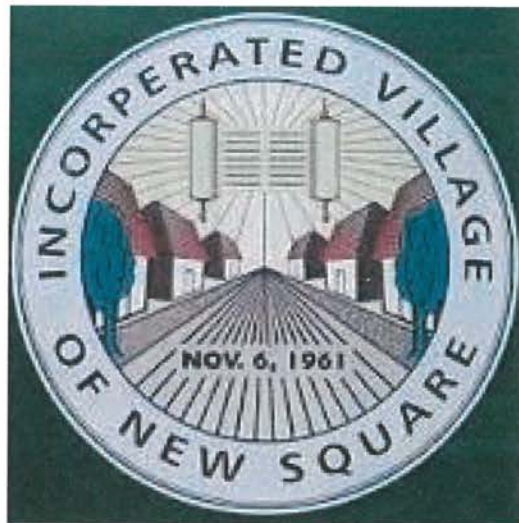


Village of New Square

Town of Ramapo, Rockland County, NY



Comprehensive Plan

August 2019

Updated for Public Comments

December 2019

Village of New Square

Town of Ramapo, Rockland County, NY

Comprehensive Plan

Sponsor: Village of New Square
Village Hall
37 Regan Road
New Square, NY 10977
845-354-1000

Israel Spitzer, Mayor
Yakov Berger, Trustee
Naftale Biston, Trustee
Yitzchok Fischer, Trustee
Abraham Kohl, Trustee
Fred Schomseld, Trustee
Jacob Unger, Trustee

Prepared By: Tim Miller Associates, Inc.
10 North Street
Cold Spring, NY 10516
845-265-4400

Village Attorney: Jacobowitz and Gubits, LLP

Adopted by the Village Board on:

Date: __/__/__

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Town of Ramapo, Rockland County, NY

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Introduction

The Village of New Square is located on the east side of the Town of Ramapo in Rockland County, NY. It borders on New City in the Town of Clarkstown to the east.

The Village is approximately one half hour northwest of New York City by automobile and is approximately 1.2 miles from exit 11 of the Palisades Interstate Parkway, the main north-south arterial in Rockland County. It is also served by mass transportation. County bus shelters are located on the north side of the Village, on both sides of North Main Street by the Jawonio, Inc. driveway. A private bus line is located on the west side of the Village, south of the Washington Avenue intersection with North Main Street. Buses loop into the Village to pick up and drop off passengers, primarily for transport to New York City, Kyrias Joel or other distant locations. The Rafuah Health Center operates a shuttle to transport Village residents to their facility at 728 Main Street. The Village of New Square has a zoning ordinance passed by local law on August 16, 1967, and modified on June 25, 2007. It is the Village's intent at this time to revise and update the zoning regulations. The Village seeks to update its Zoning Code and review process to provide clear procedures and guidelines for, and more accurately reflect, the development pattern and needs of the community. The intent is to avoid an overabundance of area variance applications to the Zoning Board of Appeals.

The last significant zoning changes made in New Square were in 2007 in connection with the Bush Lane Extension and Reagan Road Extension projects. This zoning was applied to 100 acres in the north part of the Village that was annexed from the unincorporated Town of Ramapo in the 1980's. This zoning created four new zoning districts for a total of eight districts. However the Village experience with these added zones was that they introduced unnecessary complexity to the review process. This proposed zoning reduces the number of districts to four.

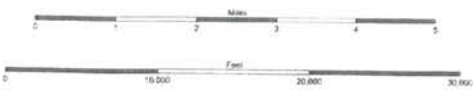
It is the intent of this Comprehensive Plan to guide development and provide parameters for the Village to consider in a planned update of the zoning code, and other code or ministerial actions that may be desirable to supplement the zoning revisions. This Comprehensive Plan complies with the most recent New York State statute recommendations for the preparation and adoption of Comprehensive Plans. The Village intends to use this Comprehensive Plan in considering adoption of proposed Zoning Code and Zoning Map revisions and will consider it in an ongoing review of local land use policies and regulatory ordinances.

ROCKLAND COUNTY NEW YORK



LEGEND

MUNICIPAL BOUNDARIES	
	VILLAGE
	COUNTY
	LOCAL



PREPARED BY: THE ROCKLAND COUNTY PLANNING DEPARTMENT, GIS MAPS (2018)
 PROJECT STARTED: JUNE 2018
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Village of New Square - Rockland County, New York



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 This map was prepared using the municipal tax maps created by James W. Sewall Company (February 2017).
 As a result it may not reflect what presently exists in the field.
 This map is not to be used for surveying, engineering, or conveyance purposes.
 Note: The municipal boundaries along the Hudson River do not reflect the legal boundary.
 Some municipal boundaries may extend into the Hudson River.

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1. Goals and Objectives

The goals and objectives of the Village of New Square relevant to this Comprehensive Plan are discussed below.

Comprehensive Plan and Zoning

First and foremost the primary goal is to adopt a Comprehensive Plan to provide the setting for consideration of the proposed revisions to the Zoning Code. The primary objective is to approve the new Zoning Code and Zoning Map after due consideration of public input through the State Environmental Review (SEQR) process.

Land Use and Zoning

The goals of redefining the linkage between land use and zoning in the Village of New Square are:

1. Update the Village land use map.
2. Consolidate and reduce the number of land uses to five; residential, public, commercial, neighborhood shopping and vacant.
3. Revise the Zoning Code to reflect the revised Land Use Map and provide clearer and more concise standards to guide and regulate zoning.

The objectives of the redefined linkage between the updated Village Land Use Map and the revised Zoning Code are:

1. Clarify the review and approvals process for development proposals in the Village.
2. Provide a uniform code for each of the proposed zoning districts.
3. Review the 1967 Zoning Code and subsequent local land use laws to update and codify Village law to reflect and guide, to the extent desirable given the newly structured code, those relevant previously approved local laws.

In updating the Zoning Code many existing structures that required variances, though not all, will be brought into conformance with current zoning. This update will eliminate the need for variances which have become routine over time.

In addition the most recent provisions of the New York State Building Code will be formally adopted and thereby established as the baseline for all applications for development in the Village of New Square. These building code provisions are a very important baseline in protecting the health and welfare of the population.

Other Considerations

Information about the Village of New Square is presented in the following chapters. At the end of each chapter, if relevant, more specific goals are enumerated based on the existing conditions and potential improvements to the Village.

These goals are anticipated to improve the quality of life and safety of Village residents.

2. Related Plans

Rockland County

The Rockland County comprehensive plan is titled “Rockland Tomorrow: Rockland County Comprehensive Plan”. The Executive Summary is dated March 1, 2011. As noted on the County website, the comprehensive plan “...will serve as the basis for all County government planning and development issues for the next 10 to 20 years...”

There are six goals listed in the Rockland County comprehensive plan and twelve planning elements with key recommendations. The following is a summary of those considerations most relevant to the Village of New Square.

Land Use and Sustainability. The Village of New Square Comprehensive Plan and Zoning Code revisions will support the County goal to “Reinforce existing county centers...” The Village is expected to grow, but that growth is expected to occur within the Village limits for the foreseeable future.

Transportation. The County transportation goal promotes an “...integrated vehicular, mass transit, paratransit, bicycle and pedestrian transportation infrastructure...” The Village of New Square is very progressive in transportation means as more than half the population walks to work or works at home. Less than a quarter of the population drives to work alone, approximately 10% carpool and almost 8% take buses. (See Chapter 7, Transportation, for reference.)

Economy. The Village intends to maintain commercially zoned land in commercial use. Area wide commercial uses will continue to be located on Route 45, and local commercial uses will continue to be located in Village neighborhoods.

