satmar Williamsburg, Brooklyn community to accommodate the needs of the growing number of large families. At that time, a total of 800 acres of vacant land was acquired in Orange County and construction was started. By 1977, the population exceeded 500 persons, and Kiryas Joel was formally incorporated as a Village. Kiryas Joel continued to grow rapidly and currently has a population estimated to be about 12,000.

While Orange County is a largely semi-rural area, Kiryas Joel has excellent transportation connections (Route 17 and the NYS Thruway) and is only about an hour's drive from New York City where many Kiryas Joel residents work. It was necessary for Kiryas Joel to develop all of the infrastructure, community facilities, and municipal services from scratch - - streets, sidewalks, utilities, private schools, shopping, etc. Except for employment opportunities, Kiryas Joel is largely a self-contained community. As the population continues to grow at a very high rate, the development of housing is a priority. The future challenge is to continue to provide for the growth of the Village with additional housing, infrastructure, community services, shopping and sufficient economic development to meet some of the employment needs of the growing population.



### III. POPULATION AND HOUSING PROFILE

Kiryas Joel, a Village in Orange County, differs significantly from other villages in the County as well as from the State and the County itself based on the data below which is drawn from "Census Profiles, Orange County," prepared by the Orange County Department of Planning, and the 1990 U.S. Census, Summary of Population and Housing Characteristics.

#### Kiryas Joel and Other Orange County Villages

The Village's size, in terms of area and number of households, is within the range of other villages in Orange County. One of 17 villages in Orange County, Kiryas Joel is one of the smallest, in terms of land area, containing only 1.1 square miles. Only three villages are smaller. In terms of total households, Kiryas Joel is in the middle range, with 1,158 households in 1990; seven of the villages were smaller and nine were larger. However, the Village's 1990 population density of 6779.4 persons per square mile, is between two and four times that of most other villages. It is also the largest Village in terms of total population.

There are two reasons for this high population density. First, the prevalence of multi-family dwellings in the Village, as shown later in this report. Second, is the high average family size in Kiryas Joel: 6.52 persons per family, as compared with 2.96 to 3.43 in the other Orange County villages. Given the large size of Kiryas Joel families, it is not surprising that the median age of its residents is 13.8 years. The median age in the other villages ranges from 29.2 to 41.8 years, two to three times older than Kiryas Joel. Because Kiryas Joel itself is a new community, having been incorporated in 1977, its population does not reflect the age distribution found in older communities. It is primarily made up of young families.

The growth rate of Kiryas Joel from 1980 to 1990 was over 20 times most of the other villages. The growth rate was at least 50% above the next fastest growing village. The estimates of the July 1, 1994 population prepared by the New York State Department of Economic Development shows a continuation of this growth trend.

Kiryas Joel, in Relation to the Town of Monroe, Orange County, and New York State

As a relatively new Village formed only 22 years ago, its demographic characteristics vary greatly from those of the Town of Monroe, Orange County and New York State. Since the population of Kiryas Joel represents about one-third of the Town of Monroe, its statistics skew that for the Town of Monroe as a whole. Therefore, when comparing Kiryas Joel to the Town of Monroe, for the purposes of this analysis the statistics are utilized only for the balance of the Town (excluding Kiryas Joel). These statistics will provide a better basis for comparison and distinction.

The most striking difference between Kiryas Joel and the Town of Monroe, Orange County and New York State is in the age of the population. As indicated above, the median age at Kiryas Joel is 13.8. This is compared to 32.7 for the Town, 32.9 for the County and 33.9 for the State. The difference is dramatic and more than anything else demonstrates the uniqueness of Kiryas Joel. Further examination of the age data illustrates further differences. A total of 53.8% of the population of Kiryas Joel is 14 years old or less, compared to 24.1% for the Town, 23.6% for the County, and 19.8% for the State. This large proportion of children provides special challenges to Kiryas Joel in terms of schools, health care, and other community services needs. At the other end of the spectrum, only 3.8% of the population of Kiryas Joel is 55 years old or older compared to 17.2% for the Town, 18.0% for the County, and 22.2% for the State. The age group of 25-55, which normally constitutes the majority of a labor force, represents only 19.3% of the population of Kiryas Joel compared to 46.4% for the Town, 43.7% for the County and 43.4% for the State. The much smaller labor force has a direct relation to family income which is discussed later in the analysis. The proportion of residents in the total labor force (16 years old and over) is 43.4% for Kiryas Joel, 74.5% for the Town, 75.1% for the County, and 78.9% for the State.

Another dramatic difference between Kiryas Joel and the Town, County, and State is household size. The average persons per household in Kiryas Joel is 6.27, more than double the 3.01 for the Town, 2.89 for the County, and 2.63 for the State. This difference is

obviously related to the large population of children under 14 years of age. Almost one-half of all Kiryas Joel households (47.1%) contain 7 or more persons compared to 1.5% for the Town, 2.2% for the County and 1.9% for the

State. Conversely, only 5.2% of the households of Kiryas Joel contain 1 person, compared to 14.9% for the Town, 19.5% for the County and 27.0% for the State.

Consistent with the high proportion of children in the Village and the low median age, the fertility ratios of the Kiryas Joel women is high. Among women 35-44 years old, Kiryas Joel reports 8,736 children per 1,000 women, or an average of 8.7 children per woman. In the Town of Monroe, the average per woman in this age group is 3.6, in Orange County, 2.1, and in New York State, 1.9.

Among persons five years and over, almost all of Kiryas Joel residents (96.8 percent) speak a “language other than English at home,” and 60.5 percent “do not speak English very well.” In the Town, the percentages are 9.4% and 3.2%. In the County and State, 14.1 percent and 23.2 percent respectively speak other than English at home, 5.6 percent and 10.5 percent respectively do not feel they speak English very well.

In sharp contrast to the Town, County and State, 94.6 percent of Kiryas Joel children attend private (parochial) school. In the Town, County and State, only 12.3, 12.8 and 14.8 percent respectively of children attend private school. This extreme difference clearly reflects the religious orientation of the community, and has significant fiscal impacts in terms of household expenditures.

The educational attainment of the residents of Kiryas Joel in the traditional educational institutions (high school, college, etc.) are substantially less than the Town and County. Only 58.5 percent of the persons 18 years old and over in Kiryas Joel have attained a high school

degree or higher while in the Town 82.8% have at least a high school degree and in the County 77.5 percent have attained a high school degree.

The comparison of those obtaining college degrees (AA, BA, or higher) is even more striking. Only 6.4 percent of Kiryas Joel residents 18 years and older have obtained advanced degrees while in the Town over five times as many persons (33.2 percent) have obtained advanced degrees and in the County about four times as many (24.4 percent). This disparity is largely due to the predominant cultural preferences of the Kiryas Joel population.

Generally educational attainment correlates with household income. In Kiryas Joel in 1989, the median household income is \$14,702 which is less than one third of the median household income for the Town (\$49,235) and just over one-third of the County (\$39,198) and State (\$32,965). In Kiryas Joel 59.0% of the families are below the poverty line in 1989, compared to 4.3% of the Town, 6.4% for the County and 10.0% for the State. While the unique lifestyle of the residents of Kiryas Joel may mitigate somewhat the impact of low family income, the extraordinary incidence of families below the poverty level does have a major impact on the families and the community as a whole.

Although unemployment in 1990 was roughly similar for the four levels of government studied, in Kiryas Joel a relatively low proportion of age appropriate persons is in the labor force. In the Village only, half of all males 16 and over are in the labor force; in the Town, County and State, three-quarters are in the labor force. Among Village females 16 and over, only one-fifth are in the labor force, compared with half or more in the Town, County and State. While the occupational distribution of Kiryas Joel residents is generally similar to that of the other units of government, a high proportion of Village residents report working in "educational services": 35.4 percent, compared with 15.2, 10.1 and 9.6 percent in the Town, County and State respectively.

