

Rockland County Comprehensive Plan Public Workshop

June 9, 2010



Project Team

Rockland County Executive

C. Scott Vanderhoef

Rockland County Legislature

Hon. Harriet D. Cornell, Chairwoman

Commissioner of Planning and Public Transportation

Salvatore Corallo

Technical Advisory Committee

Project Consultants

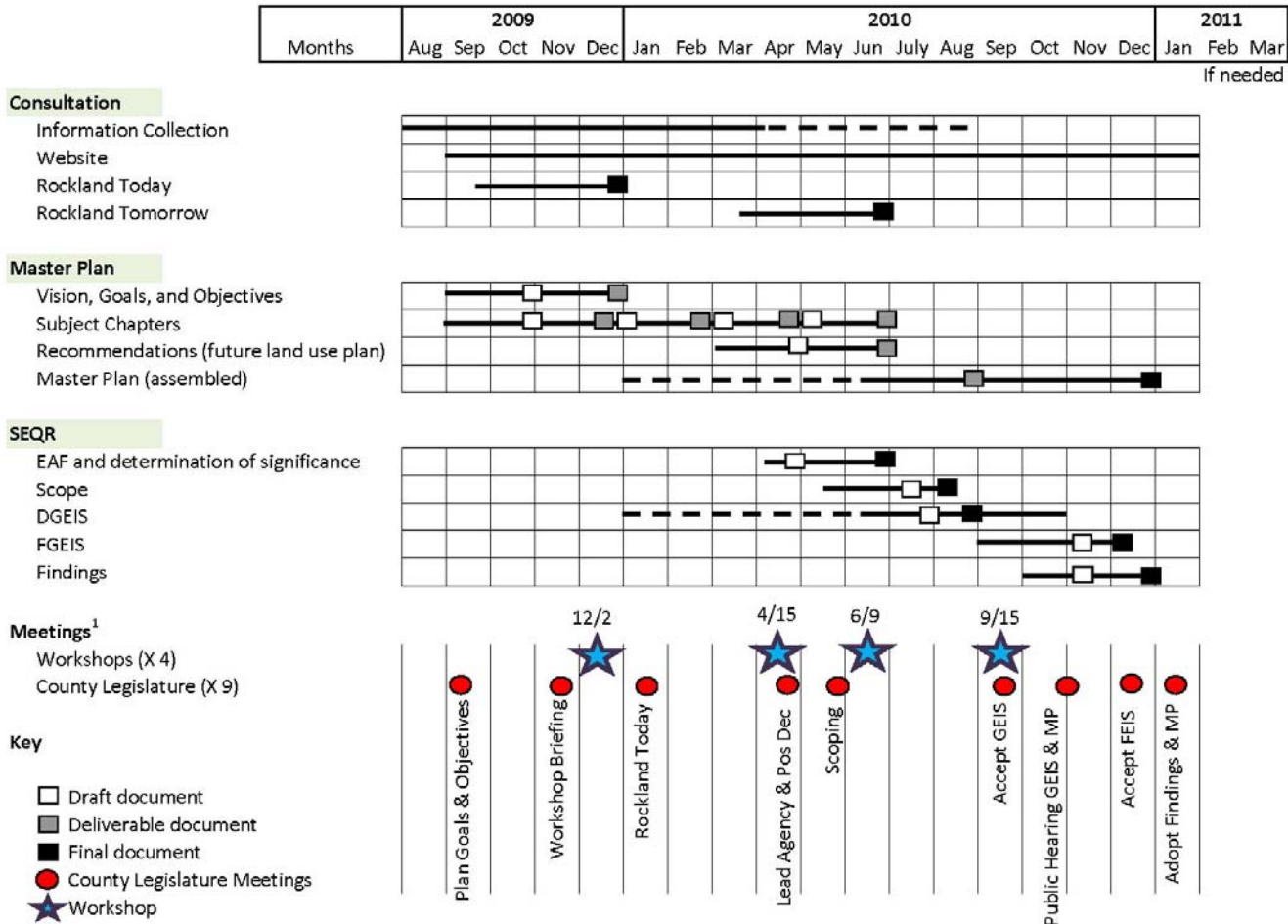
BFJ Planning

Urbanomics

McLaren Engineering

Project Schedule

ROCKLAND COUNTY COMPREHENSIVE PLAN MASTER SCHEDULE



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

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

Comprehensive Plan Process and Table of Contents

PROCESS

- Bi-weekly meetings with Technical Advisory Committee
- Four public workshops
- One public hearing
- Plan website:
www.rccompplan.com

