



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

**WELCOME**

**Public Open House #1**

**Thursday, February 27, 6:00 – 8:00 PM**



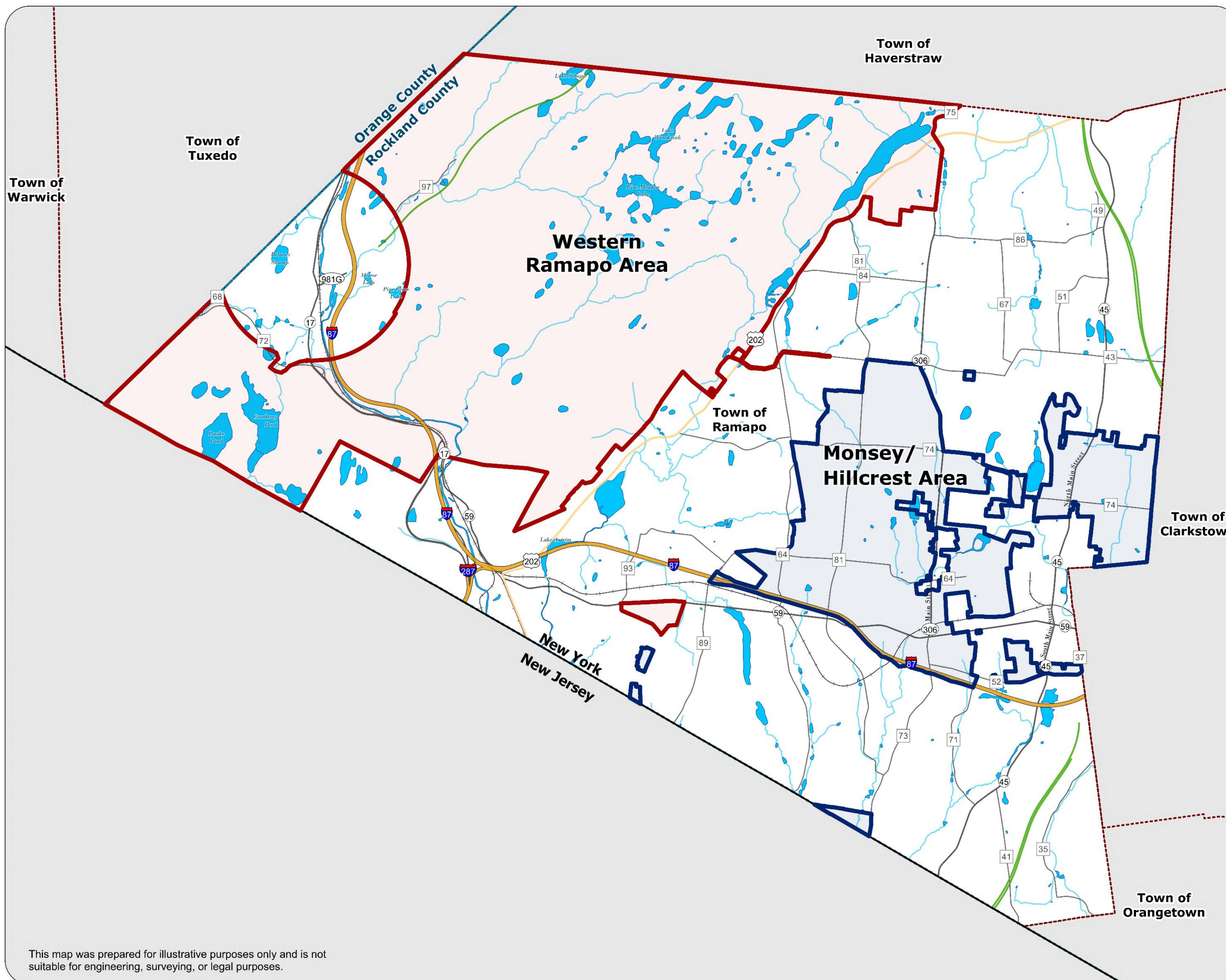
# 1

# WHAT IS A COMPREHENSIVE PLAN?

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

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

To learn more visit: [www.Ramapo.org](http://www.Ramapo.org)