Commutation to work and automobile ownership differs greatly between Kiryas Joel and the Town, County, and State. Only 27.8% of the Kiryas Joel workers drive to work alone which is a rate 2 to 3 times higher than that in the Town (67.6%), County (73.7%) and State (54.3%). This no doubt results from the fact that three-fifths (59.2%) of households in Kiryas Joel own no automobile, while in the Town the rate is only 16.2%, the County 10.7% and the State 30.0%.

The housing stock of Kiryas Joel reflects the differences in the population compared to that of the Town, County and State. In Kiryas Joel only 6.5 percent of the housing units are one-family detached houses compared to the Town where over 10 times as many (71.7%) of the units are one-family detached houses. In the County 61.1 percent of the dwelling units are one-family detached houses and within the State 40.5 percent are in this category. The predominant housing type in Kiryas Joel are buildings containing two to four housing units accounting for over half (51.4 percent) of the total housing units. In the Town such housing units make up less than one-fifth (9.0 percent) as many of the total housing units. Within the County 17.0 percent of the total housing units are in this category and within the State there are 18.3 percent in this category. There is a similar differential for buildings containing five to nine housing units. In Kiryas Joel they represent 19.1 percent of the total, while in the Town they constitute only 4.8 percent of the total, within the County 5.1 percent, and within the State 5.2 percent.

The prevalence of buildings with multiple housing units is reflected in the owner occupancy rate. In Kiryas Joel only 30.7 percent of the housing units are owner occupied, while in the Town over two and one half times (78.3 percent) of the housing units are owner occupied. In the County owner occupied units represented 67.5 percent of the total, and in the State 52.2 percent.

The large family size in Kiryas Joel also affects the occupancy of the housing units. A total of 42.9 percent of the population live in housing units where the occupancy was over 1.01

person per room. In the Town only 2.0 percent of the population have a similar occupancy status and in the County it is 3.3 percent and in the State 6.5 percent. The high occupancy rate in the Village is a clear index that many of its households live in overcrowded conditions.

The population density of Kiryas Joel far exceeds that of other Orange County Villages. Kiryas Joel whose density is 6,779.4 persons per square mile is over eight times as dense as the Town of Monroe (819.4 persons per square mile v. 819.4) and it is 20 times as dense as the County (376.8 persons per square mile).

### Kiryas Joel Growth Trends 1990-1998/Population Estimate 1998

The population growth of Kiryas Joel has been explosive. Incorporated in 1977 with 525 persons, Kiryas Joel grew to 2,088 persons in 1980 and 7,437 persons in 1990. The growth from 1980 to 1990 was 256.2 percent. By comparison, the Town grew only 21.3 percent from 1980 to 1990 and the County grew only 18.5 percent during the same period.

The Village has continued to grow since 1990. An estimate of the April 1998 population of Kiryas Joel was made based on the number of Building Permits issued from 1989 through August 1997. For the purposes of this study, it was assumed that all building permits issued during this period resulted in the construction and occupancy of units from April 1990 to April 1998. It was also assumed that the average number of persons per household remained the same at 6.27. Building Permits were issued for a total of 615 units during this 8 year period yielding a population growth of 3,856 persons. Therefore, the population estimate for April 1998 for Kiryas Joel is 11,293 persons, an increase of 52% over the April 1990 population. It should be noted that this method of estimating the population produces an estimate of 8,456 persons in Kiryas Joel on July 1, 1994, an increase of 13.7% from 1990. This is comparable to the population estimate for July 1, 1994, prepared by the NYS Department of Economic Development, stating that Kiryas Joel grew 15.9 percent from 1990 until 1994 to 8,616. The New York State July 1, 1994 population estimate for the County is 320,510 and the NYS population estimate for the balance of the Town is 16,532 for 1994.

The fertility rate method of population projection results in a similar population estimate for Kiryas Joel in April 1998. Applying the fertility rates from the 1990 Census to the female population age 8-34 in 1990 who were 18-44 years old by the Year 2000, results in an estimated total of 3,825 births from April 1990 through April 1998. Assuming that during this period deaths and net migration cancel each other out, the population estimate for April 1998 based on this method is 11,261. Averaging the two estimates we get an estimate of 11,277 for the April 1998 population of Kiryas Joel.

There are several interesting aspects of the Building Permit Data from 1989 to 1997. Over 80% of the new units built in Kiryas Joel during this period were in multi-family buildings (81.1%) while only 12.7% were in one family buildings. This contrasts with the balance of the Town of Monroe where all new units were in one family houses during this period.

The Building Permits issued also show a significant variation from year to year -- from as low as 2 to 3 new units in 1992 and 1993 to as many as 170 new units in 1996. In general, construction was moderate from 1989-1991 (averaging 50 units per year); very slow for 1992-1994 (averaging 7 units); and very active for 1995-1997 (averaging over 145 units per year). This recent spurt in construction of new housing units was not matched in the Town which had a steady production of 12 to 31 new one family homes during the whole period. Orange County also had a steady production of all types of housing units during the period with the exception of a spurt in multi-family construction in 1995 and 1996.

#### Population Projections

Based on the current population characteristics and goals of the Village, it is likely that Kiryas Joel will continue to grow at a rate of between 500 to 1,000 persons per year. Almost all of this growth will be internal, through births. New family formations will require the development of 75 to 150 new housing units each year to accommodate the growth. The major factors that could limit the growth of Kiryas Joel will be available land for development, and infrastructure to support new development. Community facilities will also need to expand in order to support the increased population.

Based on the above assumptions, the projected population for Kiryas Joel by April 2000 (the time of the next Census) is between 12,000<sup>(A)</sup> and 13,000<sup>(B)</sup>. (See Chart 3) The projected population for 2005 is between 15,000<sup>(A)</sup> and 18,000<sup>(B)</sup> and for 2010 between 17,000<sup>(A)</sup> and 23,000<sup>(B)</sup>. Thus the population by 2010 will increase by at least 50% (6,000 persons) and could possibly double (increase by 11,000 persons) in just over 12 years (1998 to 2010).



**TABLE I**

**AGE - 1990**

Age	KIRYAS JOEL		BALANCE MONROE TOWN		ORANGE COUNTY		NEW YORK STATE	
	%	#	%	#	%	#	%	#
Total Population	100.0	7,437	100.0	15,552	100.0	307,647	100.0	17,990,455
Under 5 years	17.7	1,316	8.7	1,351	8.4	25,842	6.9	1,241,341
5-14 years	36.1	2,685	15.4	2,396	15.2	46,762	12.9	2,320,769
15-24 years	23.1	1,718	12.3	1,914	14.7	45,224	14.6	2,626,606
25-34 years	7.1	528	17.7	2,759	17.3	53,223	17.5	3,148,330
35-44 years	10.7	796	17.2	2,675	16.0	49,224	15.1	2,716,559
45-54 years	1.5	112	11.5	1,796	10.4	31,995	10.8	1,942,969
55-64 years	1.1	82	7.8	1,205	7.5	23,074	9.1	1,637,132
65-74 years	2.4	178	5.4	834	6.0	18,459	7.5	1,349,284
75 years and over	0.3	22	4.0	622	4.5	13,844	5.6	1,007,465
Median Age		13.8		32.7		31.9		33.9

Source: 1990 US Census.

**TABLE II**

**PERSONS IN HOUSEHOLDS - 1990**

	<b>KIRYAS JOEL</b>		<b>BALANCE</b>		<b>ORANGE COUNTY</b>		<b>NEW YORK STATE</b>	
	%	#	%	#	%	#	%	#
Households	100.0	1,158	100.0	5,137	100.0	101,730	100.0	6,634,434
1 person	5.2	60	14.9	765	19.5	19,837	27.0	1,791,297
2 persons	16.2	187	28.9	1,487	28.5	28,993	29.2	1,937,255
3 persons	10.6	123	21.0	1,029	18.9	19,125	17.0	1,127,854
4 persons	7.0	81	20.8	1,071	18.6	18,922	14.8	981,896
5 persons	8.8	102	9.8	502	9.4	9,563	7.3	484,314
6 persons	5.1	59	3.0	155	3.0	3,052	2.8	185,764
7 or more persons	47.1	545	1.5	78	2.2	22,238	1.9	126,054
Persons per Household	6.27		3.01		2.89		2.63	

Source: 1990 US Census.