TABLE OF CONTENTS

- 1.0 Goals and Objectives
- 2.0 Regional Setting
- 3.0 Demographics
- 4.0 Aging Population
- 5.0 Land Use and Zoning
- 6.0 Transportation
- 7.0 Natural and Environmental Resources
- 8.0 Parks and Open Space
- 9.0 Historic and Cultural Resources
- 10.0 Housing
- 11.0 Economic Development
- 12.0 Infrastructure
- 13.0 Services and Information Resources
- 14.0 Recommendations (Future Land Use Plan)

Public Workshops and Hearings

December 2, 2009 Workshop

“Rockland Today”:

- Goals & Objectives
- Demographics/Aging Population
- Regional Setting
- Land Use & Zoning

April 15, 2010 Workshop

- Parks & Open Space
- Natural & Environmental Resources
- Transportation

Tonight’s Workshop

- **Demographics/Aging Population**
- **Historic & Cultural Resources**
- **Housing**
- **Economic Development**

September 15, 2010 Workshop

- Infrastructure
- Services & Information Resources
- Future Land Use Map/Implementation
- “Rockland Tomorrow” Draft

October 2010 Public Hearing

- Draft Comprehensive Plan & DGEIS

Draft Comprehensive Plan Goals

- **Land Use and Sustainability**
- **Transportation**
- **Economy**
- **Neighborhoods and Housing**
- **Open Space and Environment**



Tonight's Topics



Demographics & Aging Population: Existing Conditions

Population (2008)

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

Households (2008)

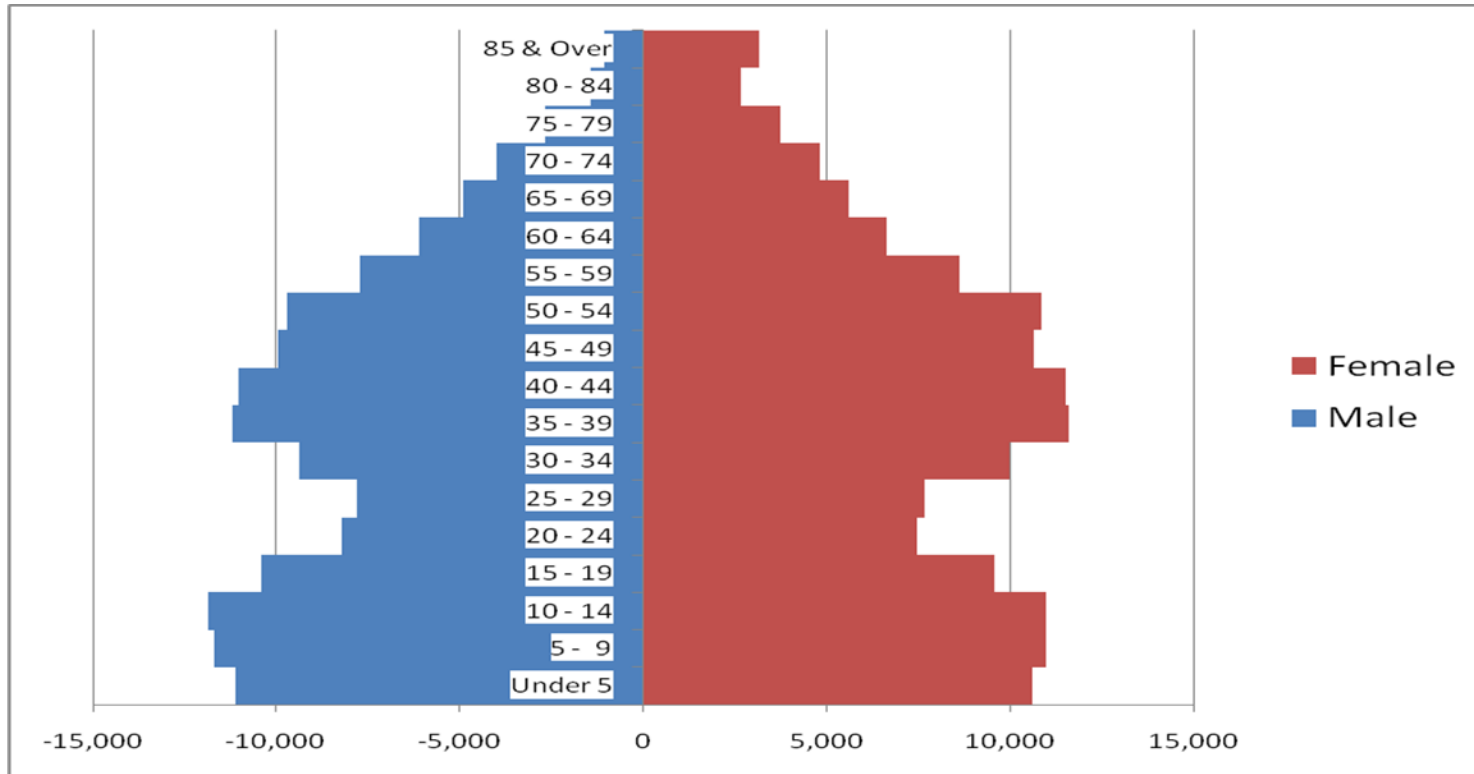
- # of Households: 94,687
- % Family Households: 75%
- Non-Family households growing, especially singles

