

Rockland County Comprehensive Plan Public Workshop

December 2, 2009



County of Rockland
New York



BFJ Planning
WWW.BFJPLANNING.COM

Project Team

Rockland County Executive

C. Scott Vanderhoef

Rockland County Legislature

Harriet Cornell, Chairwoman

Commissioner of Planning and Public Transportation

Salvatore Corallo

Technical Advisory Committee

Project Consultants

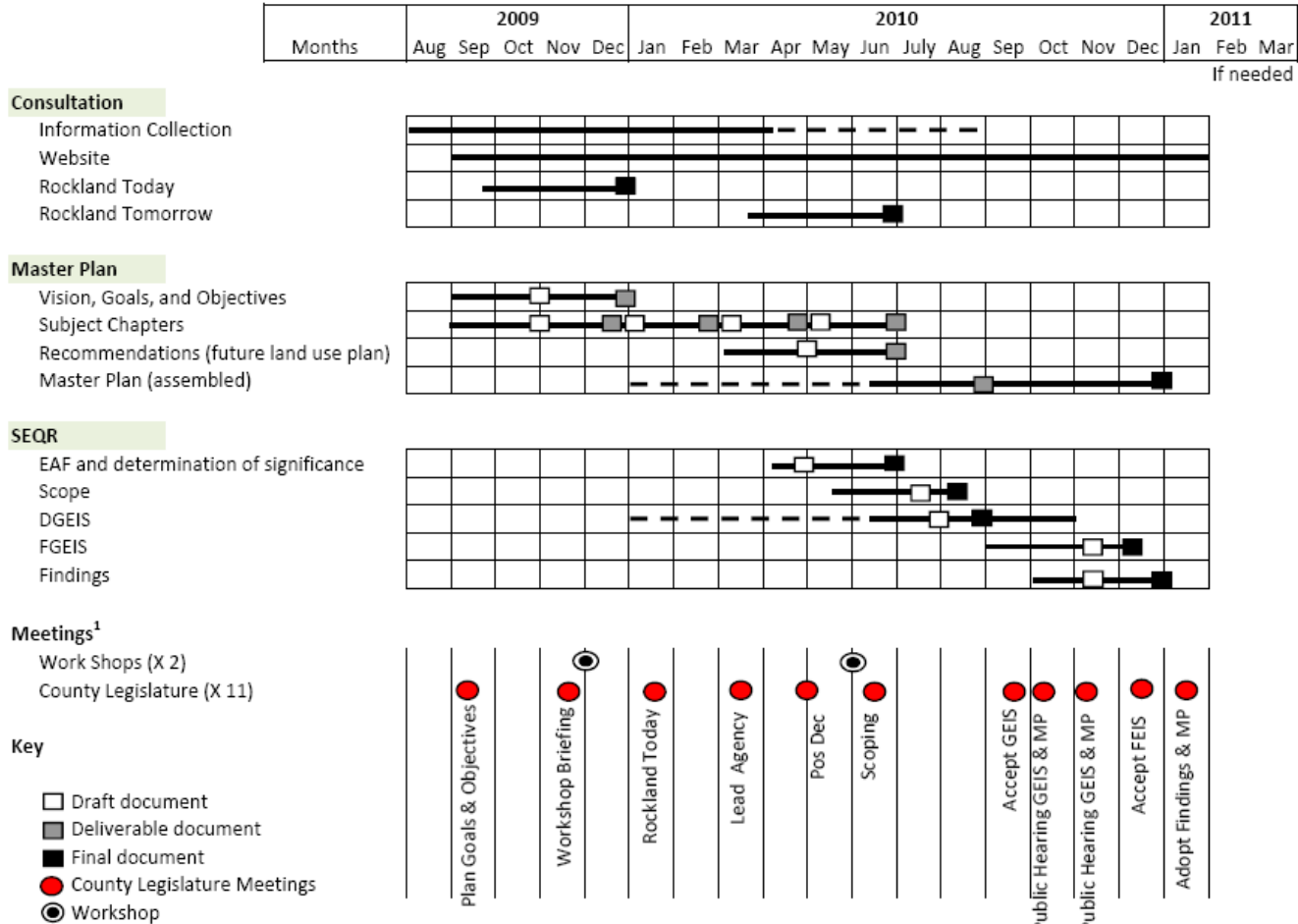
BFJ Planning

Urbanomics

McLaren Engineering

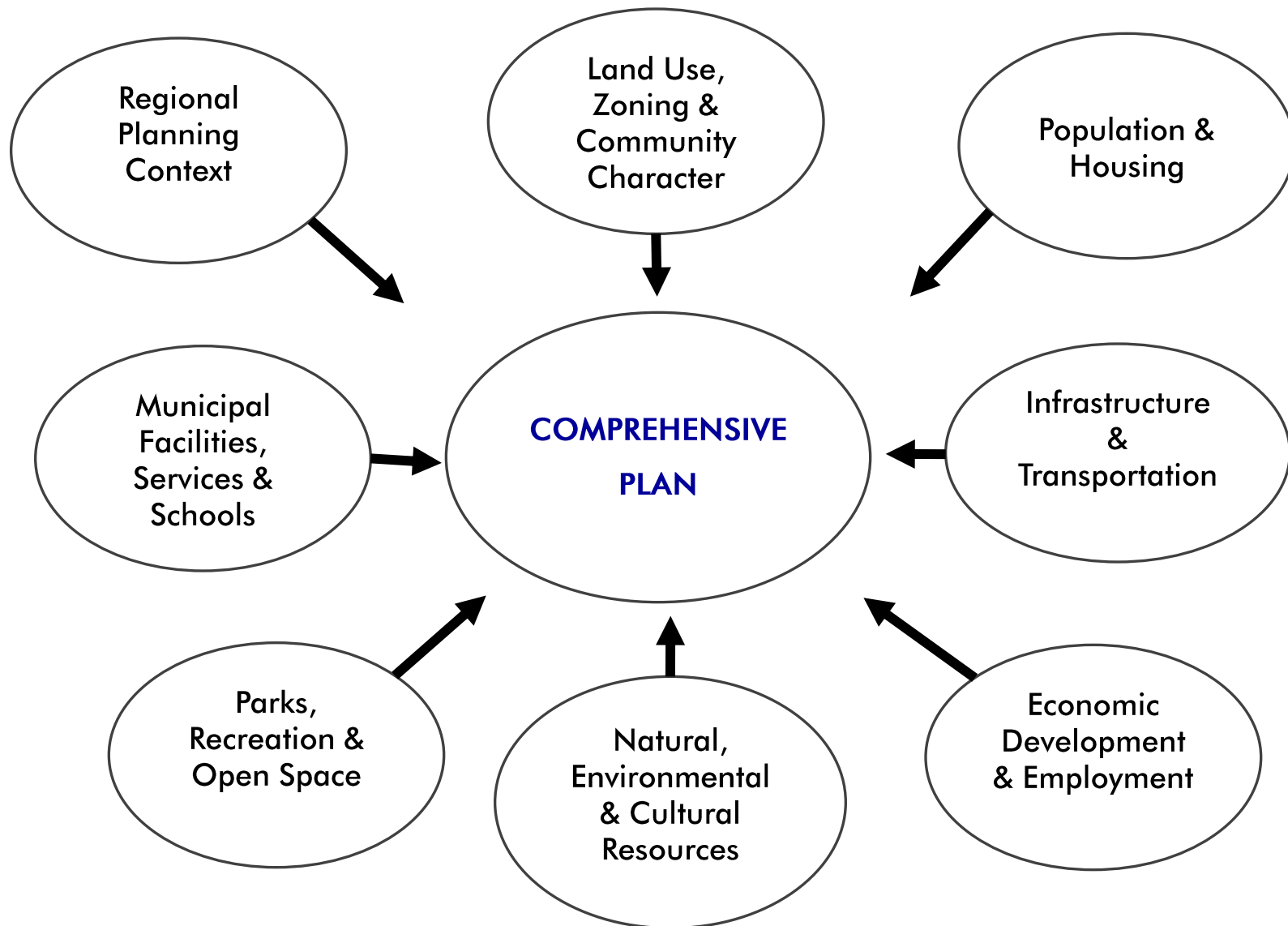
Project Schedule

ROCKLAND COUNTY COMPREHENSIVE PLAN MASTER SCHEDULE



¹ Does not include Technical Advisory Committee or Town/Village meetings

What's in a Comprehensive Plan?



Comprehensive Plan Overview

THE COUNTY WANTS TO KNOW:

- What issues are most important to you
- How you envision the County in the future and your ideas for getting there

HOW DOES THE PLAN AFFECT THE COUNTY?

- Provides guidance for future planning & municipal zoning actions
- Basis for County government planning/development issues for next 20 years
- Creates framework for future County government capital expenditure decisions
- Can identify local land use conflicts via “big picture” approach to regional issues

WHO IS PARTICIPATING IN THE PLAN PROCESS?