**TABLE III**

**HOUSEHOLD INCOME - 1989**

	KIRYAS JOEL		BALANCE MONROE TOWN		ORANGE COUNTY		NEW YORK STATE	
	%	#	%	#	%	#	%	#
Households	100.0	1,158	100.0	5,137	100.0	101,730	100.0	6,634,434
less than \$5,000	11.1	129	2.6	135	3.7	3,764	6.1	404,700
\$5,000 to \$9,999	26.8	310	4.7	244	7.0	7,121	9.5	630,271
\$10,000 to \$14,999	12.5	145	3.1	158	6.5	6,612	7.4	490,948
\$15,000 to \$24,999	22.0	255	9.5	488	13.0	13,335	15.1	1,001,800
\$25,000 to \$34,999	12.8	148	9.2	475	14.1	14,344	14.3	948,724
\$35,000 to \$49,000	10.2	118	21.7	1,116	20.2	20,550	17.3	1,147,757
\$50,000 to \$74,999	4.1	47	27.4	1,407	22.1	22,482	16.7	1,107,951
\$75,000 or more	0.4	5	20.7	1,065	13.4	13,632	13.6	902,283
Median household income (\$)		14,702		49,235		39,198		32,965

Source: 1990 US Census.

**TABLE IV**  
**HOUSING CHARACTERISTICS - 1990**

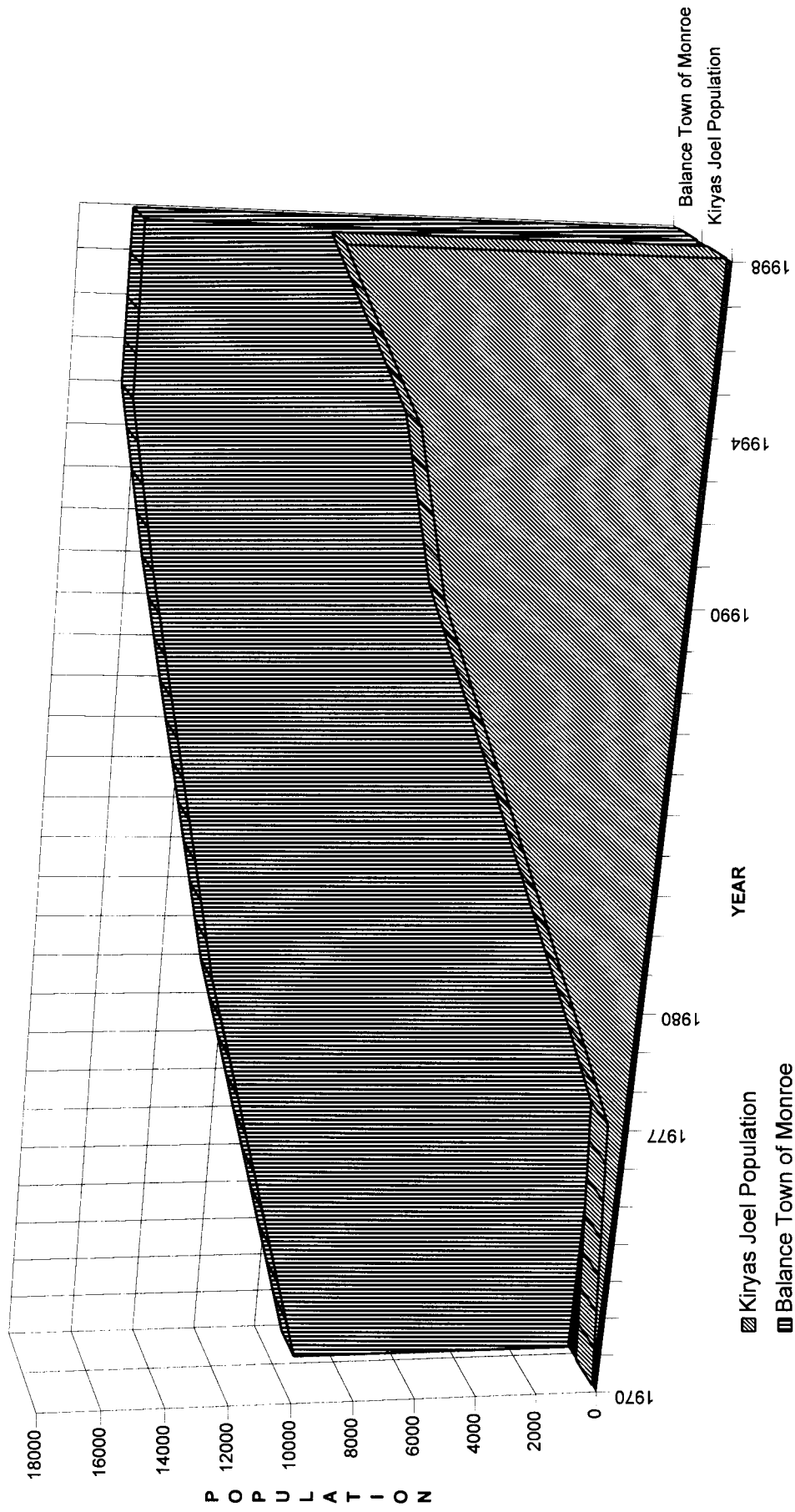
	KIRYAS JOEL		BALANCE		ORANGE COUNTY		NEW YORK STATE	
	%	#	%	#	%	#	%	#
<b>Total Housing Units</b>								
1 Family Detached	6.5	87	71.7	4,085	61.1	67,645	40.5	2,929,333
1 Family Attached	11.0	146	2.1	119	5.7	6,338	4.2	301,794
2-4 Units	51.4	684	9.0	510	17.0	18,802	18.3	1,320,073
5-9 Units	19.1	254	4.8	271	5.1	5,561	5.2	374,858
10+ Units	11.9	158	8.2	469	6.2	6,856	27.6	1,998,074
Mobile Home	—	3	4.2	238	4.9	5,472	4.2	302,759
Total		1,332		5,698		110,814		7,226,891
Occupied 1.01+ Persons/Room	42.9	490	2.0	104	3.3	3,394	6.5	431,733
Owner Occupied	30.7	350	78.3	4,016	67.5	68,470	52.2	3,464,436
Renter Occupied	69.3	791	21.7	1,113	32.5	33,036	47.8	3,174,886
Median Rent (\$)		459		606		513		428

Source: 1990 US Census.

**TABLE V****BUILDING PERMITS ISSUED,  
KIRYAS JOEL, 1989-AUGUST 1997  
By Number of Units**

	<b>Single Family</b>	<b>Two Family</b>	<b>Multi Family</b>	<b>Total</b>
1989	0	32	21	53
1990	5	0	60	65
1991	3	4	32	39
1992	2	0	0	2
1993	3	0	0	3
1994	2	2	13	17
1995	26	0	109	135
1996	21	0	149	170
1997*	16	0	115	131
<b>TOTAL</b>	<b>78</b>	<b>38</b>	<b>499</b>	<b>615</b>
*Through August.				
Source: Orange County Department of Planning, Bureau of the Census, Construction Statistics Division.				