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



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

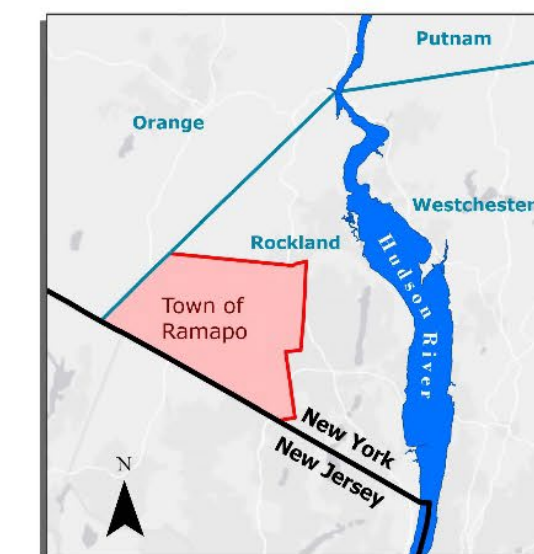
**Town of Ramapo**

**Study Area**

February 2025

**LEGEND**

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



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



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

# MONSEY, HILLCREST, AND WESTERN RAMAPO DEMOGRAPHICS

## 2024 Monsey, Hillcrest, and Western Ramapo Population: 47,652

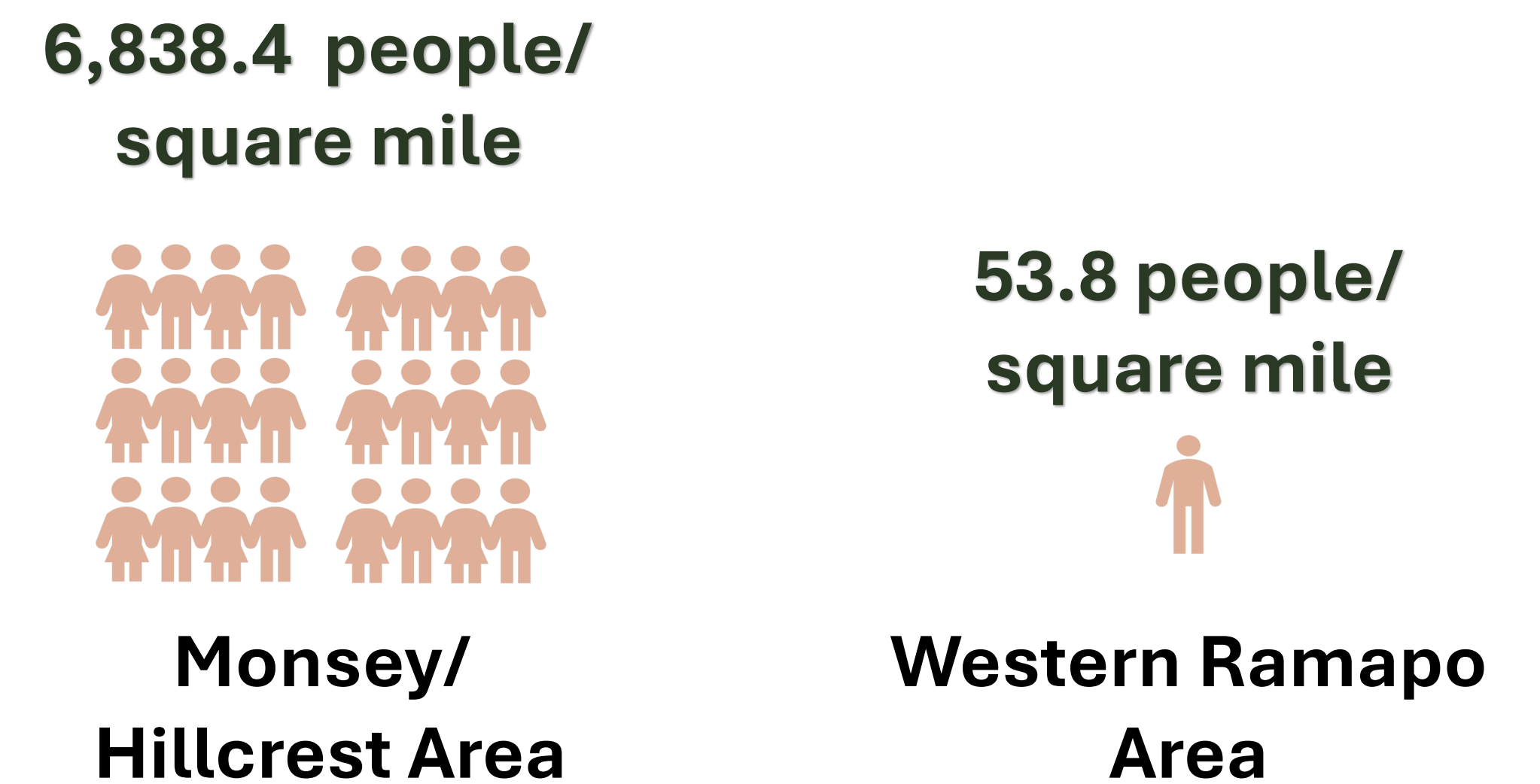
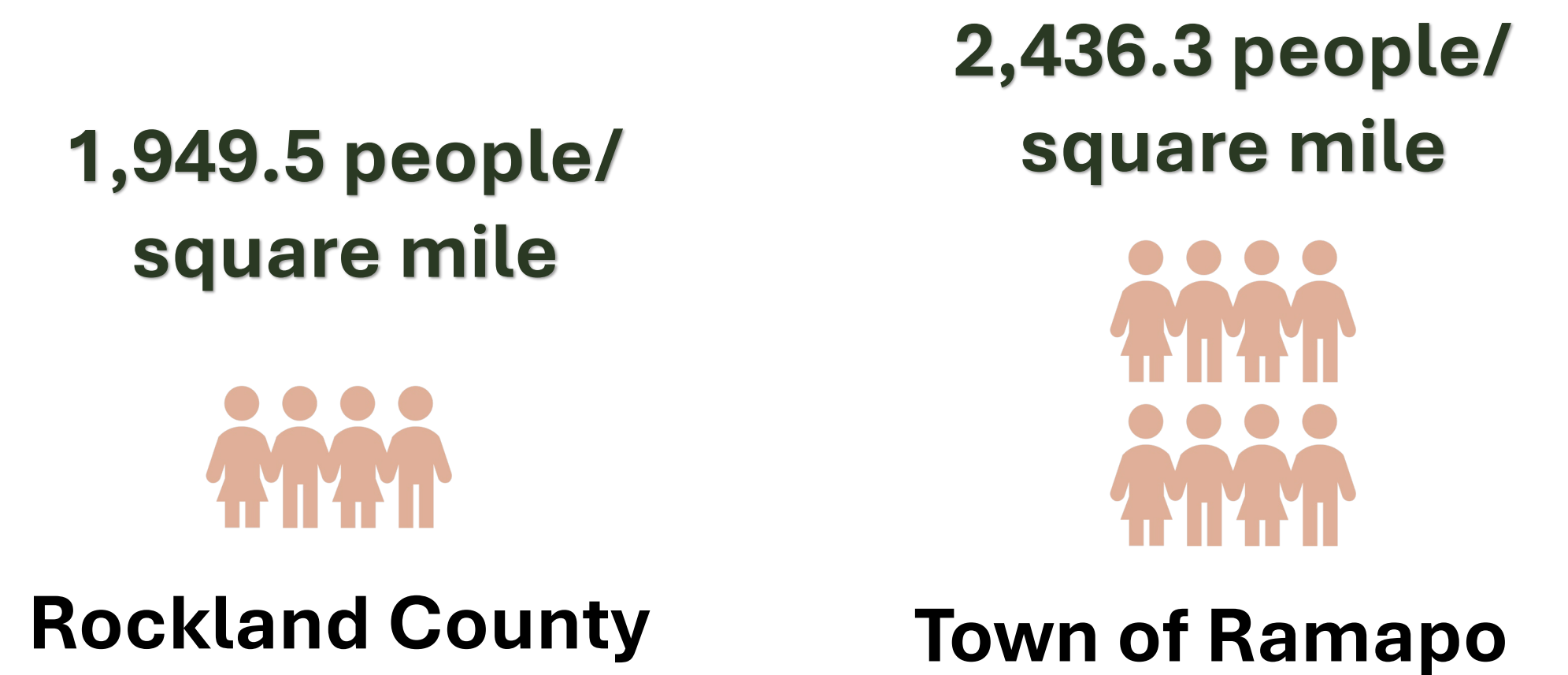
*Source: US Census Bureau and Esri Business Analyst (estimates)*