- General public
- County Executive’s Office
- County Legislature
- Rockland County Planning Department
- Municipal Officials

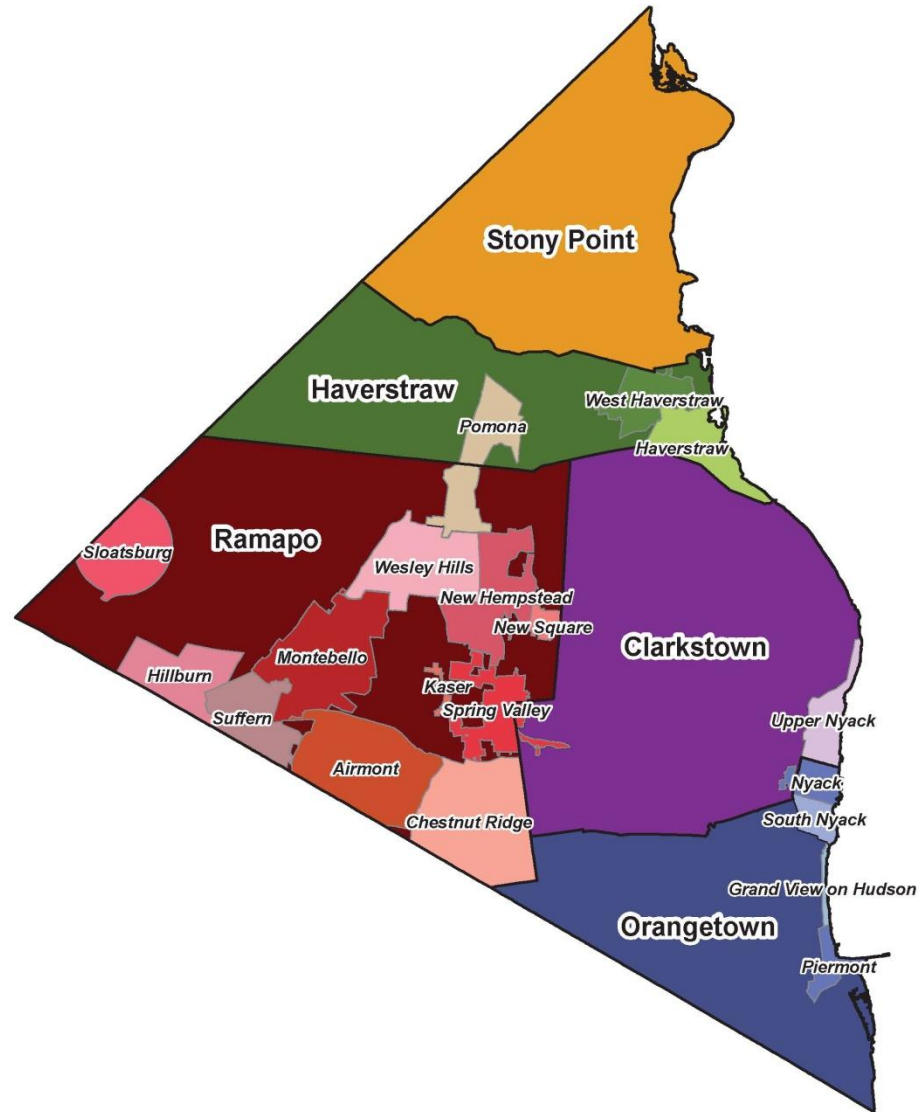
Rockland Today

Regional Setting

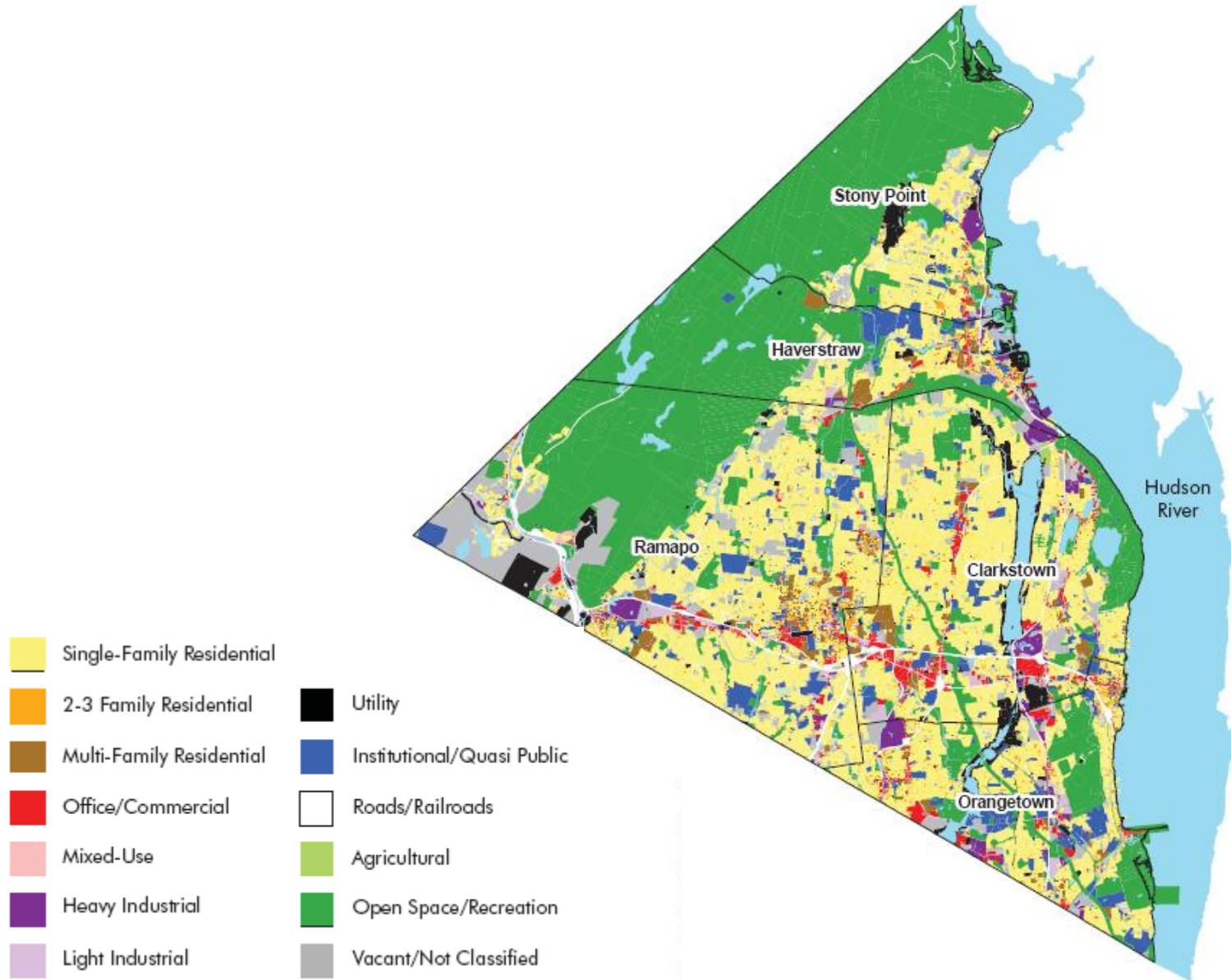


Rockland County Towns and Villages

- 5 Towns
- 19 Villages

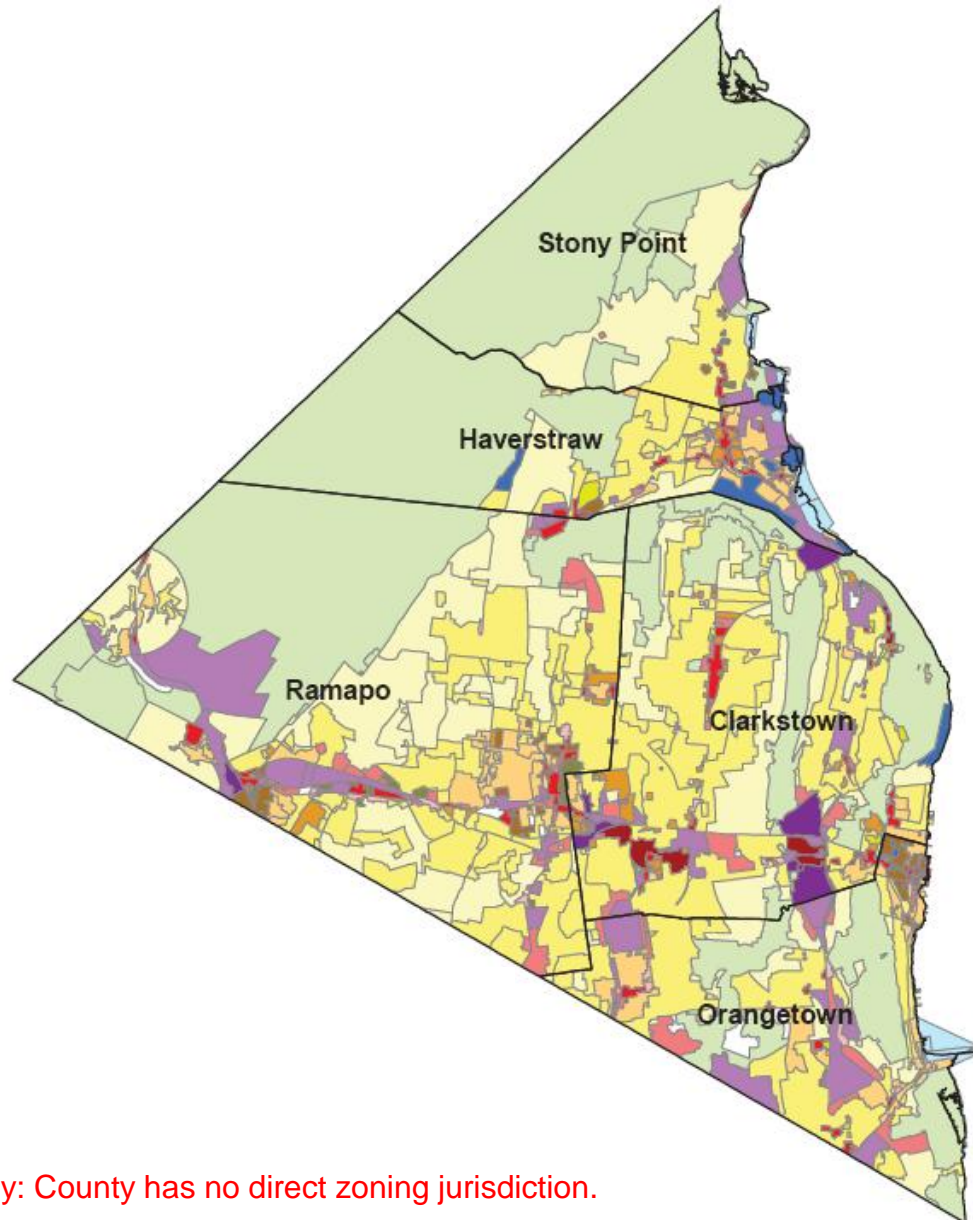


Rockland County Land Use



Rockland County Municipal Zoning

- Low-Density Single-Family
- Low-Med.-Density Single Family
- Low-Med.-Density Multifamily
- Med.-Density 1-2 Family
- Med.-High-Density Multifamily
- High-Density 1-2 Family
- Rural Single-Family
- Other Residential
- Local/Neighborhood Commercial
- Office
- General Business/Community Commercial
- Regional Commercial
- Heavy Industrial
- Light Industrial