**Chart 1**  
**POPULATION GROWTH**  
**Kiryas Joel and Remainder of Town of Monroe**



**Chart 2**  
**Population Growth Percent Increase**  
**Kiryas Joel and Remainder of Town of Monroe**

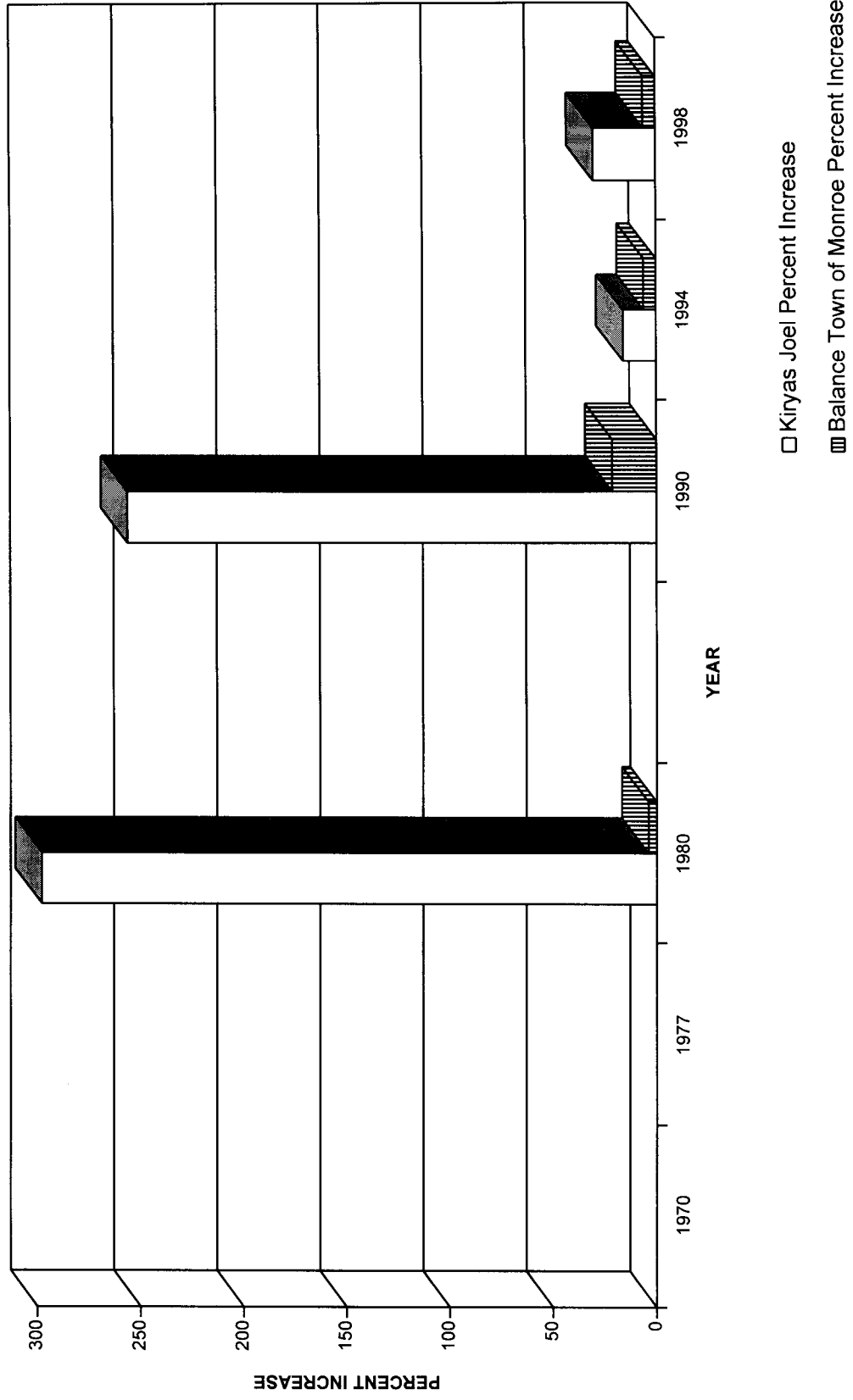
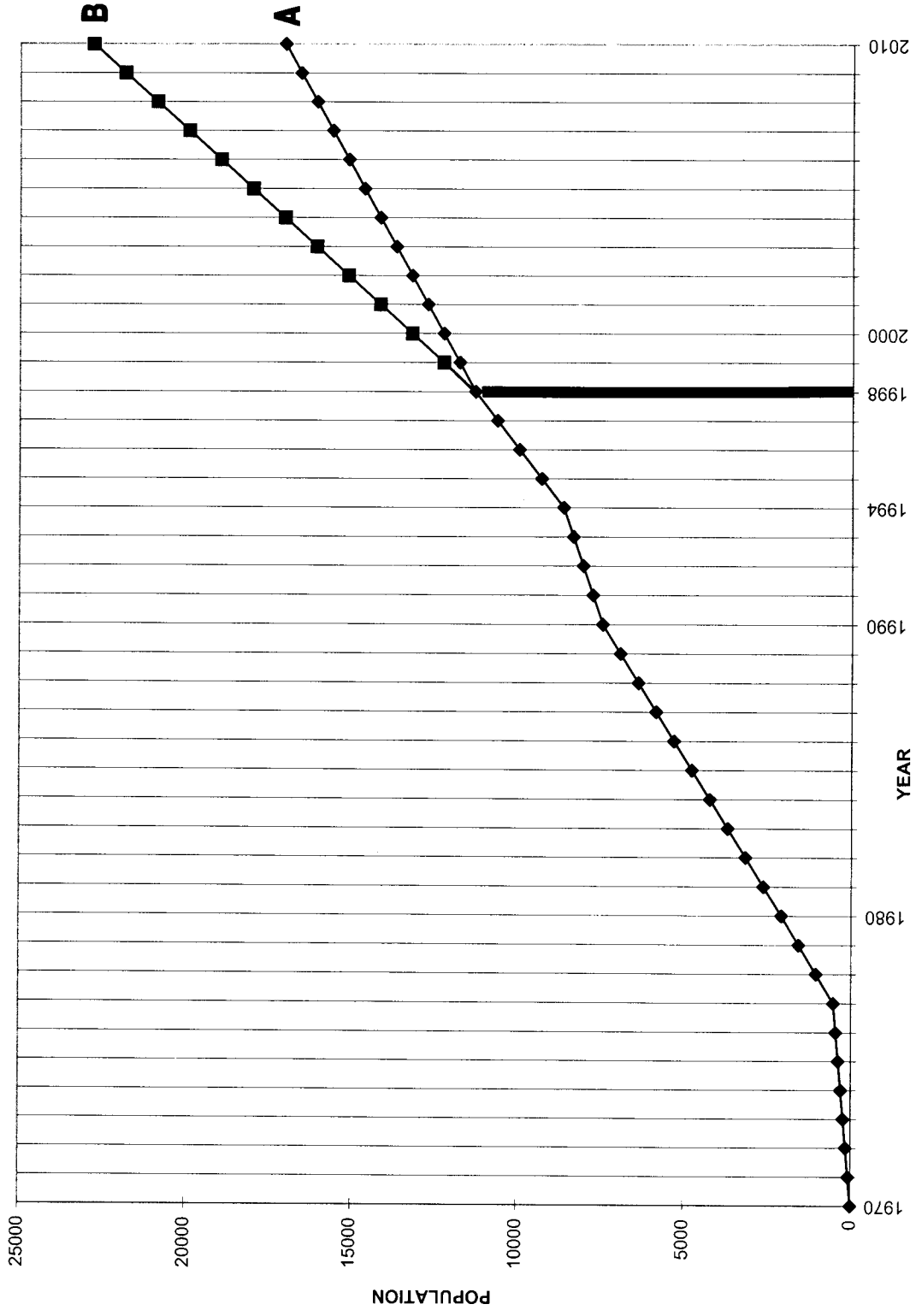


Chart 3  
Kiryas Joel, Population Projections 1999 to 2010





#### IV. EXISTING CONDITIONS

##### Existing Land Use/Community Facilities

The Village of Kiryas Joel has, from its inception, grown dramatically. The initial development was mostly in the form of one to four family residences, one commercial shopping area, and numerous religious institutions including synagogues, schools and a college. As of 1990, almost 70% of the housing units were in one to four family residences. Starting in 1995 a substantial number of multi-family buildings were constructed and that is the current predominant form of construction, representing over 85% of the building permits issued from January 1995 through August 1997. Several subsidized housing developments for families and senior citizens have been developed utilizing federal and state housing programs. As shown on Map 4, the major predominant land use in the Village is for various types of residential uses.

The initial development of the Village was largely between Forest Road and Bakertown Road. The most recent development has been west of Forest Road with the exception of development south of Getzil Berger Boulevard. The area to the east of Bakertown Road is largely vacant except for a few commercial uses and a new sanitary sewer plant. The area in the northwestern corner of the Village on both sides of Mountain Road is also vacant but has several residential projects under construction.