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%

Source: U.S. Census Bureau

Demographics & Aging Population: Age Structure



Source: U.S. Census Bureau, 2008 American Community Survey

Demographics & Aging Population: Population Projections

Population Projections:

Population 2020: 318,383

- Change 2005-2020: 8.1%

Population 2035: 343,636

- Change 2020-2035: 7.9%
- Change 2005-2035: 16.6%
- 58,400 natural increase
- -9,400 out-migration
- Prime labor force share of population will decrease by 3.2%

Population Change by Age Grouping (2005-2035)

- Under 20: 19.4%
- Young Adults (20-29): 17.9%
- Prime Labor Force Age (30-44): -1.2%
- Mature Labor Force Age (45-64): 4.5%
- Early Retirement (65-74): 51.5%
- Established Retirement (75-84): 70.0%
- Elderly (85+): 103.1%

Source: U.S. Census, Rockland County Planning and Cornell University's Applied Demographics Program

Demographics & Aging Population: Population Projections

Population Distribution by Age Grouping, 2005-2035

	2005	2010	2015	2020	2025	2030	2035	Percentage Point Change 2005-2035
Under 20	30.8%	30.3%	29.9%	29.9%	30.2%	30.9%	31.5%	0.7%
Young Adults (20-29)	10.4%	10.9%	11.1%	11.0%	10.8%	10.6%	10.5%	0.1%
Prime Labor Force Age (30-44)	21.2%	19.2%	18.2%	18.2%	18.5%	18.3%	18.0%	-3.2%
Mature Labor Force Age (45-64)	25.3%	26.5%	26.4%	25.6%	24.2%	23.0%	22.6%	-2.6%
Early Retirement (65-74)	6.7%	7.0%	8.0%	8.4%	8.7%	9.0%	8.7%	2.0%
Established Retirement (75-84)	4.1%	4.4%	4.4%	4.7%	5.4%	5.8%	6.0%	1.9%
Elderly (85+)	1.5%	1.8%	2.0%	2.1%	2.1%	2.3%	2.7%	1.1%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.0%

Source: U.S. Census, Rockland County Planning and Cornell University's Applied Demographics Program

Demographics & Aging Population:

Senior Characteristics

Senior Household Formation (2008)

- Married Couple: 58.7%
- Living with Other Family: 9.0%
- Living Alone: 21.4%
- Other Non-Family Households: 3.5%
- With Own Adult Children: 7.7%