- Other (Institutional/Recreational)
- Waterfront



Map for informational purposes only: County has no direct zoning jurisdiction.

Demographic Profile

Population (2008)

- Total Population: 298,545
- Change 2000-2008: 4.1%

Households (2008)

- # of Households: 94,687
- % Family Households: 75%
- Non-Family households growing, especially singles

Age (2008)

- Median Age: 38.2 Years
 - School-Aged Children: 27%
 - Teens/Young Adults: 20%
 - Prime Labor Force (30-44): 17%
 - Mature Labor Force (45-64): 27%
 - Retirees: 13%
- Retiree population to expand in next decade

Source: U.S. Census Bureau

Demographic Profile

Race/Ethnicity (2008)

White Non-Hispanic: 68%

Black Non-Hispanic: 11%

Asian Non-Hispanic: 6%

Other Non-Hispanic: 1%

Hispanic: 14%

Religious Affiliation (1990-2000)

- Catholic: 126,000, +15%

- Jewish: 90,000, +50%

- Protestant: 15,600, -35%

Sources: U.S. Census Bureau, Association of Religious Data Archives (ARDA)

Aging of Population

Household Formation

- Vast majority of seniors live in households, either with spouse or with adult children
- Those older than 80 more likely to live in group quarters
- Seniors living alone more likely to be women

Income and Poverty Status

- Income of seniors much lower than County average
- Some seniors have trouble paying for bills, basic needs

Housing Stock

- Residents 65+ rent/own nearly 25% of all housing in County
- Most seniors in single-family homes or large complexes
- County has 17 subsidized senior complexes, 14 adult homes, 5 private senior residences