In spite of the tremendous growth of population there has been practically no commercial development other than the main shopping center on Forest Road, There are scattered businesses in homes, ranging from food sales and clothing sales to computer businesses and travel agencies. While clearly serving a need, these scattered businesses are sometimes unsightly with outdoor storage and sales, large signs and limited off-street parking. There are no large industrial uses or office buildings in the Village which reduces potential job opportunities.

The Village has been trying to develop community facilities to keep up with the growing population (See Map 5). Municipal offices and various community services are located on the second floor of the shopping center. The existing Health Center quickly outgrew its current facility, and construction was recently completed on a new Community Health Center adjacent to the central shopping center.

The Village has a Volunteer Ambulance Corps and has applied for a federal grant to construct a municipal fire station on a site east of Bakertown Road. There are no public parks in the Village and the Village has applied for a State grant to construct a municipal park on a Village owned site west of Bakertown Road.

Infrastructure must keep up with growth. The Village is part of Sewer District #1 and recently completed construction of a Sewer Treatment Plant utilizing various State and federal funds. The plant will serve new construction in the Village. Existing development is served by the Orange County sewer plant in Harriman. The current capacity of the plant can serve about 1,250 additional families and it can be expanded to serve up to 2,500 families. The Village is served by subsurface water from 12 wells, and there currently are two water tanks. The water distribution system is sufficient for the current population and meets engineering design standards and has good fire flows and no bacteria or leaks. The storm drainage system meets engineering design standards with large culverts draining into the wetlands.

The Kiryas Joel community provides its own private educational system from day care through college. It is by far the largest employer in the Village. There is one public school in the Village for special education students that, while supported by both the Kiryas Joel and Monroe-Woodbury School Districts, continues to be the subject of ongoing litigation.

Fire protection is provided by the Mombasha Fire Company located in the Village of Monroe. The Village has applied for a federal grant to construct a fire station within the Village to decrease response time. The State Police provide coverage for the Village.

## Circulation

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). On the eastern border of the Village are two minor arterials County Routes #105 and #64. Based on 1997 traffic volumes these arterials currently provide adequate levels of service. On the southern border of the Village is Route 17 which is a major arterial. However, there is no interchange in the immediate vicinity of Kiryas Joel. Local streets are generally in good condition, and additional local roads are being constructed as part of new developments. Since the level of car ownership is quite low in the Village (about one-fourth that of the State) the current street system is adequate. The Village provides an extensive bus system serving more than 80,000 passenger trips a year.

The Village of Kiryas Joel is a most unique community in its dependence on walking as the major mode of transportation for most Village residents. Very low household incomes preclude the ownership of an automobile by most families and consequently there is a very low rate of vehicle ownership. Based on the 1990 Census, almost three fifths (59.2%) of the households own no vehicle compared to 16.2% in the Town of Monroe and 10.7% in Orange County. Based on the 1990 Census Journey to Work, 29.7% of employed residents (330) in Kiryas Joel walk to work compared to 2.4% for the Town of Monroe and 48% for Orange County. Only 27.8% of the employed residents drove to work alone compared to 67.6% of the Town of Monroe and 73.7% for Orange County. The balance of the employed residents in Kiryas Joel utilized either car pools (18.3%) and public transportation (22.1%). These forms of commuting obviously require pedestrian trips to the pickup points. Given the cultural tradition of the residents of Kiryas Joel where the women do not drive, and the strict religious observance of the Village residents, the result is about 65 days a year when even those who own vehicles do not drive. Thus, for almost 20% of the year, all Village residents must walk to synagogue services and they will typically make two or three trips from home to synagogue on those days. Kiryas Joel residents are also highly dependent on internal Village shopping, schools, health, social service and religious facilities. The Village is very compact (only 1.1 square miles) and has an extraordinarily high population density. The distance from the center

of the Village where many activity centers are located to the furthest housing development is about three-fourths of mile or about 15 minute walk. Of a total of 3,471 school children between the ages of 5 and 17 (1996 data), many walk to school which is in session often from dusk to dawn. When taken together, all of the above data on vehicle ownership, journey to work and cultural characteristics, it is clear that walking is the major mode of transportation for Village residents. Many of the streets in the Village have no sidewalks. Many of the sidewalks that do exist are in serious disrepair and are hazardous. These sidewalks need to be completely reconstructed. Maintenance and patchings will not adequately deal with the situation.

The absence of sidewalks and the poor condition of existing sidewalks creates a serious problem for residents of Kiryas Joel since, as indicated above, they are so dependent on pedestrian trips. This is a public safety issue with women pushing baby strollers in the street and the elderly and handicapped facing trip hazards on broken sidewalks. Also needed is the provision of lighting that also improves pedestrian safety at night, and sidewalk ramps for the handicapped. Unlike many suburban communities where pedestrian sidewalks are largely recreational in Kiryas Joel they are an essential component of the transportation network. The Village has applied for several State and federal grants for sidewalk improvements.

### Development Limitations

As shown on Map 6, several major factors limit the development of land in the Village of Kiryas Joel. First, some of the land is designated as wetlands or flood plain areas and cannot be developed except in special circumstances with a permit from the State and the US Corps of Engineers. Second, some of the land has steep sloping topography. While no site is impossible to develop, it is very difficult to develop steep sites. Land with slopes of less than 15% can be most easily developed . Land with slopes between 15% and 20% is difficult and expensive to develop and land with slopes over 20% is normally infeasible to develop. Third, there is a limited amount of vacant land, with about 185 vacant acres proposed to be zoned for multiple dwelling residential use, 15 vacant acres for commercial uses and 70 vacant acres for industrial uses.

*very difficult*

## V. ANALYSIS OF VACANT LAND

The major parcels of vacant land in the Village were analyzed as to the development potential for housing. (See Table and Map 7.) A range of densities (dwelling units per acre) was utilized to estimate the number of dwelling units that could be developed on these sites. However, no site plans were completed nor were the property owners contacted about their future plans beyond what has already been proposed. Each of the parcels analyzed has specific limitations on development: including steep slopes, wetlands; and well and water tank sites. Therefore the density range chosen for this analysis reflects currently proposed developments on similar parcels. The proposed density ranged from 7 dwelling units per acre (similar to Atzei Timurin Phase 1) to 9 dwelling units per acre (similar to K.J. Gold Phase 1). Both of these developments contain 3 story buildings with a maximum of 12 dwelling units per building and are located in the proposed MD-1A Zoning District. Should the Village decide it desires additional denser developments similar to Kiryas Timurin containing 5 story buildings with 40 dwelling units per building (about 20 dwelling units per acre in the proposed MD-2 Zoning District), the projected number of dwelling units would increase.

Based on the above assumptions a total of about 1,400 to 1,800 dwelling units could be built on the eight parcels totaling about 185 acres (about one-quarter of the Village land area). From 1995 through 1997, Kiryas Joel issued building permits for an average of about 150 dwelling units per year. Therefore at this rate, the available vacant land will be sufficient for development over the next 10 to 15 years. The total population growth on these parcels could range from 6,000 to 11,000 persons (depending on family size), which could almost double the current population of the Village. There are also several scattered smaller vacant parcels in the Village that could be developed, but the number of dwelling units would not be significant compared to the larger parcels.

Discussions with the Village Engineer indicate that this level of development could be supported by the Village's existing utility systems. The new sewer plant can currently serve a total of 1,250 additional dwelling units (at 400 gallons/family/day), and it could be expanded to serve a total of 2,500 dwelling units. The storm drainage system is adequate to serve the additional development provided such development includes retention basins where necessary. The 84 inch culverts draining

into the wetlands are adequate to take the projected flows. The water supply is the most problematic. The existing system is in good condition but additional water-sources may be needed to serve the new development in later years. If the Village is to grow at this rate beyond 10 years, a detailed hydrology study will be required to establish future sources of water supply.