Neighborhoods, Housing and Services. New Square plans to continue to grow and maintain appropriate densities, provide sufficient and affordable housing stock, and ensure adequate educational and public facilities.

Open Space and Environment. Creating new parks and playgrounds is an open space goal of the Village. Another goal will be to provide more green amenities, especially in the form of new street trees which will provide shade in summer and reduce heat sink and pollutants. The Village has also committed to providing an on-site storm drainage and detention system in accordance with NYS and Federal stormwater regulations.

Energy. Energy efficient building materials, appliances and plumbing accessories are ubiquitous in the building trades and will continue to be incorporated in new building and renovations throughout the Village.

Town of Ramapo

The Town of Ramapo Comprehensive Plan is dated January 2004. The plan is divided into four sections:

- A. Natural Resources and Open Space
- B. Housing
- C. Community Resources and Character
- D. Future Land Use

The following analysis reviews the significant and relevant issues raised in these sections. It is important to note that as stated regarding the public opinion survey on page Intro-4 of the plan, and as shown on the Town of Ramapo Land Use Plan, the Town's comprehensive plan primarily addresses areas in unincorporated Town of Ramapo.

Natural Resources and Open Space. This section discusses the importance of preserving drinking water quality in the aquifer. Wastewater from the Village of New Square is treated by the Rockland County Sewer District 1 and therefore should not pose a negative impact to the Brunswick aquifer which underlies the eastern side of the Town.

The plan also discusses the importance of preserving environmentally sensitive land and stream corridors and setting aside open space. While the Village has a dense existing development pattern that it plans to continue, it does have several open space areas including a Village playground and playgrounds associated with the schools, the Head Start program and at several other locations. A wetland in the northeast corner of the Village will be preserved.

Housing. This section of the Town's comprehensive plan discusses the high housing prices in the unincorporated area. An objective is to allow higher density housing in appropriate areas as New Square currently does, and proposes to extend to the entire Village. Housing prices and housing choices (rental v. ownership) within the Village of New Square are dictated by the needs of a tightly knit community of Hasidim. Most new housing is multifamily and more effectively uses the land thereby reducing land costs per unit. While there is a market for rentals in the Village, it is a high priority to provide opportunities for homeownership to low and moderate families.

Community Resources and Character. The objective of ensuring that development occurs at a scale and in a manner that is appropriate to the area would describe the proposed future growth the Village of New Square envisions in its proposed zoning code revisions. However since New Square is a relatively high density community the objectives related to the largely single family development in the unincorporated Town are not relevant.

Future Land Use. The objectives in this section are largely extensions of the above sections that have already been evaluated.

Summary

The Village of New Square is a densely developed community. It is the intent of the Village to respect the goals and objectives in the Rockland County and Town of Ramapo comprehensive plans. They are reviewed in this Village of New Square Comprehensive Plan to compare common ground, needs and objectives.

3. Land Use and Zoning

A map of land use in The Village of New Square was completed in August of 2019. Land use in the Village was grouped into five use categories: residential, public, commercial neighborhood shopping and vacant land.

Residential Land Use

Residential uses include single-family, two-family and multi-family structures. The future use of vacant land, which is located primarily in the northern portion of the Village, is anticipated to be multifamily residential. Redevelopment of existing older residential properties is also expected to result in multifamily use.

Most of the single-family homes are older, dating to the pre 1950-1960's. Newer homes are mostly two-family and multi-family. There are some small businesses in homes

While the majority of housing is private, there is a public housing development at the end of Buchanan Road, and another straddling Wilson Avenue, both on the south side of the Village.

The Bush Lane subdivision in the northwest section of the Village is currently being built out with multifamily and townhouse units. The Regan Road subdivision will be built out next. It is in the northeast part of the village.

Public Land Use

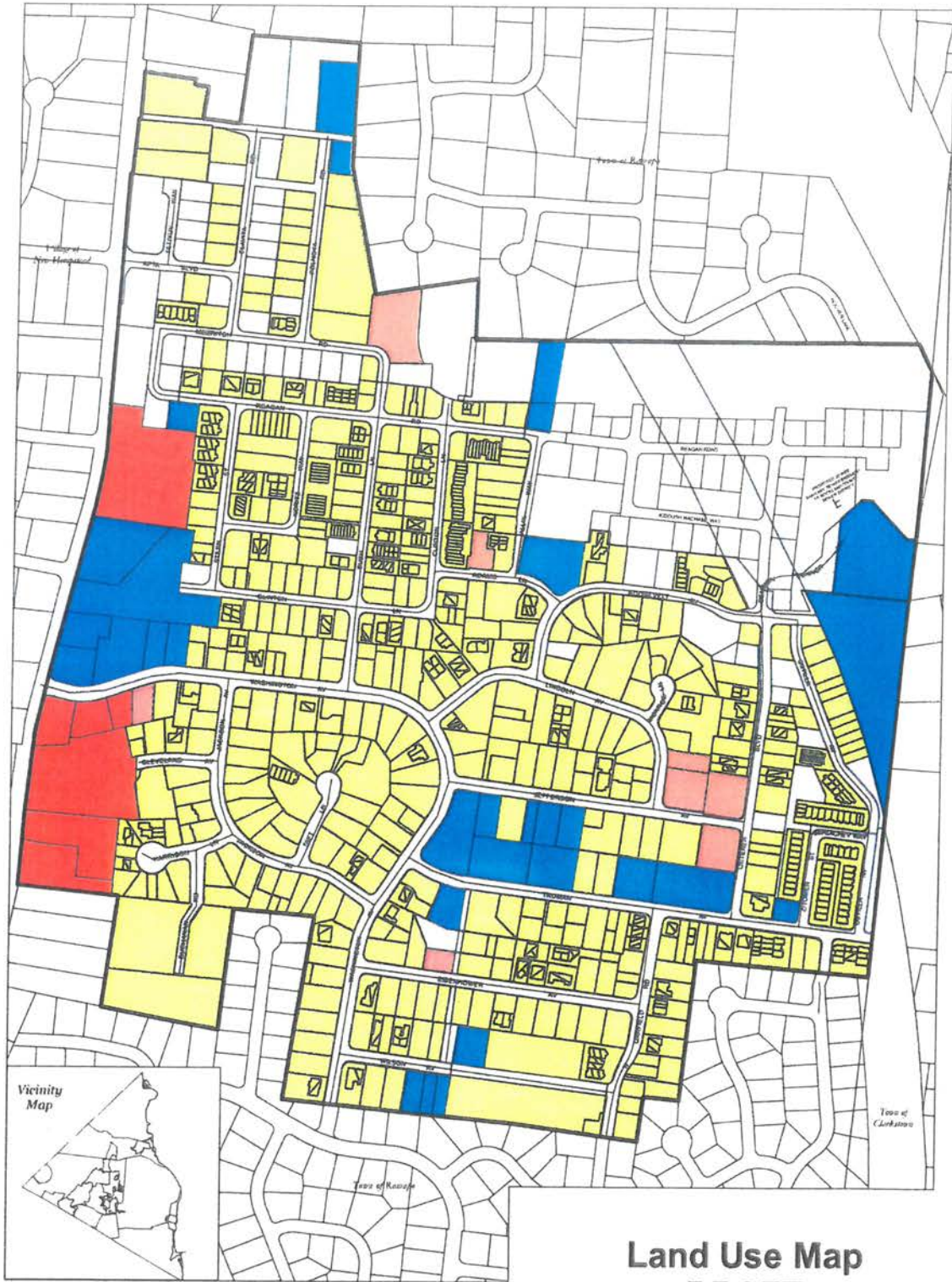
Public land uses include the Village offices and EMS, Yeshivas, a seminary, boys schools and girls schools, a head start school and playground, and a cemetery. In addition there are two lots used for electric power delivery. These uses are found in various locations throughout the Village.