### Population Growth & Projections

	2010	2020	2024 Estimates	2029 Projections
Rockland County	311,687	338,329	342,675	346,102
Town of Ramapo	126,595	148,919	154,464	158,716
Monsey/ Hillcrest Area	35,471	46,501	49,480	51,675
Western Ramapo Area	1,006	1,151	1,543	1,629

- According to the 2020 Census, Ramapo accounts for **44%** of Rockland County’s total population.
- Between 2010 - 2020, the Town of Ramapo saw its population grow by nearly **18%**.
- During the same period, the Monsey area experienced a significant **31%** increase in population.
- The Western Ramapo area saw minimal growth, with an increase of less than **1%**.

### Population Density



# MONSEY, HILLCREST, AND WESTERN RAMAPO DEMOGRAPHICS



## Household Size Comparison



Town of Ramapo



Monsey/  
Hillcrest Area

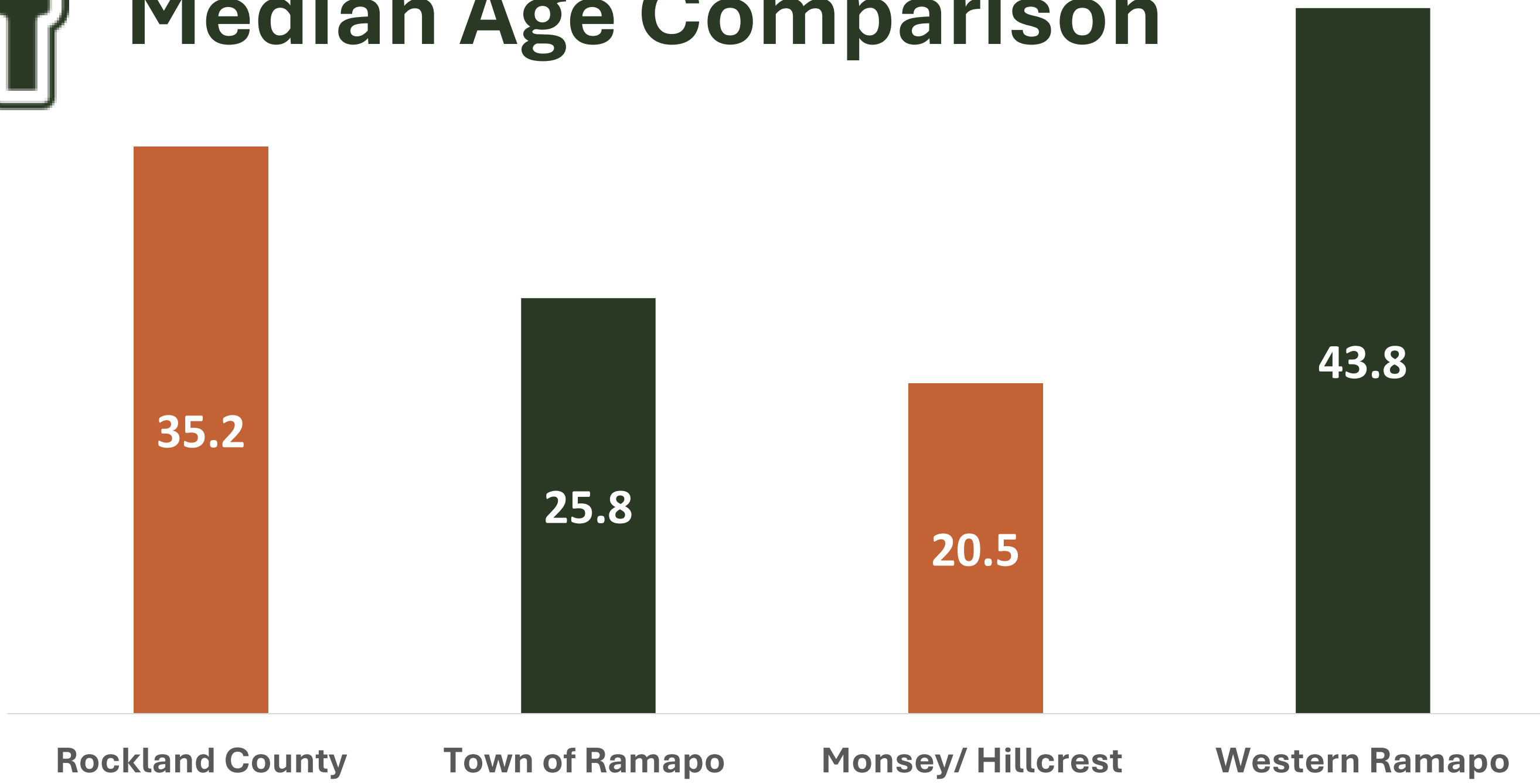


Western Ramapo

- Household trends differ throughout the Town of Ramapo, with the Monsey area seeing the most significant growth in number of households (**19.6%** from 2010-2020) and household size



## Median Age Comparison



- The Monsey area has a high concentration of young children, with a median age of **20.5**
- The Western Ramapo area has an older population, with a median age of **43.8**