**PROJECTED NEW CONSTRUCTION/MAJOR VACANT LAND**

**VILLAGE OF KIRYAS JOEL**

Project	Zoning District	DWELLING UNITS				Area (Acres)
		Built	Approved	Projected*	Total	
Delta Bronze	R-3					
Delta Bronze 1&2		36	52-78	-	88-114	14.6
Delta Bronze 3		20	36-54	-	56-74	8.4
Delta Bronze 4		-	-	130-200	130-200	18.6
Delta Bronze 5		-	-	35-50	35-50	4.0
Subtotal		56	88-132	165-250	309-438	45.6
Atzei Timurim	MD-1A					
Phase 1		-	48	-	48	7.0
Phase 2		-	-	55	55	7.8
Subtotal		-	48	55	103	14.8
Kiryas Timurim	MD-2	-	225	-	225	11.7
K.J. Gold	MD-1A					
Phase 1		-	70	-	70	8.0
Phase 2		-	-	25	25	2.9
Subtotal		-	70	25	95	10.9
North of Seven Springs/Mtn	PD	-	-	165-215	165-215	23.8
South of Seven Springs/Mtn	PD	-	-	200-260	200-260	28.8
East of Bakertown Road	PD	-	-	270-345	270-345	38.3
College Site	MD-1B	-	-	80-100	80-100	11.5
<b>Total</b>		<b>56</b>	<b>431-475</b>	<b>960-1250</b>	<b>1447-1781</b>	<b>185.4</b>

\*Estimates based on density assumptions.



## VI. COMPREHENSIVE PLAN OBJECTIVES

### Purposes and Principles

The chief aim of the Land Use Plan is to guide the development of the community, with proper regard for health, safety and welfare, aesthetics, and economic practicality. If developed in accordance with a plan, even at the time that it reaches its ultimate development, the Village will continue to provide a sound environment for family living and a sound economic structure, as well as a healthy fiscal foundation for the financing of necessary public services and facilities.

The Land Use Plan proposes the most desirable locations and standards for residential, commercial, industrial, recreational, public and institutional uses. It should never be considered as an inflexible blueprint. When adopted, it should be accepted as a general guide for the Village in the establishment of future land development policies.

Due to the established character of a large portion of the Village, the direction of its ultimate growth has, in certain respects, been determined. There are, however, several notable exceptions which are discussed in this and other chapters of this report, namely:

1. The future development of vacant or underutilized land.
2. The future development of commercial and industrial uses.
3. The future development of medium and high density apartments in the Village.
4. The future role of some of the land now occupied by institutions.

The Land Use Plan includes two basic components, specifically:

1. A plan for the use of lands which are subject to direct public action (such as streets, public buildings and land); and
2. A plan for the future use of privately owned land.

With respect to the latter, the Village can exercise only what might be termed “indirect jurisdiction,” establishing certain limits within which property owners are free to develop their property. Positive public action with respect to the use of privately-owned land is limited therefore, to either the provision of services and facilities (such as streets, sewers, parks or playgrounds), or to the zoning of private land by given land use classifications. By regulating the use of land in each such classification, the Village can attempt to guide eventual development towards the objectives set forth in the Land Use Plan.

In some instances, the Land Use Plan development proposals may not be achievable at this time, or in the very immediate future. Such areas could, therefore, be zoned first in accordance with their present use and then rezoned in accordance with the Land use Plan at such times as conditions warrant.

#### Basic Assumptions and General Objectives

The Land Use Plan (shown graphically on the Land Use Plan map) sets forth broad planning policy with respect to all future land uses. The Plan is based on the previously presented analysis of existing conditions, and on relevant projections of population, transportation, and economic development trends. The objective of the Plan is to further and guide, rather than arrest, future growth.

Throughout the preparation of the Land Use Plan, it is assumed that residential development should accommodate the natural growth of the community. If the Village’s major vacant land were to be developed in accordance with the proposed land use plan, its eventual population could double to about 23,000 people. This figure is based on current Village boundaries, household size and the proposed densities for designated residential areas.

#### Plan Objectives

The Village of Kiryas Joel should provide a safe, healthy, pleasant, and convenient environment for all its residents and businesses, both in the near future, and when the level of “ultimate development” takes place. The major objectives of the Land Use Plan, are as follows:

1. There should be available a variety of housing (with respect to types, costs and densities of homes and apartments) in order to enable families with different requirements, and incomes to live in the Village.
2. In order to accommodate future growth and provide unified services, the Village should examine the possibility of annexing adjacent land.
3. The Village should encourage and facilitate economic development in the Commercial and Industrial Districts so as to better serve the local population as well as to provide job opportunities and upgrade the tax base.
4. While provision should be made for employment in commerce and industry, these uses should not be permitted to infringe upon, or detract from, the character of residential areas.
5. Community facilities and services should be provided to serve adequately the needs of the residents and to be so located as to be easily accessible.
6. Traffic congestion should be prevented and sidewalks should be designed to make walking both safe and convenient.
7. The Village should plan for the expansion of its infrastructure to keep pace with development.
8. Every effort should be made to preserve the attractiveness of the environment and encourage good design in future development.

## VI. LAND USE PLAN

### Residential Development (See Map 8)

The projected population growth of Kiryas Joel over the next 10 to 25 years will require extensive residential development to meet the needs of a growing population. To accommodate this growth and provide choice, housing of various types, densities and costs should be encouraged.

#### W. Low Density Residential (Zoning District R-1 - up to 5 dwelling units per acre)

Residences ranging from single family houses to two and three family houses constituted large portion of the initial residential development of the Village. Some infill development on vacant lots is proposed at this density within the areas previously so developed.

#### X. Medium Density Residential (Zoning District R-2 - up to 14 dwelling units per acre)

Small apartment buildings with four to six dwelling units were also originally developed in the Village and there are new developments of this type being developed on vacant land. Some developments are proposed on subdivided lots served by existing local streets or their extension.

#### Y. High Density Residential (Zoning Districts R-3, MD-1, MD-1A and MD-2 - 14-34 dwelling units per acre)

In order to provide a variety of housing at affordable rents, and maximize the limited land resources, the plan proposes housing at higher densities for a number of areas. Initially, most such developments have been limited to three stories in height but there is at least one current proposal to develop five story apartment buildings. This height would be the maximum due to requirements of religious observance of the Sabbath and other religious holidays which preclude total dependence on elevators. While higher densities more efficiently utilize the land, attention must be paid to the overall site planning so such developments will provide a successful overall living environment. Optimally, such development would take place within walking distance of the center of the Village. In some cases where vacant land adjoins

collector streets, high density development supported by bus transportation is appropriate, such as along Mountain Road and Bakertown Road.

#### Commercial Industrial Development (Zoning Districts C & I)

As indicated above, economic development is an important objective for the Village. It is necessary to provide job and shopping opportunities for the residents and provide more balanced development. The main areas for future development are along Bakertown and Dunderberg Roads. These roads provide good transportation access to Route 17 and the surrounding communities. They are also separate from residential areas so as to avoid any conflict in uses. There is sufficient vacant and underutilized land (25 acres proposed to be zoned commercial and 70 acres proposed to be zoned industrial) to make such development feasible. This zoning pattern would permit the development of approximately 200,000 square feet of additional retail, and service uses and about 900,000 square feet of office, industrial and distribution type uses. The Village must actively pursue economic development opportunities utilizing to the maximum extent feasible State and Federal programs which provide assistance tools

Commercial uses to supplement the existing shopping center on Forest Road include retail, office, and service businesses. Given the special requirements of the population of Kiryas Joel, retail and service uses meeting these needs (food, clothing, etc.) should be emphasized. Office uses could range from general services (travel, computers, professionals) to businesses employing local residents but serving a larger population.

Industrial uses could range from light manufacturing to office and research. The Village of Kiryas Joel has a large labor force available that is disciplined and educated and is an important resource for attracting uses to a corporate-business park type area.

#### Circulation Plan (See Map 9)

The street systems of the Village is largely developed and needs only minor improvements. As development takes place on Mountain Road (County Highway 44) which currently functions as a

minor collector street, it will need to be upgraded (width and shoulders) so it can function as a major collector street.