Neighborhood Shopping

The neighborhood shopping category of land use includes those business uses primarily serving Village residents. They include stand-alone businesses in various locations such as the Madanim Supermarket located on Washington Avenue near the bus depot, the New Square Matzah Bakery on Eisenhower Avenue, and the New Square Fish Market on Adams Lane.

Commercial Land Use

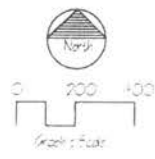
The commercial land use category includes those uses that service residents from outside the Village as well as those within the Village. These uses are located on the west side of the Village with direct access from Main Street (Route 45). These uses include the Ateres Charna Wedding Hall, the Monsey Trails Corporation (a bus depot), and the Refuah Health Complex housing the Refuah Health Center, a multispecialty health clinic, Pharmacy Plus and Aim B'Yisroel.



**Land Use Map
DRAFT
Village of New Square
Rockland County, NY
August 19, 2019**

Land Uses

- Residential
- Public
- Commercial
- Neighborhood Shopping
- Vacant



A cluster of businesses forming the main neighborhood shopping center in New Square are located in two buildings on the corner of Jefferson Avenue and Osterh Boulevard. These businesses include the New Square Supermarket, Braun's Dry Goods, Tam Eden Bakery, Simcha Jewelry Center, Copy Town, and La Sova on the northwest corner. M&S Kolel Grocery, Juvenile Design and Toys, and Little Price Toys are located on the southwest corner. A new supermarket with small businesses above is being completed on the bend in Mezritch Road.

Existing Zoning

Zoning of the Village of New Square was established on August 16, 1967, as Local Law No. 1. This law established four districts:

- R-1 One family residential, two family residential
- R-2 One family residential, two family residential, multi-family residential
- C-1 Retail business
- C-2 Central business

The allowable uses in each district are listed in the Use Table and bulk regulations are listed in the Table of Bulk Regulations.

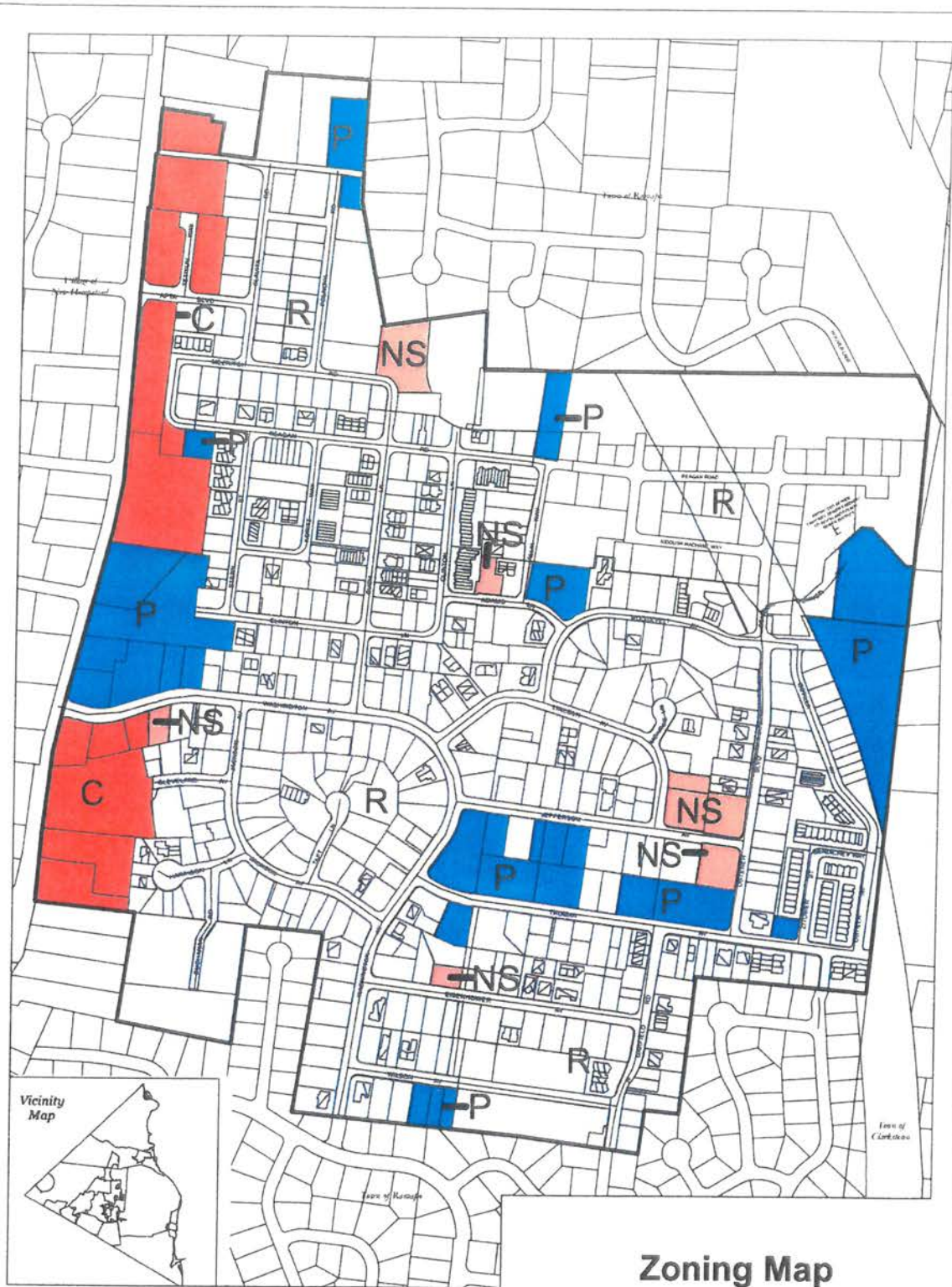
Subsequent to the enactment of 1967 zoning law, amendments were made in 2007. In connection with the Bush Lane and Regan Road subdivisions. Those amendments were known as Local Law No. 1 of 2007. They included the addition of four new zoning districts:

- NS Neighborhood Shopping
- GB General Business
- LDR Multifamily
- HDR Multifamily including townhouses

A Table of Use Regulations lists uses for the new districts and the Table of Bulk Regulations lists bulk requirements for the new uses. In addition a provision was made for a poultry processing facility as a special permit.

Proposed Zoning

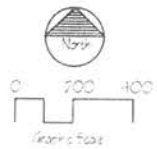
The proposed zoning for the Village of New Square will reduce the number of zoning districts to four:



Zoning Districts

- R Residential
- P Public
- C Commercial
- NS Neighborhood Shopping

**Zoning Map
DRAFT
Village of New Square
Rockland County, NY
August 19, 2019**



- R Residential
- P Public
- NS Neighborhood Shopping
- C Commercial

These proposed districts follow the updated land use map completed in August of 2019. The consolidation of districts will simplify the application of regulations and update provisions in the code to provide improved clarity and more concise standards to guide the decisions of both the Planning Board and the Zoning Board of Appeals.

4. Environment

The land in the Village of New Square is approximately 80 percent disturbed (developed or in the process of being built on). Remaining new development area is concentrated in the northern portion of the Village. This undeveloped area accounts for approximately 17.7 acres or 7.6 percent of the total land area of the Village which is approximately 232 acres.