**\$114,702**



**MONSEY AREA**

**\$208,123**



**WESTERN RAMAPO**

## AVERAGE HOUSEHOLD INCOME

- The Western Ramapo area (\$208,123) has the highest average household income, and the Monsey area (\$114,702) has the lowest
- In Western Ramapo, **31.5%** of households earn \$200,000 or more
- The Monsey area has a higher portion of households earning less than \$50,000, highlighting more income diversity and lower average incomes

# WHAT IS YOUR VISION?

**Describe what you want the Monsey, Hillcrest, and Western Ramapo areas to be like in 5, 10, or 20 years...**

Post-It Notes Here

Post-It Notes Here

# 4

# CHALLENGES AND CONCERNS

**Share your concerns and what you see as challenges for the Monsey, Hillcrest, and Western Ramapo areas.**

Post-It Notes Here

Post-It Notes Here

# 4

# OPPORTUNITIES AND STRENGTHS

**What opportunities and strengths do you see in the Monsey, Hillcrest, and Western Ramapo areas?**

Post-It Notes Here

Post-It Notes Here



# THE PLACES WE GATHER

... AND WHAT WE DO THERE

Place stickers on the map to show the places you gather in your community and what you do there...

My neighborhood



Socializing



Shopping



Religious & Spiritual



Education



Recreation



Dining



# 6

# SERVING THE GENERATIONS

What are your generational needs (services, housing, shopping, learning, healthcare, transportation, etc.)?