Studies should be undertaken to see if a more direct street connection can be developed between Bakertown Road and Dunderberg Road (County Routes 105 and 64) and the Village center without negatively impacting the local residential streets. One possibility is to utilize streets to be developed as part of the Delta Bronze subdivision to connect to an extension of Van Buren Drive.

In addition, if a shopping center proposed nearby comes to fruition, traffic counts should be conducted to determine if a traffic signal is necessary at the intersection of County Route 105 and Dunderberg Road (County Road 64).

As discussed in the Existing Conditions section, many Village sidewalks are in serious need of reconstruction and some streets have no sidewalks. The Village has applied for several grants to remedy this situation. Recently, \$1 million was included in the State Transportation Improvement Program (TIP) for sidewalk construction. In addition, an Application has been submitted for an additional \$1 million under the Transportation Enhancement Program (TEA-21). Engineers have estimated that the total cost to upgrade the Village's sidewalks is about \$4.5 million. The location of the sidewalks included in this estimate are shown on Map 10.

### Community Facilities

Community facilities such as parks, fire houses, schools and government buildings are essential to the functioning of any community. As a fast growing community, it is important that Kiryas Joel plan to keep up with the current and projected needs.

### Recreation

There currently is no park within the Village. Using the generally accepted standard of 10 acre of park land for each 1,000 population, the Village currently should have some 200 acres of park land to provide for its ultimate population. However, given the unique cultural characteristics of the Village residents, this standard would be excessive and probably a considerably reduced standard would meet Village needs.

The Village intends to utilize 15 acres of land it already owns to construct a Municipal Park containing children's playgrounds, a tot lot, an open play area, sitting areas for parents and senior citizens, nature walking trails and a picnic area. This will be the first public park in the Village and after its construction, the Village should further evaluate future recreation needs.

The Municipal Park will be a major public benefit. As of 1990, there were 1,316 children under the age of 5 and 2,685 children between 5 and 14 years old. By the year 2000, these numbers will most likely have doubled to over 8,000 children. These children currently have no park or recreation area within the Village. The predominant housing type in the Village of Kiryas Joel is multi-family buildings. Therefore, very few families have access to their own backyards that could serve some of their recreation needs.

The existing 15 acre site is part of a 60 acre site that contains Class II N.Y.S. Freshwater wetlands. It is intended that the wetlands be undisturbed and that the recreation areas be developed on 1 to 2 acres along the perimeter and outside of the wetlands. The site is currently totally undeveloped. There are two major utility easements that cross the site with underground utilities, and with an access road to a pump station. The project will include the transfer of the Village land to recreation

use and the construction of a Municipal Park including play equipment, an open play area, picnic tables and benches, walking trails, lighting, fencing, landscaping, comfort station, security booth, signage, improvement of an access road and a parking area.

Since a portion of the site contains wetlands, the wetlands constitute a special resource. Creating a Municipal Park on the land adjoining the wetlands will enhance their preservation as well as to integrate the wetlands as an attractive backdrop to the recreation areas and nature trail. Some portions of the trail will be adjacent to a brook running through the site.

Grade disturbance will be kept to a minimum. There currently is an access road on the perimeter of the wetlands that leads to the areas to be developed for recreation purposes which road was approved as part of a permit by the NYS Department of Environmental Conservation. This existing road will be improved and a parking area built. The land adjoining the wetlands is generally flat and all walkways and trails will be of natural materials. The play areas will be developed outside of the wetlands on flat ground. The surface beneath the play equipment will be wood chips for safety and the least interference with the natural environment. There will also be large open grass play area.

### Fire Protection

There is a critical need in the Village of Kiryas Joel to provide improved fire protection services through the construction of a fire station within the Village to assure speedier arrival of first response fire fighting equipment at the scene of village fires.

The need for more immediate fire protection is clearly shown by the Map 11 titled "Location of Existing Fire Stations Serving Kiryas Joel." Currently, the Village of Kiryas Joel receives public fire protection services from the Mombasha Fire Company located in the Village of Monroe. New York State Route 17, the major east-west highway serving the region, separates the Village's of Kiryas Joel and Monroe, and severely limits direct access between the two villages. The Mombasha Fire Company in the Village of Monroe provides fire services in accordance with the terms of an agreement dated June 1, 1998.



Mombasha is a volunteer fire company with approximately 25 active volunteer members. It is housed in two separate stations in the Village of Monroe.

- One station, the main one, is known as the Mombasha Fire House. It is on the north side of Ramapo Street between Freeland and Mill Streets and houses four pieces of firefighting equipment: two pumpers, one ladder and one rescue truck.

It takes approximately 11 minutes to drive from the main fire station to the most distant point in the Village of Kiryas Joel. At times of traffic congestion the response time is far greater.

- The second fire station is the Mombasha Sub Station (at the northeast corner of State Routes 105 and 208). It houses three pieces of firefighting equipment: a pumper and two smaller rescue vehicles.

It takes approximately eight minutes to drive from the sub station to the farthest point in the Village of Kiryas Joel. The response time is longer during times of traffic congestion.

While the two Mombasha fire stations were adequate for the Village's fire protection needs when there were much fewer residents, the Village's population growth and current size emphasize the need for a first response station within the Village's boundaries to assure a significantly quicker first response; the difference of a minute or two, and even of only seconds, in the arrival of the first response, can be the difference between life and death and/or between a controlled fire and uncontrolled fire spread. The Mombasha Fire Company's incident recapitulation records for 1996 and 1998 indicate a significant increase - a near doubling - in the annual number of fire incidents in the Village of Kiryas Joel: a jump from an annual level of 70 incidents in 1996 to a 1998 level of over 120 incidents. Thus, Kiryas Joel had a 1998 average of 10 fire incidents every month. It is also important to note that while the number of fire incidents in Kiryas Joel doubled between 1996 and 1998, in both the Village of Monroe and Town of Monroe they remained virtually unchanged during this same period.

The average Village apartment building has 10 apartments and each such building is home to between 60 and 70 residents. Therefore, a fire in any one of these apartment buildings quickly can become a calamity of major proportions involving the building's 60 to 70 residents and multiples of this number if the fire were to spread to similar nearby structures. A speedier first response by firefighters has become one of Kiryas Joel's most critical needs. In a number of instances flames already had spread through an apartment house while residents stood outside awaiting the arrival of a fire truck and firemen. Given the Village's current size and continued population growth, it is imperative that Kiryas Joel take appropriate steps at this time to provide a speedier first response for all Village fires by developing a first response fire station within the Village itself.

The Insurance Services Office (ISO) is a private fire protection rating agency that evaluates the adequacy of public fire protection services in communities throughout New York State. In their most recent evaluation of the Village of Kiryas Joel, they classified the entire Village in Public Protection Class 4. In the ISO classification system, Class 1 indicates public conditions are such that they are likely to result in the highest degree of protection from fire damage and Class 10 indicates they are likely to result in the least protection from fire damage. The Village's Class 4 designation is a clear indication of the need for significant improvement in the degree of fire protection available to Village residents. To improve on the Class 4 designation there is a need for the reserve pumper truck to the fire fighting facilities (recently purchased) and for the location of a fire station within the Village to serve as a first response supplement to the two Mombasha Fire Company fire stations now serving Kiryas Joel. For some time now, the Village has recognized the need for an in-Village supplemental fire station that would result in a speedier arrival of first response fire fighting equipment at Village fires.

In a 1996 letter addressed to the Village of Kiryas Joel, CRS of the Insurance Services Office (ISO) reviews the factors evaluated in arriving at Kiryas Joel's overall fire protection classification rating.

- ISO indicates the Village should have one fully equipped reserve pumper truck, and they note the Village does not have such a reserve pumper truck.

The Village, in December of 1998, in fact purchased such a truck as a first step in improving its fire protection services and plans to house it in a new fire station. It is important to note that it cannot now use the fire truck during the winter months because water in its pumps would freeze with absence of a warm fire station to house the vehicle.