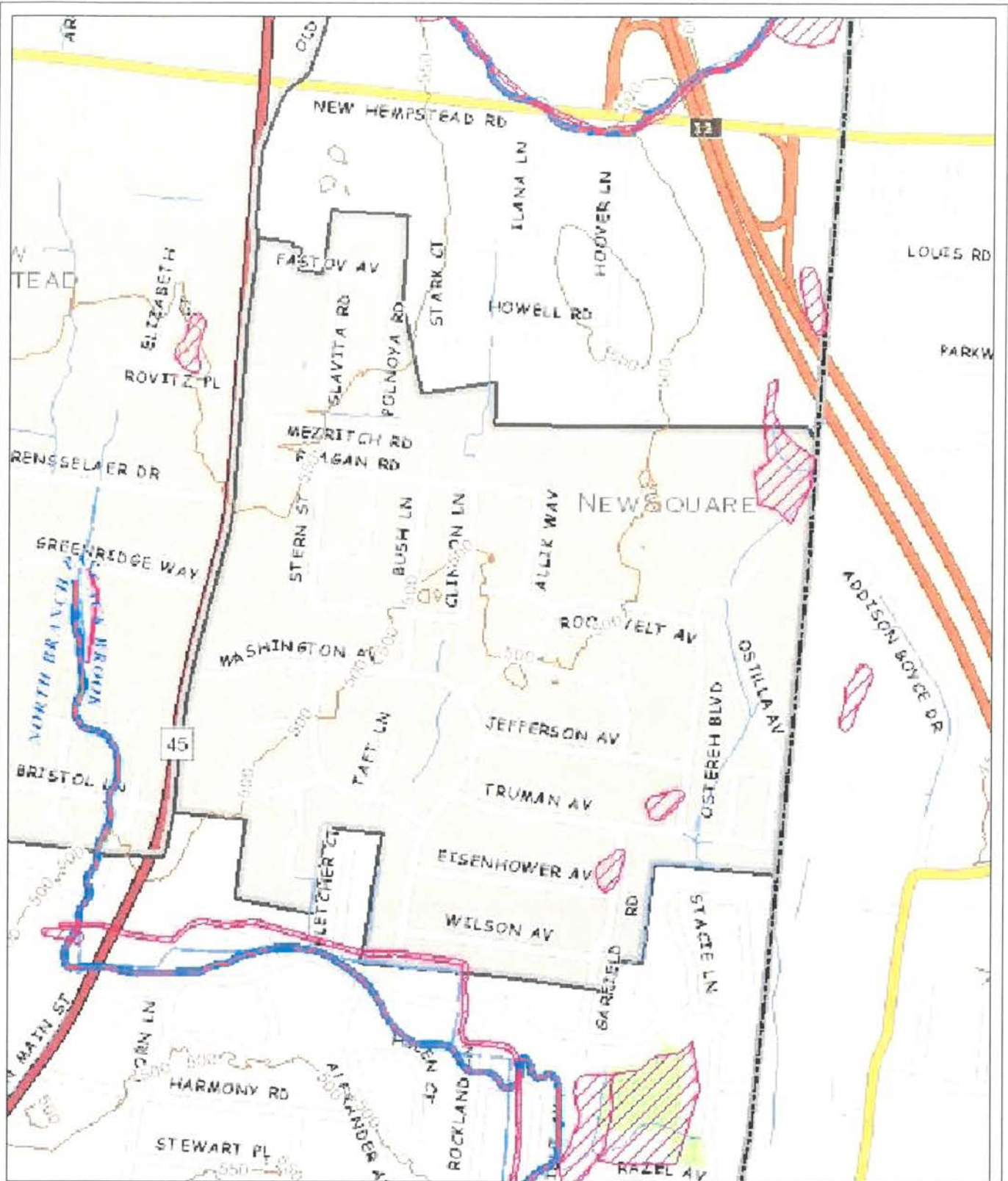
Topographically the Village lies between elevations 460 and 600 with the highest elevations in the northwest and lowest in the southeast. This approximately 140 foot elevation change in approximately 4000 linear feet from one end of the Village to the other results in generally gentle slopes with few areas of moderately steep slopes.

Two minor streams are located in the Village, one along the easterly municipal boundary and one in the west central area. The easterly stream, now an intermittent drainage channel, flows north to a federally regulated wetland in the northeast corner of the Village. The west-central stream, largely piped, is tributary to the Pascack Brook which is located to the south of the Village.

In summary there are few remaining natural features posing constraints to further development. Most areas abutting the stream corridors are currently developed. The wetland in the northeast corner of the Village be protected in accordance with federal wetlands regulations, when that area is developed.

Goals

1. Plant street trees on existing streets where they are lacking and require street tree planting for new developments. Deciduous street trees provide shade, reduce heat in summer but allow sun in winter, and absorb air born pollutants, particularly carbon dioxide.
2. Provide garbage enclosures for individual buildings to contain and better screen garbage.
3. Provide for adequate storm water drainage and detention in accordance with NYS and federal regulations. A stormwater retention basin near the corner of Mezritch Road and Regan Road will accommodate stormwater from the Bush Lane and Regan Road subdivisions.



Topography, Wetlands and Watercourses
Comprehensive Plan
 Village of New Square, Rockland County, NY
 Source: Rockland County GIS
 Scale: 1 inch = 750 ft.

5. Historic and Cultural Resources

Historic Resources

There are no properties on the New York State or National Historic Registers in the Village of New Square. The Village has a relatively recent history dating from the early 1950's and incorporated in 1961.

In the vicinity of the Village of New Square there is one historic property. It is located north of the Village on the north side of New Hempstead Road and east of Old Schoolhouse Road. It is the New Hempstead Presbyterian Church and Schoolhouse. The structure is a white, clapboard sided building with green shutters and a steeple at the front of the roof.

The Palisades Interstate Parkway trends in a generally north-south direction just east of the Village. The Parkway is on the National Register of Historic Places, The NYS Register of Historic Places, and the Register of National Scenic Byways. The Village abuts the Parkway right of way for a short distance at the north east corner of the Village line. However also located in this corner of the Village is a forested wetland which visually buffers the community from the Parkway, effectively limiting visual impact of the Village on the Parkway.

Cultural Resources

Within the Village of New Square there are several cultural resources that are of significance to the residents. At 790 North Main Street is located the Ateres Charna Wedding Hall and Ichaim Catering. This facility offers a wedding venue for Orthodox Jews from the Village of New Square and surrounding communities. It also hosts other banquet events and larger public meetings and assemblies.

The Yeshiva of New Square is located at 29 Benzion Dunner Drive. This boy's school educates children of Village residents.

The Beer Yaakov Talmudic Seminary is located at 12 Jefferson Avenue. Located in this group of religious buildings are the Congregation of New Square at 70 Jefferson Avenue, the Center for Worldwide Chasidus at 14 Truman Avenue, the Congregation Khal Chasidei at 13 Truman Avenue and the Bais Medrash at 9 Truman Avenue.

Also there are additional smaller religious institutions in various locations in the Village such as Congregation Mishpat Tzedek at 26 Truman Avenue and Congregation Zichron Yakov at 1 Osterh Boulevard.

6. Population

History

The Village of New Square was incorporated as a village in 1961, having grown from its initial establishment on a single property in the mid-1950s. The community was then, and continues today, to be almost exclusively comprised of a closely knit Hasidic Jewish population. Its population is predominantly members of the Skverer Hasidic sect who wish to maintain a Hasidic lifestyle while keeping outside influences to a minimum. The predominant language spoken in New Square is Yiddish.

Census Population Data

New Square is the most rapidly growing community in Rockland County, at approximately five times the rate of the county as a whole.