**Traditionalists or Silent Generation:**  
Born 1945 and before

**Baby Boomers:**  
Born 1946-1964

**Generation X:**  
Born 1965-1980

**Millennials or Generation Y:**  
Born 1981-1996

**Generation Z :**  
Born after 1996

Post-It Notes Here

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# GETTING AROUND TOWN

Map mobility in your community! Put a sticker on the map where you walk, bike, or take public transportation.

Bike



Public Transportation



Walk





# IDEA CENTER

## Economic Development

**Share your ideas about economic development in the Monsey, Hillcrest, and Western Ramapo areas.**

Post-It Notes Here

Post-It Notes Here

**Share your ideas about infrastructure (electric, water, sewer, etc.) in the Monsey, Hillcrest, and Western Ramapo areas.**

Post-It Notes Here

**Share your ideas about transportation and mobility (bicycles, pedestrians, vehicles, transit, accessibility and connectivity, etc.) in and around the Monsey, Hillcrest, and Western Ramapo areas.**

Post-It Notes Here



# IDEA CENTER

## Neighborhoods, Housing & Recreation

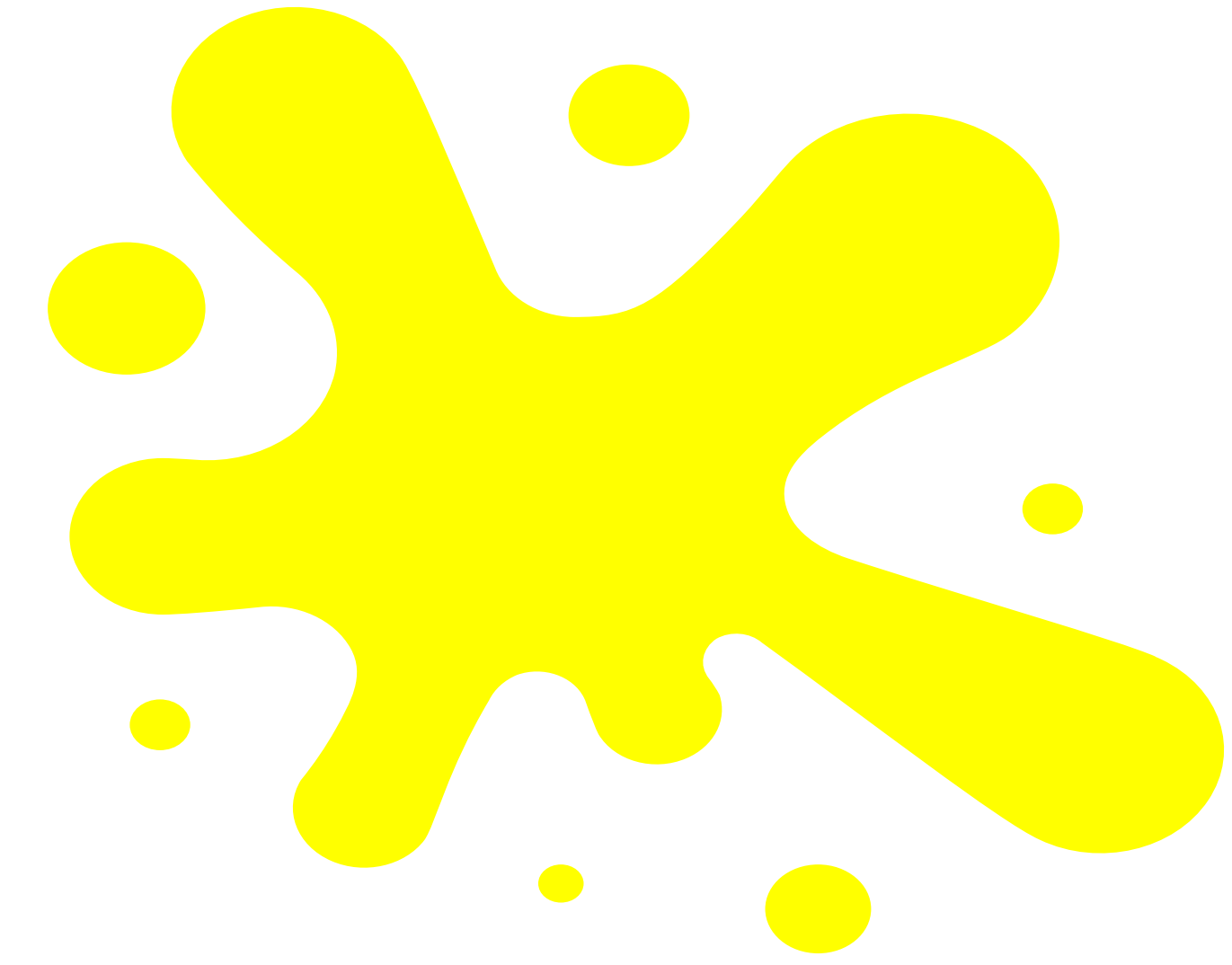
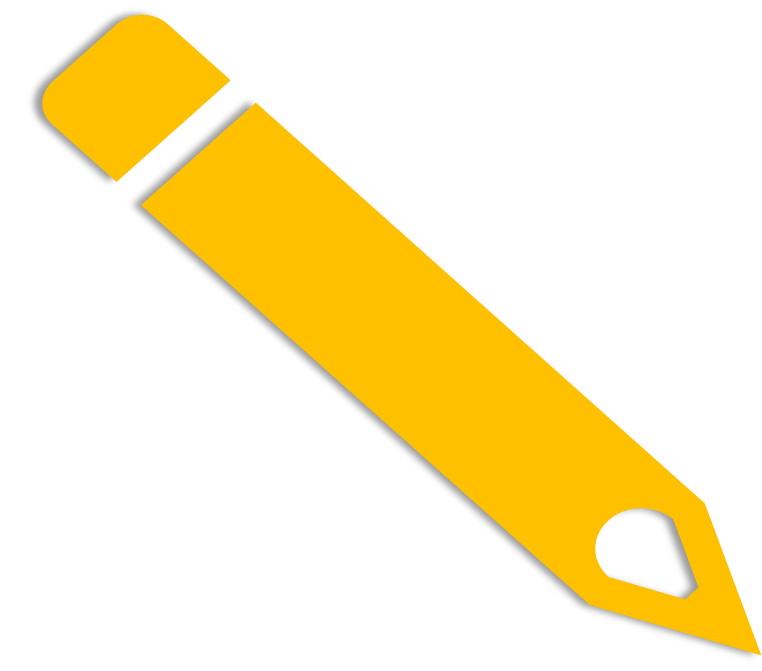
**Share your ideas about the Monsey, Hillcrest, and Western Ramapo area's community character, neighborhoods, and housing types.**