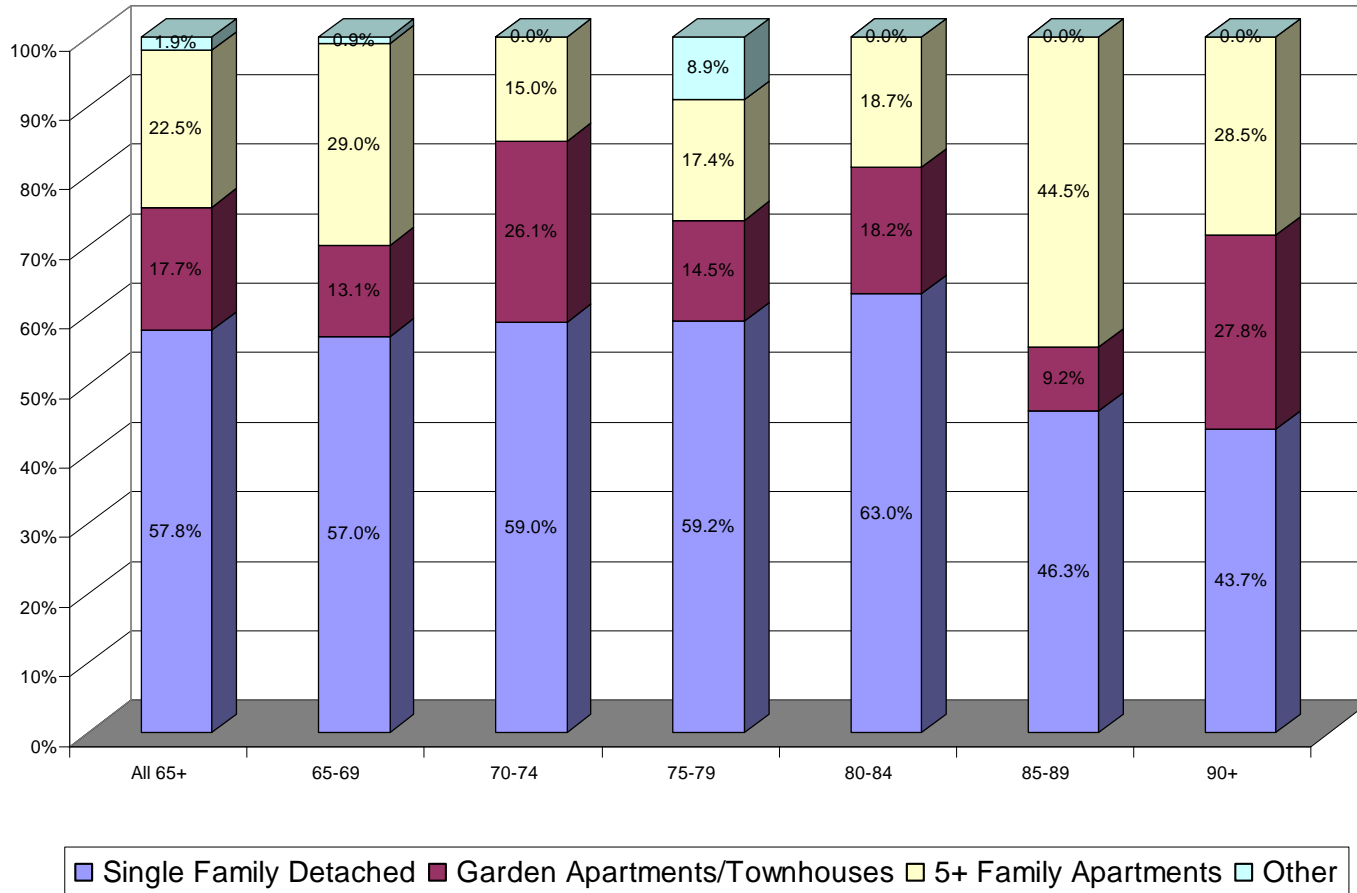
Other Characteristics Population 65+

- Workforce Participation: 23.9%
- Live with Grandchildren: 7.4%
 - Financially Responsible: 2.7% of those 60-64
- Limiting Disability: 33.5%
 - 7.4% of these live with their own adult children

Source: U.S. Census American Community Survey 2008

Demographics & Aging Population: Housing Type

Housing Type by Age Cohort, 2008



Source: U.S. Census, American Community Survey 2008

Demographics & Aging Population: Major Issues / Preliminary Recommendations

Land Use & Economic Development

- Land uses need to address the needs of senior citizens and youths
- Limited expansion of prime and mature labor force ages will require better worker/employee connection and training of new workers and retraining of existing workers
- Expanding need for healthcare and eldercare service workers

Transportation

- More accessible transportation

Housing

- Need for alternatives to meet needs elderly and workforce populations
- Impact on household resources