Draft Comprehensive Plan Goals

LAND USE AND SUSTAINABILITY

- Reinforce existing village and hamlet centers
- Foster well-designed business & residential clusters and corridors
- Conserve open space

TRANSPORTATION

- Promote integrated vehicular, mass transit, bicycle and pedestrian transportation infrastructure
- Ensure efficient network of roadways, railways and pathways

Draft Comprehensive Plan Goals

ECONOMY

- Foster opportunities for growth, expansion of business in County
- Ensure broad range of employment opportunities for residents
- Maintain strong tax base for County, communities and taxing jurisdictions

NEIGHBORHOODS & HOUSING

- Expand housing opportunities for diverse population
- Promote high-quality residential communities with range of densities

OPEN SPACE & ENVIRONMENT

- Improve parks & expand open space in high-density areas
- Provide recreational resources serving diverse needs of population
- Preserve farmland and historic, land & water resources

Planning Issues

Land Use & Planning Issues

- Future of large tracts of developable land
- Potential for transit-oriented development at existing mixed-use centers
- Need for affordable senior housing
- Public waterfront access
- Downtown revitalization
- Retaining commercial tax base
- Balancing housing vs. commercial uses
- Preservation of historic resources



Downtown Suffern



Haverstraw

Transportation Issues

- Tappan Zee/I-287 improvements
- Access to the Region's Core – future new rail tunnel to Manhattan
- Future of Stewart Airport and related transit improvements in Rockland
- Congestion on commercial corridors
- Road safety
- Increasing freight traffic
- Public transit improvements



Tappan Zee Bridge



Spring Valley

Infrastructure Issues

- Sewer infrastructure throughout County
- Future of fossil fuel power plants
- Infrastructure to attract, retain businesses
- Maintenance of adequate water supply with water quantity and quality for a growing population
- Locations of cell towers and substations
- Power supply and distribution, Wi-Fi



Lake DeForest Dam



View from Haverstraw

Population, Aging & Social Services Issues

- Adequate services for total population
- Impact of aging population: need for affordable senior housing, provisions for “aging in place”
- Linking seniors and low-income residents to job markets, recreational areas and local shopping
- Retaining young adults and providing youth services



Pearl River



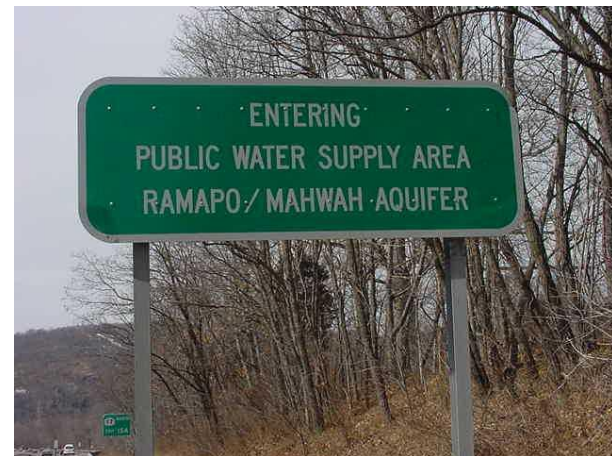
Community playground

Environment & Open Space Issues

- Need for more active and passive recreation facilities, especially in urbanized areas
- Environmentally critical areas, e.g. ridgelines, wetlands, floodplains, scenic corridors
- Preservation of remaining farm and orchard areas
- Protection of the County's sole-source aquifer



Stony Point



Ramapo/Mahwah Aquifer Public Water Supply Area

Economic Development Issues

- Retention and promotion of key growth industries and business clusters
- Enhancement of viable regional centers with adequate transportation and infrastructure
- Expanding employment opportunities and job skill development
- Ensuring infrastructure to attract and retain job opportunities and skills
- Providing shovel-ready sites



Congers



Orangeburg

Upcoming Public Meetings

2010

June: Public Workshop on Rockland Tomorrow

Stay Informed!

<http://www.rccompplan.com>

After the Presentation

- Coffee Break
- Roundtable Discussions
 - ❖ *Land Use & Planning*
 - ❖ *Transportation*
 - ❖ *Infrastructure (water, sewer, power, communications)*
 - ❖ *Population, Aging & Social Services*
 - ❖ *Environment & Open Space*
 - ❖ *Economic Development*
- Roundtable Groups Report Back
 - ❖ *1 leader per topic area presents roundtable comments*
- Questionnaire
 - ❖ *All participants fill out*