Year	Rockland County	Annual Change	Town of Ramapo	Annual Change	Village of New Square	Annual Change
1970	229,903	--	76,702	--	1,156	--
1980	259,530	1.2%	89,060	1.5%	1,750	4.2%
1990	265,475	0.2%	93,861	0.5%	2,605	4.1%
2000	286,753	0.8%	108,905	1.5%	4,624	5.9%
2010	311,687	0.8%	126,595	1.5%	6,944	4.1%
2016	326,780	0.8%	136,235	1.2%	8,357	3.1%

Source: US Census

In 1963 the settlement had 85 families and a total of 620 inhabitants. In 1970 the Census recorded that the Village had 1,156 inhabitants, with 57% of the population under the age of 18.

By 2010 the Census showed 6,944 people residing in the Village. The overall population included 60.9% under the age of 18, 38.6% from 18 to 64, and 0.5% who were 65 years of age or older. The median age was 14 years. Only 4.8% of households were without children. The 2000 Census reported that 87% speak Yiddish at home, 8% English, and 4% Hebrew.

Census Household Size Data

The 2015 American Community Survey (ACS) census indicates the average household size is 6.98 persons for owner occupied units and 5.72 persons for renter occupied units. By comparison the average household size for the Town of Ramapo is 3.7 persons, (which is influenced by the large family sizes in the Village that are included in the

calculations for the Town). The 2016 average household size for Rockland County and New York State overall is 3.2 persons and 2.6 persons, respectively.

Approximately 21 to 26 percent of the women 15 to 50 years of age living in the Village give birth each year. In this community, the girls finish high school at around age 17 and then typically marry around 18 to 20 years of age to immediately start a family. There have been 300 to 375 births per year over the last five years.

Census Household Income Data

In 2015, approximately 51% of the population was in the labor force and employed. The median income for a household in the Village was \$22,470, and the median income for a family was \$22,544. The per capita income for the Village was \$5,514. About 65.4% of families (70.5% of the population) had an income reported to be below the poverty line.

	New York State	Rockland County	Town of Ramapo	Village of New Square
Median Household Income	\$59,269	\$84,855	\$66,911	\$22,470
Bachelor's Degree or higher	34.2%	40.3%	32.5%	4.1%
Owner-Occupied Housing unit rate	53.6%	68.9%	58.5%	14.1%
Housing in Multi-unit Structures (3+ units)	42.6%	28.0%	34.9%	69.6%
Average Household Size	2.63	3.17	3.74	5.90
Median Value of Owner Occupied Housing	\$283,400	\$419,100	\$400,500	\$328,800
Owner Costs exceeding 30% of Gross Income	32.1%	40.2%	54.9%	75.6%
Renter Costs exceeding 30% of Gross Income	53.9%	62.1%	68.0%	84.2%
Persons below the poverty level.	14.7%	14.0%	24.9%	70.5%

Source: US Census 2011-2015 American Community Survey; US Census Quick Facts 2016.

Housing data indicate that only 14.1% of occupied housing units are owner occupied while 85.9% are rented. The median housing price of owner-occupied units was \$328,800 in 2015. Approximately 75.6% of the owners in owner occupied units are spending more than 30% of their gross income on housing costs.¹ This is offset by many owners who have rental units in their homes. Approximately 84.2% of renters are spending more than 30 percent of their gross income on housing costs.

¹"Housing expenditures that exceed 30 percent of household income have historically been viewed as an indicator of a housing affordability problem." Schwartz, Mary, and Ellen Wilson. US Census Bureau. 2007.

Population Projection

Growth of the Village population is anticipated to continue at a rate higher than the County growth as a whole, given the cultural patterns described above. Following the trend over the past six years shown in Table 6-1, according to U. S. Census figures, a population of 9,455 is projected in year 2020; a population of 11,032 is projected in year 2025.

7. Transportation

The Village of New Square is centrally located in Rockland County, NY, on the east side of the Town of Ramapo. It enjoys a well-developed vehicular transportation system, a well-used intra-Village pedestrian system, a County bus system with inter-connections in Spring Valley to the south, and a private bus company with express service to NYC.

Journey to Work

Morning and evening commuting periods are key aspects of peak use of the transportation network. These periods are primarily related to journey to work during the weekdays in the morning and afternoon. They also overlap periods of journey to and from school in the morning and shopping trips in the afternoon.

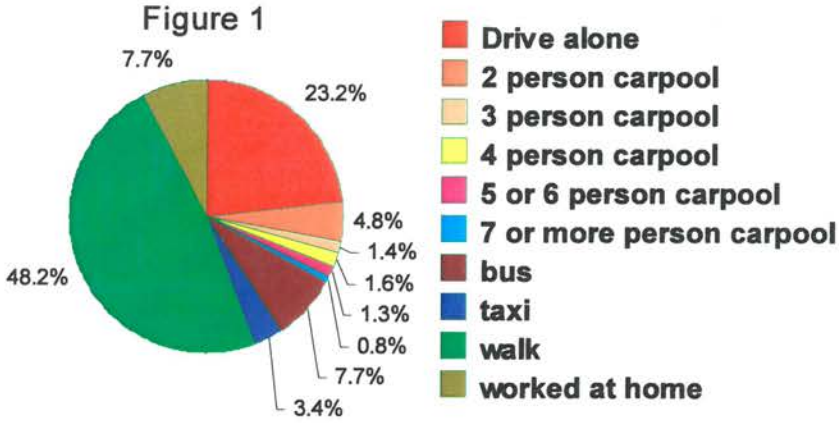
Figure 1 shows the primary means of travel in the Village is walking, slightly under half the journey to work trips. This is followed by driving alone, slightly under a quarter of journey to work trips. Carpooling, taxis, buses, and working at home combined comprise slightly over a quarter of journey to work trips. Bicycles, rail, and subway are not factors in journey to work travel.

This means to travel to work is significantly different from Rockland County as a whole. For the County 71 percent of trips are driven alone compared to 23 percent in the Village of New Square. Only 3.5 percent of County residents walk to work compared to 48 percent in the Village of New Square. The Village accounts for about one in seven walking to work trips in the County.

The next two means of transportation to work are closer between the County and the Village in number of trips. Buses are 7.7 percent of trips to work in the Village to 6.2 percent in the County. Working at home accounts for 7.7 percent of Village residents as compared to 4.7 percent in the County. Two person carpools account for 7.9 percent of County trips as compared to the Village's 4.8 percent. However the Village carpools tend to carry more passengers because there are more carpools with four or more persons in each car.

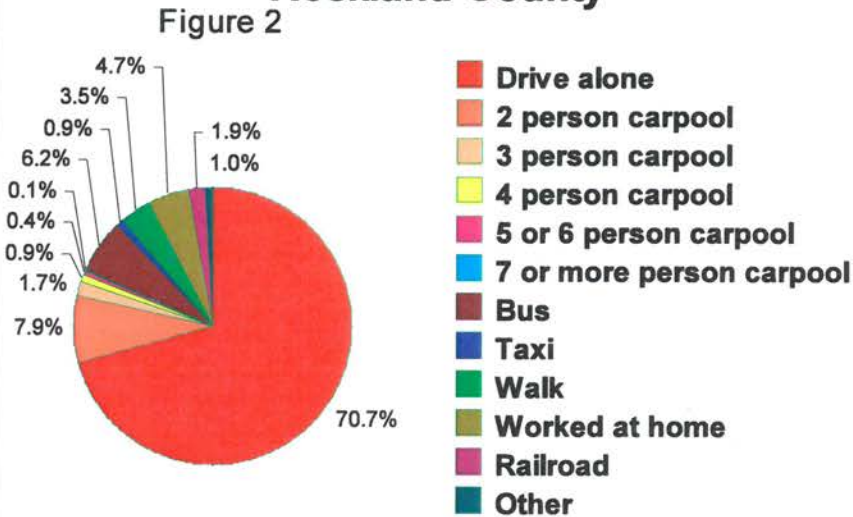
Railroad, ferry, motorcycle, bicycle, and subway use is nearly three percent of means to travel to work in the County but is negligible for workers residing in the Village of New Square.