Education, Community Facilities, & Other Services

- Demand in education and social services and community facilities
- Potential impact on local government tax revenues
- Increasing elder-care costs
- Perception of unmet demand in health care for seniors

Historic Resources: Existing Conditions

- 60+ sites on National/State Registers of Historic Places
- 4 National Register Historic Districts
- 3 National Historic Landmarks, 1 State Historic Site
- Local historic sites or districts in Orangetown, Clarkstown, Ramapo, Montebello
- Numerous local historical societies, museums
- New York State-designated scenic roads, locally designated historic roads
- Historical markers and architecturally significant buildings throughout county



Edward Salyer House, Pearl River

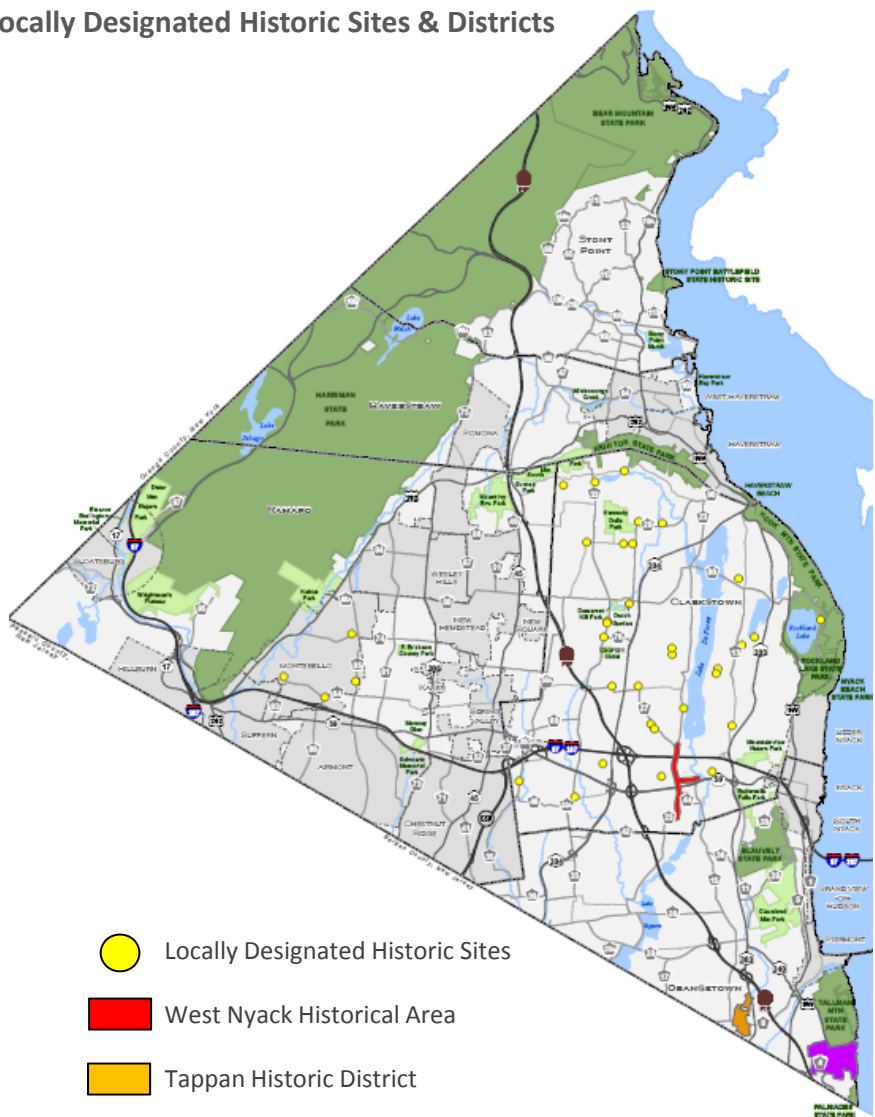
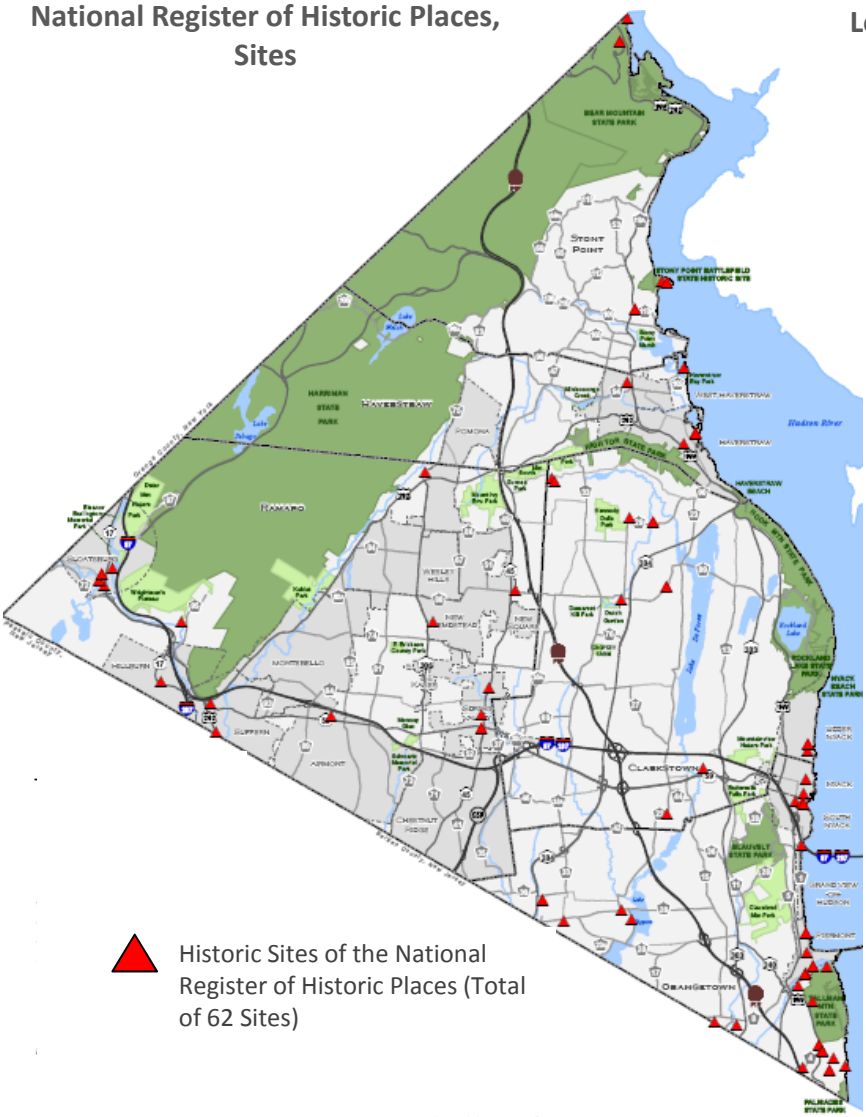