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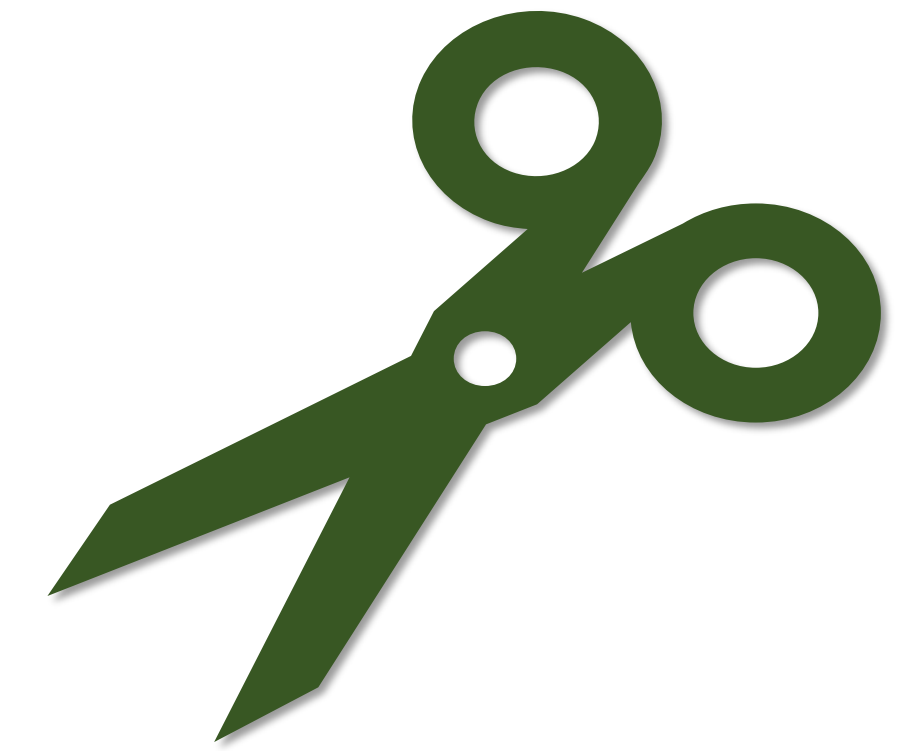
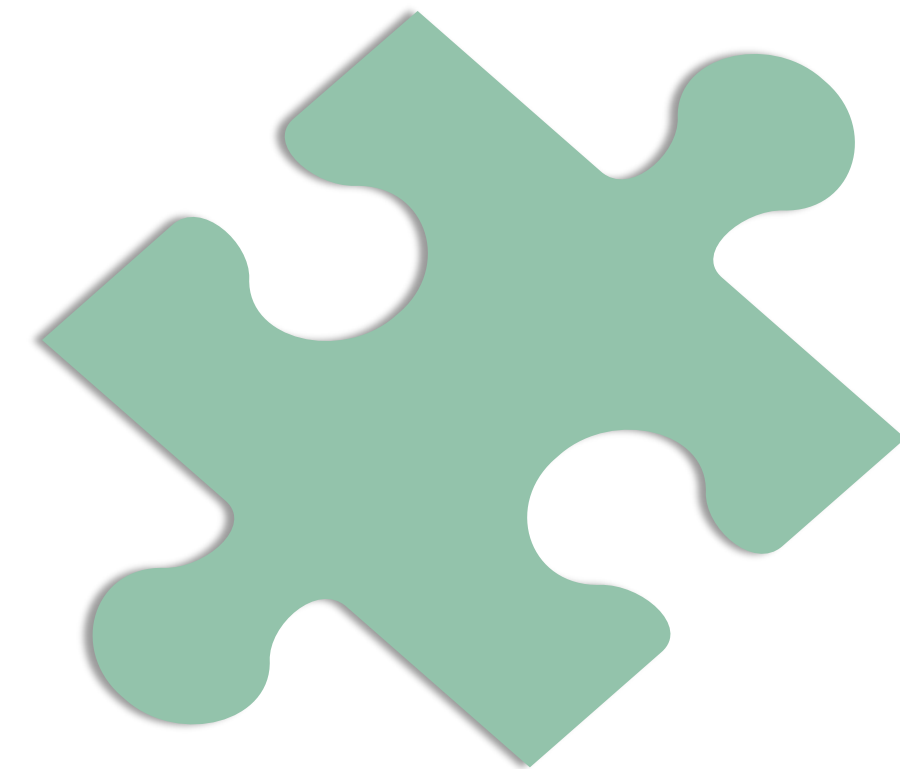
**Share your ideas about recreation in the Monsey, Hillcrest, and Western Ramapo areas.**

Post-It Notes Here

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# KIDS TABLE



**Participate in the online community survey to provide more thoughts and ideas about your community!**

**Scan the QR code to take the survey on your mobile device!**

***Need a paper copy? See facilitators for printed version.***





# OTHER THOUGHTS AND IDEAS

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

**Was this public meeting accessible for you?**

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

Post-It Notes Here

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