Means of Transportation to Work Village of New Square



Source: U.S. Census 2011-2015 American Community Survey 5-Year Estimates, Table B08301
Zero trips for railroad and others including motorcycle, bicycle, ferry, subway, and others

Means of Transportation to Work Rockland County



Source: U.S. Census 2011-2015 American Community Survey 5-Year Estimates, Table B08301
Other includes motorcycle, bicycle, ferry, subway, and others

Vehicular Transportation

New Square is in close proximity to the north-south trending Palisades Interstate Parkway (PIP). The PIP is limited to non-commercial use only (no commercial trucks). Exits 10, south of the Village, and 11, north of the Village connect via the local road network to Main Street (NYS Route 45) which leads to the main entrance to the Village at Washington Avenue.

The PIP connects to the NYS Thruway (Interstate 87/287) approximately two miles south of the Village. The NYS Thruway is a major arterial providing access to New York City and upstate New York. It in turn connects to other roads which provide access to New Jersey, New England, and many other potential destinations.

Access to the Village by commercial vehicles from regional locations is via the NYS Thruway system described above. The most direct approach from the NYS Thruway is from exit 14 to west on NYS Route 59 and then north on North Main Street, NYS Route 45.

The Village also enjoys convenient access to the Rockland County government center in New City approximately two miles east of the Village on New Hempstead Road, and at the Health Complex in Pomona. Just past the government center is North Main Street with a variety of shopping, restaurant, banking, and other businesses.

Goals

1. Provide better signage for identification of the Village of New Square.
2. Provide directional information to the Village and the Emergency Management Services (EMS) offices.
3. Study the need for adjusting signal timing at the intersection of Route 45 and Washington Avenue. Also study the need for a left turn southbound lane onto Washington Avenue from Route 45 and a right hand (north) turn lane onto Route 45 from Washington Avenue.
4. Complete the new access road and signal at Rovitz Place serving the north area on the Village, as per the Bush Lane Extension and Reagan Road Extension approval.
5. Consider strategic locations for speed tables to control speeding and thereby calm traffic.

Bus Transportation

The Village of New Square has access to a well-developed bus system operated by Transit of Rockland (TOR). The number 91 bus connects New Square with the Spring Valley Transit Center. Access to County busses is from Route 45. From Spring Valley there is an east-west line that connects with the New Jersey Transit Rail Station in Suffern

on the west end and the Village of Nyack on the east end. This line provides access to many commercial facilities along NYS Route 59 including the Palisades Mall.

TOR also provides connections to other lines such as the Clarkstown Mini-Trans and Rockland Coaches. Very importantly TOR provides an express commuter bus known as the Hudson Link service connecting points from Suffern to Tarrytown and White Plains in Westchester County with Metro-North Railroad connections.

For County residents who are seniors or with physical, mental, developmental or intellectual disabilities TOR provides a service known as TRIPS. This acronym stands for Transportation Resources, Intra-county, for Physically disabled and Senior Citizens.

Monsey Trails Corporation operates buses out of its location on the corner of Washington Avenue and Main Street. This bus line provides direct services to Manhattan, and Brooklyn, and loops into the Village at Washington Avenue to Jackson Avenue and back to Washington Avenue to depart.



Monsey Trails bus on Village loop at Jackson Avenue and Washington Avenue

Goals

1. The current County bus stops on Route 45 (Main Street) in proximity to the Village are near Mezritch Road on the north end of the Village. However there is only a widened shoulder connection to the Village in that location. A sidewalk should be provided to connect these bus stops to the Village.
2. Provide all-weather County bus stop shelters on either side of Main Street at the Washington Avenue intersection. This intersection, which is already signalized and

has a painted crosswalk, would provide safer and more convenient access to the TOR buses for Village residents at the south end of the Village.

Roads, ROWs and Lighting

The standard for Village road width is thirty feet. Right of ways (ROWs) vary from sixty feet in the Village center to fifty feet and forty feet further away from the Village center. The area outside of the ROWs therefore varies from fifteen feet on either side of the street sixty foot ROWs to ten feet and five feet in the fifty and forty foot ROWs respectively. The forty foot ROW seriously constrains the space available for sidewalks and utilities, such as utility poles and fire hydrants.

Street lighting is a very significant concern within the Village due to the high level of pedestrian activity, the dark clothing typically worn by residents, and the use of the streets during evening hours.

Goals

1. Avoid granting forty foot ROWs as the space available to accommodate public amenities outside the street bed is too limited.
2. An analysis of existing and proposed street lighting levels should be conducted to identify recommendations for improvements to lighting levels.
3. Convert existing non LED street lights to LED lights. Orange and Rockland Utility offers a conversion program.

Sidewalks

Sidewalks, or Village roadways, are the most used component of the transportation network utilized by Village of New Square residents walking to shopping, to and from work, to school, to Temple, etc. However due to the low volume of traffic on many Village streets and the lack of drop curbs at intersections, the roadways are sometimes more convenient to use for walking.

Goals

1. Maintain sidewalks in a safe condition. Replace cracked, broken or heaved panels.
2. Require sidewalks to be a minimum of five (5) feet in width for all new construction.
3. Provide drop curbs with safety plates for sidewalks at intersections to address accessibility concerns.
4. Consider providing benches at existing key locations, e.g. at the Wedding Hall entrance, and at key new development locations.

8. Utilities

Water Supply

The Village of New Square water supply is provided by SUEZ New York Operations (formerly United Water of New York). According to SUEZ, it provides service to approximately 300,000 people in Rockland County and parts of Orange County. About 70 percent of its water supply is from 60 groundwater wells located throughout the county, and the remaining 30 percent is surface water drawn from the Lake DeForest (Clarkstown) and Letchworth reservoirs. In 2016, SUEZ produced 10.41 billion gallons of water. The Hackensack River Watershed is the source of the surface water supply. Both groundwater and surface water are treated to remove impurities and disinfected to ensure that the finished water delivered to customers meets New York State's drinking water standards.

SUEZ owns, operates and maintains its water supply infrastructure, including two water treatment plants, the wells and the distribution system. The Bush Lane Extension and Reagan Road Extension FEIS identified potable water supply via a water main extension from Route 45. The water company had adequate capacity to serve this development with improvement to storage and supply lines to provide water. Future development may require additional capacity.

Goals

Communicate growth projections to the water utility company, SUEZ, to assist in planning for a steady and reliable water source of water for the Village.

Wastewater Treatment

The Village of New Square is located at the center of Rockland County Sewer District #1 (RCSD#1), which encompasses a large central portion of the County.

The RCSD#1 primarily services the Towns of Ramapo and Clarkstown and several parcels in the Town of Orangetown. The District operates and maintains the major interceptors and pumping stations in the system and all sewers within the Villages of Spring Valley, New Square, Hillburn, and Sloatsburg. The Towns of Ramapo and Clarkstown maintain most of the smaller diameter sewers. The District's wastewater treatment facilities are located in Orangeburg and Hillburn, New York. The Bush Lane Extension and Reagan Road Extension FEIS details improvements to the sewer system both within the Village and to the Rockland County Sewer District #1 components.