Jacob Sloat House (Harmony Hall), Sloatsburg


National & Locally Designated Historic Sites


National Register of Historic Places, Sites


Locally Designated Historic Sites & Districts




 Historic Sites of the National Register of Historic Places (Total of 62 Sites)

 Locally Designated Historic Sites

 West Nyack Historical Area

 Tappan Historic District

 Palisades Historic District

Cultural Resources: Existing Conditions

- Rockland County Office of Tourism
- Art in Public Places Program
- Works Progress Administration murals
- Hudson River Sculpture Trail
- Community organizations
- Theaters and dance ensembles
- Musical organizations
- Farms and markets



Historic & Cultural Resources: Major Issues

- Participation in Hudson River Valley Greenway program
- Gaps in scenic road designation
- Coordination among layers of historic preservation
- Building on Rockland's cultural resources to attract visitors

Historic & Cultural Resources: Preliminary Recommendations

- Support National Register listing of eligible County-owned sites
- Create a County historic roads program
- Pursue nomination of more roads to NYS Scenic Byways program
- Encourage towns, villages to become Greenway and Greenway Compact communities
- Develop countywide, coordinated marketing strategy to publicize arts/cultural activities and connect them to others in the region
- Provide assistance, including funding, for arts/cultural groups

Housing: Existing Conditions - Supply

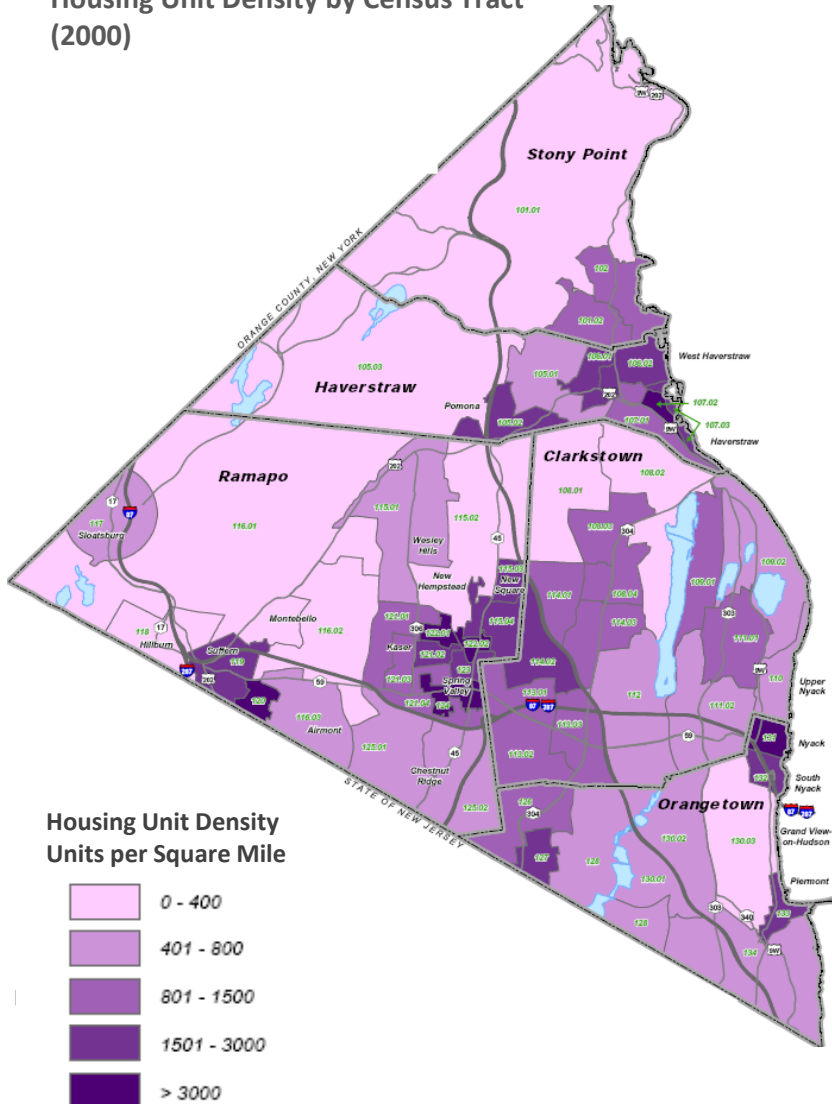
- Total Existing Housing Units: 99,344
- Total Occupied: 94,687 (95.3%)
- 68% Single-Family Homes; 32% Multi-Family Homes
- Owner-Occupied: 71%
- Renter-Occupied: 29%

Source: U.S. Census, American Community Survey, 2008



Housing: Existing Conditions - Density

Housing Unit Density by Census Tract
(2000)



Major Residential Developments



Housing: Existing Conditions

Median Household Income, 2000 – 2008: Rockland County & Surrounding Counties

	2000	2005	2008
Rockland	\$84,183	\$86,022	\$85,363
Bergen	\$80,802	\$78,087	\$82,361
Orange	\$64,475	\$68,852	\$71,674
Westchester	\$78,748	\$78,531	\$79,448

Source: U.S. Census, 2005, 2008 American Community Survey; 2008 Dollars

Housing: Forecasts

Rockland County's Households by Age of Head of Householder, 2005-2020

	2005		2010		2015		2020	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
15 - 24 year old	2,141	2%	2,275	2%	2,313	2%	2,322	2%
25 - 34 year old	11,149	12%	11,138	11%	11,702	12%	12,174	12%
35 - 44 year old	21,334	22%	19,895	20%	18,377	18%	18,314	18%
45 - 54 year old	22,017	23%	23,529	24%	23,212	23%	21,422	21%
55 - 64 year old	18,132	19%	19,307	20%	20,290	20%	21,691	21%
65 - 74 year old	11,316	12%	12,228	12%	14,240	14%	15,513	15%
75 - 84 year old	7,226	8%	7,699	8%	7,898	8%	8,626	8%
85 and older	1,973	2%	2,303	2%	2,989	3%	3,339	3%
Total Number of Households	95,288	100%	98,374	100%	101,021	100%	103,401	100%