- ISO indicates that all sections of Kiryas Joel should be within 1½ miles of a first-due engine company and within 2½ miles of a ladder-service company. ISO indicates that based on their review of the community, only some 55% of the built-up area meets this requirement.

The proposed development of a fire station to be located on the east side of Bakertown Road (see Map 10) and its inclusion of appropriate equipment and trained fire fighters, will significantly increase the proportion of the community that meets the ISO 1½ and 2½ mile criteria.

### Infrastructure

As indicated in the section on Existing Conditions, the new Sewer Treatment Plant has the capacity to serve up to 2,500 families or 15,000 persons. This is sufficient capacity for the projected ultimate Village population within its current boundaries. Water resources are a major concern, and the Village is studying many options to provide for the growing population. A hydrological study should be undertaken so the Village can develop water resources to meet the future needs. This study should examine surface as well as ground water options. The storm drainage system is adequate to meet future needs, however, some retention areas may be necessary for new development upstream of the wetlands.

## VIII. LONG TERM DEVELOPMENT

The Land Use Plan designates 185 acres of vacant land as potentially developable for various types of residential use. At the densities proposed in the Land Use Plan, this would provide for up to 1700 additional dwelling units within the Village. Assuming new developments are ultimately occupied by the current average household size, this new housing will accommodate up to 11,000 persons. If the Village maintains its current annual rate of population increase of up to 1,000 persons per year, it will reach a saturation population of about 23,000 in the year 2010. At a slower rate of growth of 500 persons per year, the Village would reach its ultimate population around the year 2020. After this land is developed, there would be no remaining undeveloped land in the Village to accommodate additional housing demand.

The Village of Kiryas Joel is unique in that as children grow and marry and develop their own families they characteristically remain within the community. They retain strong day to day relationships with their respective families; they continue to worship at the same synagogue; their social activities continue within the same circle of friends and relatives and those bonds also result in a very strong inter-generational support system. Thus, it becomes a very important planning objective to provide land to accommodate this future household growth. This will therefore require consideration of the annexing of additional lands to meet the Village's expanding needs.

This land should be so located that when added to the Village, the whole constitutes a unity of purpose and facilities. There should be common road access, drainage and water supply for the annexed property and the Village. It is also important that lands be as close as possible to the Village so that Village facilities would be easily accessed.

Within a reasonably contiguous area in the Towns of Monroe and Woodbury (bounded by Seven Springs Road, Acres Road, Bakertown Road and Route 105), there are about 300 acres of vacant developable land (See Map 12). Most of this land<sup>(A)</sup> is in the Town of Monroe on the northern boundary of the Village. There are also two large areas in the Town of Woodbury north and east of the Village boundary. Development of this land at current densities of nine dwelling units per acre

would accommodate 2,700 dwelling units. At the current occupancy rate of 6.27 persons per household, the additional lands would accommodate up to 17,000 persons. At the current rate of population growth, these lands would be fully developed in between 15 and 30 years.

In addition, there are also other developed properties -- occupied in part by persons who currently use Kiryas Joel facilities and houses of worship -- within the Village's contiguous area that also could be annexed to the Village to unify the facilities serving both areas. These properties<sup>(B)</sup> are within the Town of Monroe on the western and eastern boundaries of the Village. There also are developed and undeveloped parcels in the Town of Woodbury<sup>(C)</sup> north of the Village. In total the annexed area could almost double the current Village area of 1.1 square miles. Since the annexation process can be time-consuming, it is appropriate to start planning for this growth at the earliest feasible time.

**LANDS TO BE CONSIDERED FOR ANNEXATION TO  
VILLAGE OF KIRYAS JOEL**

<b><u>Parcels That Might Be Considered</u></b>	<b><u>Areas* (Acres)</u></b>
A. Major parcels of vacant land, or underutilized land (house on lot of several acres) owned by people who use Kiryas Joel facilities.	300
B. Small Developed Parcels (mostly houses) owned by people who use Kiryas Joel facilities.	230
C. Undeveloped Parcels and Developed Parcels (mostly houses on large lots) not owned by people who use Kiryas Joel facilities.	100
	<hr style="width: 10%; margin-left: auto; margin-right: 0;"/>
<b>Total Area to be Annexed:</b>	<b>630</b>
Current Village Area (1.1 square miles)	704
Proposed Village Area	1,304

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\*Areas are approximate. See Map 12.

## IX PLAN IMPLEMENTATION

The preparation and eventual adoption of a Comprehensive Plan does not alone insure the development of Kiryas Joel in accordance with the Plan's objectives and proposals. The Plan is on the one hand a guide which gives the community a framework within which to view necessary public improvements and proposed private developments. On the other hand, the tools required to realize or effectuate the Comprehensive Plan are not guides, but laws which should reflect the Plan. Whenever changing conditions in Kiryas Joel justify the modification of the Plan, or the legal instruments for implementing it, the Planning Board should consider appropriate measures to keep these documents current and meaningful. Prior to adopting the Comprehensive Plan and the related legal tools, it is necessary to prepare and approve a Generic Environmental Impact Statement in accordance with the State Environmental Quality Review Act (SEQRA).

The basic tools available for effectuating the Comprehensive Plan are:

1. Zoning Ordinance
2. Subdivision Regulations
3. Capital Project Programming \*

### Zoning Ordinance

Land development is the result of private as well as public actions. For this reason, it is useful for each community to guide private development through the powers granted to it by State statute. The zoning power is one of the most significant measures whereby a Village can give direction to private uses of land -- both in the continuation of desirable land use patterns which exist today, and in guiding areas to be developed in the future.

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\*This would include use of various State and Federal programs which are available to aid communities in providing housing, an adequate level of public facilities and services and in the carrying out of economic development programs.

A proposed Zoning Ordinance and Map has been prepared as part of the comprehensive plan process and should be considered by the Planning Board. The proposed Zoning Ordinance includes several new sections that provide additional regulation of development, as well as a site plan review process that allows the Village to carefully monitor new development. Several new Zoning Districts are created both to more closely conform to existing development patterns and to upgrade the standards of new development. There are specific regulations relating to parking, loading, signs, fences, landscaping and screening, recreation areas, etc. There are six proposed Residential Districts, of which four are new and provide for different densities of development. There are new Commercial and Industrial Districts to help promote economic development. An Institutional District has been added to provide security for those uses requiring privacy. A Planned Development District is retained for any future large scale mixed use development. The Planning Board's recommended version of the revised Zoning Ordinance should, after review, be submitted to the Mayor and Board of Trustees for their final consideration.

#### Subdivision Regulations

Though predominantly built-up, there are still areas of the Village where residential subdivisions will take place. Since the manner in which new streets and lots are laid out have a direct effect not only on the land directly involved, but also on adjoining properties and the entire surrounding area, there is a community-wide interest in the proposed layout of each subdivision. New lots, land uses and streets can change or intensify traffic and they can affect area drainage and utilities. Subdivision regulations also assist developers and financing institutions in that they provide for an efficient and orderly way of recording land ownership, easements, etc.

Subdivision Regulations spell out specific minimum requirements with which developers must comply. Items such as street standards, drainage, utilities, are included, which when coupled with other implementation tools, insure development in conformance with the objectives of the Comprehensive Plan. The Subdivision Regulations also prescribe the procedure for filing of subdivisions. It is recommended that the Village adopt Subdivision Regulations.



### Capital Project Programming

Capital Project Programming begins with the identification of potential public projects and assigning a priority to each project. In order to implement those recommendations that are the Village's responsibility, such as parks, roads, sidewalks, and utilities, it is essential that a program of priorities be established consistent with the Comprehensive Plan and Village's financial resources. Given the limited financial resources of the Village, the Capital Project Programming will be directly related to available State and Federal grants. As needs change or develop, priorities should be adjusted. A discussion of the Village's Capital Project needs is discussed in other chapters of the Comprehensive Plan. Currently the development of water resources, repair of deteriorating sidewalks, construction of new sidewalks, a Municipal Park and a Municipal Fire Station have the highest priority.

It is recommended that the Village adopt a long range Capital Improvement Budget, which should be subject to annual review as to resources and priorities.