Goals

1. Communicate growth projections to sewer district, RCSD #1, to assist in planning for adequate future sewer capacity for the Village.

Existing Electric and Gas Services

The Village of New Square is serviced by Orange and Rockland Utilities, Inc. Orange and Rockland provides electric and gas energy service to 745,000 people in six counties in New York and northern New Jersey. The company is wholly owned by Consolidated Edison, Inc.

9. Housing

Census Data

Based on the 2015 Census data, the Village contains approximately 1,290 housing units. Only 14.1 percent of occupied housing units are owner occupied. Rental units in the Village comprise nearly 86 percent of the housing stock. The rate of owner occupied housing is much lower than that of the Town of Ramapo, Rockland County and New York State, which range from approximately 54 to 69 percent (see Table 6-2).

As indicated in the table below, the predominant type of residential structure in the Village is a multi-unit building (3 or more units), which encompass nearly 70 percent of all the housing units in the Village. This number is significantly higher than in the Town of Ramapo, Rockland County and New York State, which range from approximately 28 to 43 percent (see Table 6-2).



New Multifamily Housing, Zitomer Street

Table 9-1 Residential types		
Subject	Village of New Square	
	Number	Percent
Occupied Housing Units	1,278	100
UNITS IN STRUCTURE		
1-unit, detached	61	4.8
1-unit, attached	89	7.0
2 units	238	18.6
3 or 4 units	339	26.5
5 to 9 units	328	25.7
10 to 19 units	148	11.6
20 or more units	75	5.9
Mobile home, RV, etc.	0	0
Source: US Census ACS		

Approximately 94 percent of the population in the Village is living in the same house as one year ago. Approximately 74 percent of the population is living in the same house as seven years ago. Approximately 24 percent of the population is living in the same house as seventeen years ago.



New housing under construction

At present, the Census data indicate homeowner and rental vacancy rates of zero. It has been reported that, due to the scarcity of available housing, village leaders let young people buy or rent homes in New Square only if they are married and both partners have parents living there.

Housing Demand

Village officials estimate a need for approximately 50 new housing units annually. This will result in 150 new units by the year 2020.

Goals

1. Provide new housing at a rate consistent with demand.
2. Provide incentives for residents to upgrade existing housing stock.
3. New housing types are expected to be single family, two family, three family and multifamily.

10. Health and Education

Health care and education are key components of the communal land use category in the Village of New Square.

Health

Health care is provided within the Village at the Refuah Medical Center located at 728 North Main Street just south of the intersection with Washington Avenue. Refuah is a comprehensive provider of primary and specialty care, employing over 191 FTE providers, in over 20 specialties. Refuah offers extensive office and walk-in hours, with appointments being available from 7:00am until 1am and a 24 hour call-center. Refuah is a licensed healthcare facility under Article 28 of the New York State Public Health Law and is a federally-qualified health center operating under the auspices of the federal Health Resources & Services Administration.

In 2019, approximately 95% of the Village population, accessed care at Refuah. Refuah is equipped to provide more than simply doctor's visits - they are a key resource for patients to navigate the full spectrum of care. Refuah has an extensive referral network to specialty providers and in-patient facilities in Rockland, Westchester, and New York City. Refuah maintains collaborative affiliations with key hospitals in and around New York City, and arranges for specialists from Columbia, NYU, Mt. Sinai and Boston Children's Hospital to see patients in New Square. Moreover, Refuah is a key player in the state's initiative to reduce unnecessary hospitalizations. It is affiliated with a nearby Refuah Health Center in Spring Valley.

Many other medical facilities and individual practitioners are found nearby in the Hudson Valley, and also in New York City. Two of the more notable ones include Cornell/Weill Medical Center and Columbia Presbyterian Hospital, both in Manhattan though Columbia Presbyterian has numerous local branches as well. Mount Sinai, Beth Israel, Bellevue, Lenox Hill and Gouverneur are some other well-known hospitals.

Also located within the Village is Share of New Square located on Polnoya Road. This facility provides various social services. Just north of the Village is the Friedwald Center, an outpatient Dialysis Care Center.

Goals

1. A list of local medical service providers and phone numbers would be helpful for residents seeking medical care.

Education

New Square provides education to its resident children at several schools within the community. For younger children under 5 years old a Head Start program is located on the north side of Washington Avenue at the intersection of North Main Street.

Boys and girls in the primary and secondary grades are educated in separate schools. There are three boys schools. One is located on North Main Street north of Washington Avenue, the Avir Yaakov Boys School, another is located on Polnoya Road and a third is the Yeshiva of New Square on Benzion Dunner Drive.

The Avir Yaakov (Gruss School for Girls) is located on Adams Lane between Allik Way and North Roosevelt Avenue. A decommissioned public school on Addison Boyce Drive east of the Village has been commissioned as a girl's school, the Cong Yeshiva Avir Yakov. It is accessed by walking from Ostile Avenue in the Village.



Yeshiva at New Square, Benzion Dunner Drive



Gruss School for Girls, Adams Lane

The Village also has a seminary, the Be'er Yaakov Talmudic Seminary. This facility is located on Washington Avenue between Jefferson Avenue and Truman Avenue.



Be'er Yaakov Talmudic Seminary, Washington Avenue

School expansions are anticipated with the expanding population of the Village. Consequently all school capacities within the community are constantly being monitored for changing needs.

Goals

1. Enhance student safety with signage indicating school crossings at busy intersections.

11. Recreation

Outdoor recreation facilities are limited within the Village of New Square to playgrounds for children. Most are located adjacent to schools, some in other locations.

A playground is located adjacent to the Head Start school on the north side of Washington Avenue near the intersection with North Main Street. This playground is used by the under five year old children who are schooled at the head start program. It has swing sets and a climbing and sliding structure typical of pre-K playgrounds.

Another playground is located near the boy's school on Clinton Lane. It also has a swing set and a climbing and sliding structure. A third playground is located on the north side of the Girls School. It has a play structure but not swing sets.

A new playground is located near new multifamily housing on Zitomer Street. It has contemporary playground equipment that includes climbing and sliding activities and could be a model for other new and/or renovated older playgrounds.



Playground on the corner of Zitomer Street and Truman Avenue

Renovation of older playgrounds should include consideration of use by the entire community after school hours or on weekends. This would provide an important recreation resource to all Village residents. Although there are extensive open space areas in the Town of Ramapo and throughout the County these areas are not accessible

by Village residents except by car, and many residents do not own cars, or by public transportation.

Goals

1. Provide new playgrounds, and upgrade existing playgrounds, to provide a greater diversity of attractive play equipment and safe surfaces.
2. Encourage development of recreational space strategically located to serve new developments.
3. Set aside areas in new and/or renovated playgrounds for all residents to use in warm weather to meet and socialize. These areas would provide an opportunity to gather and socialize outdoors. They should be designed with benches, walks and attractive plantings.
4. Financing for new and/or improved playgrounds could be from a variety of sources including the Village Capital Budget, outside grants, developers as improvements tied to new development, or through a recreation fee tied to approval of new building units.

12. Community Services

The Village of New Square is an incorporated municipality that is represented by a Mayor and a Board of Trustees. Government services are provided by a mixture of Village, Town of Ramapo, Rockland County and New York State governments.

Local Services

The Village provides governance through the Mayor and Village Board. The Village Planning Board (this service is provided by the Village Board in New Square) reviews site plan and subdivision applications. The Zoning Board of Appeals considers variance requests.

New Square does not have a large staff. Administration of the day to day operations of the Village is the responsibility of the Village Clerk, who is also the Emergency Management Coordinator. The Village staff enforces the NYS building code through the Building Department. When a development project also has received site plan and/or subdivision approval, the Building Department will insure that the project is built in accordance with the approved plans.

It is likely that the Village will need to increase staff as the population increases. With additional residents there will be a greater demand for services.



Village EMS Ambulance

Town Services

The Village of New Square is in the Town of Ramapo. The services most relevant to day to day operations of the Village are policing, road maintenance and plowing, and garbage removal. An increase in Town services is also likely with expansion of the Village population requiring an increase in policing and garbage removal, and expansion of the road network requiring additional maintenance and plowing.

Fire District

Fire protection is provided by the Hillcrest Fire Department, also known as the Moleston Fire District. While new construction will likely increase the services provided by the fire department, new structures are, and will continue to be, less prone to fire concerns as they are built to the most recent NYS building code standards.

County Services

Rockland County provides a number of services to all Towns and Villages within the County. These include the bus service, provided by Transit of Rockland (TOR), police and justice department services. The County provides important social services for seniors, health programs and food stamps. The County also administers the Community Development Block Grant program.

County services to new residents of the Village will likely increase in proportion to the increase in population.

New York State Services

New York State is most visible in New Square due to its provision of social services such as retirement and unemployment benefits.

Tax Revenue

The costs of providing the increase in services discussed above will be offset by an increase in taxes.

Goals

1. Further explore staff expertise at the Town, County and State level for use in assisting with Village concerns.
2. Further explore government, institutional and/or private financial support available for local municipalities.

13. Implementation

There are several different ways in which the goals of this Comprehensive Plan could be implemented depending on the goal. These are briefly explained below.

Comprehensive Plan, Land Use Plan, Zoning Code, Zoning Map

The Comprehensive Plan and the accompanying Land Use Plan, and proposed Zoning Code and Zoning Map, will be subject to review under the guidelines of the NYS Environmental Quality Review Act (SEQR). All requisite procedures of SEQR will be followed to ensure full compliance with its requirements.

The overall Comprehensive Plan will be subject to a public discussion and referral to outside agencies for comment. Adjustments to the language, specific goals or other concerns then would be considered on the basis of feedback.

To complete the SEQR review, the Village Board of New Square will vote on adoption of a Findings Statement. Assuming the SEQR Findings Statement identifies no significant environmental impacts, the Village Board will then vote on the adoption of the Land Use Plan, the revised Zoning Code and the revised Zoning Map. If the Zoning Code is adopted, it will be filed with the NYS Department of State.

Other Comprehensive Plan Goals

Chapter 1. Goals and Chapter 3. Land Use and Zoning. The Comprehensive Plan Goals specific to individual chapters of the plan may have different means of implementation. Implementation options are described in the above paragraphs.

Chapter 2. Related Plans and Chapter 5. Historic and Cultural Resources. These chapters do not have specific goals as related plans are the responsibility of other governmental entities and there are no known historic or cultural resources in the Village of interest outside the Hasidic community.

Chapter 4. Environment. Planting street trees and providing garbage enclosures could be required by code for new development. For existing developed areas grants for these improvements could be applied for under the Community Development Block Grant program administered by Rockland County. New development will be required to implement storm water drainage and detention improvements improving recharge of the aquifer.

Chapter 6. Population. This chapter presents a synthesis of relevant U. S. Census data and does not require goals.

Chapter 7. The vehicular transportation goals in Chapter 7 include providing better locational signage identifying the Village, directions to Village Hall and the EMS offices. These would be provided by the Village. The signal timing for the traffic light located at

the intersection of Route 45 and Washington Avenue should be studied to determine if traffic flow could be improved. Also a southbound left turn lane on Route 45 at Washington Avenue and a northbound turning lane onto Route 45 from Washington Avenue should be studied to determine if these intersection improvements would improve traffic flow. These improvements, if warranted, would need to be by the New York State Department of Transportation, as Route 45 is a State road. TOR bus service would be improved with sidewalks at the existing bus shelters on North Main Street near Mezritch Road. Additional shelters should be provided on both sides of the Route 45 intersection with Washington Avenue where access would be safer and more convenient to the Village center. TOR related improvements would be implemented by the County. Concerns with the interior road system of the Village center on providing adequate ROW widths to accommodate public amenities outside the road bed, and providing adequate lighting for the safety of residents walking in the Village during evening hours. Goals for sidewalks include a vigorous maintenance program and a requirement for new construction to provide sidewalks a minimum of five feet in width with drop curbs having accessibility bump plates. Benches should be considered at key locations for resting or conversation.

Chapter 8, Utilities. The goals listed here primarily involve good communication with the relevant utilities. It would also be prudent to assure Town and County representatives are aware of future Village water and sewer needs, and electric and gas needs.

Chapter 9, Housing. The goals in this chapter include providing adequate housing to meet anticipated demand, and upgrading the existing housing stock possibly with incentive grants through the Rockland County Community Development Block Grant (CDBG) program.

Chapter 10. Health and Education. Providing a list of local and area health service providers and specialties could be assembled by Village staff with the assistance of staff of Town and County health service providers. The Town Highway department could be approached to provide additional painted crosswalks and safety signage.

Chapter 11. Recreation. Provide new playgrounds and upgrade existing playgrounds. Provide amenities for use of all residents after school hours and/or on weekends. These initiatives would likely be fundable with the Community Block Grant Program administered by Rockland County.

Chapter 12. Community Services. Further explore the staff expertise and funding available to local municipalities, and possible increases in Village staff necessitated by the needs of an increased population. Some municipalities employ the services of a grants person to pursue outside funding.

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All photographs by: Tim Miller Associates, Inc.

Appendix A. New Square History (from Wikipedia)

New Square is named after the *Ukrainian* town *Skvyra*, where the *Skverer Hasidim* originated. The founders intended to name the settlement *New Skvir*, but a typist's error anglicized the name.^[3] New Square was established in 1954, when the *Zemach David Corporation*, representing *Skverer Grand Rabbi Yaakov Yosef Twersky*, purchased a 130-acre (0.53 km²) dairy farm near *Spring Valley, New York*, in the town of *Ramapo*. At that time, the *Skverer* community lived in the *Williamsburg area of Brooklyn in New York City*. Construction began in 1956, and the first four families moved to New Square in December 1956.^[4] In 1958 the settlement had 68 houses.^[5]

The development of New Square was obstructed by *Ramapo's* zoning regulations, which forbade the construction of multi-family houses and the use of basements for shops and stores. Multiple families sharing single-family houses said that they belonged to extended families, and businesses in private homes had to be secret. In 1959, the community asked for a building permit to expand its *synagogue*, located in the basement of a *Cape Cod-style house*. The *Ramapo* town attorney requested condemnation of the entire New Square community, claiming that it threatened sewage lines. In response, the community requested incorporation as a village, but *Ramapo* town officials refused to allow it. In 1961, a New York state court ruled in favor of New Square,^[6] and in July New Square incorporated.

After incorporating, New Square set its own zoning and building codes, legalizing the existing houses and the liens disappeared. Lots were sold, and new houses were built. The basement businesses could trade openly, and new businesses were founded, including a watch assembly plant and a cap manufacturer. Three knitting mills and a used car lot opened, but most men continued to go to work in New York City. A *Kollel* was opened in 1963. In 1968, Grand Rabbi Yaakov Yosef Twersky died; he was succeeded as Grand Rabbi by his son *David Twersky*.^[5]

In New Square's first mayoral election in 1961, *Mates Friesel* was chosen unopposed. Friesel was reelected every two years, until his death in 2015.^[7]

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