Source: Rockland County Planning, Cornell University, Program on Applied Demographics, U.S. Census Bureau – Population Division, 2005

Housing: Existing Conditions - Demand

Renter-Occupied Housing Costs as % of Renter Household Income, 2005-2020

Percent of HH Income	2005		2008	
	Number	Percent	Number	Percent
Less than 10%	747	3%	916	3%
10 - 20%	4,343	18%	4,110	15%
21 - 30%	4,915	20%	6,042	22%
31 - 40%	2,612	11%	4,389	16%
41 - 50%	1,680	7%	2,058	8%
More than 50%	7,911	33%	8,184	30%
Not computed	2,080	9%	1,313	5%
Total Renters	24,288	100%	27,012	100%

Owner-Occupied Housing Costs as % of Owner Household Income, 2005-2020

Percent of HH Income	2005		2008	
	Number	Percent	Number	Percent
Less than 20%	26,039	38%	22,707	33%
20 - 24%	9,575	14%	9,022	13%
25 - 29%	9,149	13%	8,572	12%
30 - 35%	5,522	8%	5,283	8%
35% or more	18,355	27%	22,873	33%
Not computed	-	0%	263	0%
Total Home Owners	68,640	100%	68,720	100%

Source: U.S. Census, 2005 & 2008 American Community Survey

Housing: Projected Demand

Projected Number of Households by Household Size, 2005-2020

	<u>2005</u>	<u>2015</u>	<u>2020</u>	<u>2005-2020</u>	<u>Percent Change</u>
Total Households	95,289	101,020	103,401	8,112	8.5%
1-Person Household	18,314	20,073	20,632	2,318	12.7%
2-Person Household	27,670	29,367	30,131	2,461	8.9%
3-Person Household	17,023	19,276	20,332	3,309	19.4%
4-Person Household	16,412	16,651	16,078	(334)	-2.0%
5-Person Household	8,535	7,642	7,484	(1,051)	-12.3%
6-Person Household	3,447	3,254	3,487	40	1.1%
7-or-more Person Household	3,887	4,758	5,258	1,371	35.27%

Source: Rockland County Planning, Cornell University, Program on Applied Demographics, U.S. Census Bureau – Population Division, 2005

Housing: Volume

Projected Housing Units by Units in Structure, 2005-2020: Rockland County

	<u>2005</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2005 - 2020</u>	<u>% Change</u>
Total Housing Units	97,732	100,896	103,611	106,052	8,320	8.5%
1 Unit (Single-Family Detached)	58,949	60,626	62,065	63,310	4,361	7.4%
2 Units	7,605	7,858	8,075	8,271	666	8.8%
3 to 19 Units	19,392	20,310	21,097	21,854	2,462	12.7%
20 or More Units	11,786	12,102	12,373	12,618	832	7.1%

Source: Rockland County Planning, Cornell University, Program on Applied Demographics, U.S. Census Bureau – Population Division, 2005

Housing: Major Issues

Affordability:

- Housing for young single people and young families
- Senior housing
- Single-family units
- Housing for Rockland's volunteer population

Availability:

- Subsidized housing
- Housing for the handicapped and disabled

Housing: Preliminary Recommendations

Encourage:

- Conservation (cluster) development
- Townhouse and multi-family development in centers
- Affordable housing for the senior population
- Affordable housing for emergency service volunteers
- Partnerships with not-for-profit organizations

Discourage:

- Out-of-scale development patterns

Economic Development: Existing Conditions

- 109,600 jobs in 9,772 establishments (Qtr III 2009)
- 2000 to 2008: 9,750 jobs created
- 2008 to Oct. 2009: 6,500 jobs lost
- Four leading sectors of the economy:
Government, Health Care, Retail Trade and Manufacturing
- Four largest employers in Rockland:
 1. Rockland County Government
 2. Pfizer Pharmaceuticals
 3. East Ramapo School District
 4. Good Samaritan Hospital, Bon Secours Charity Health System



Congers

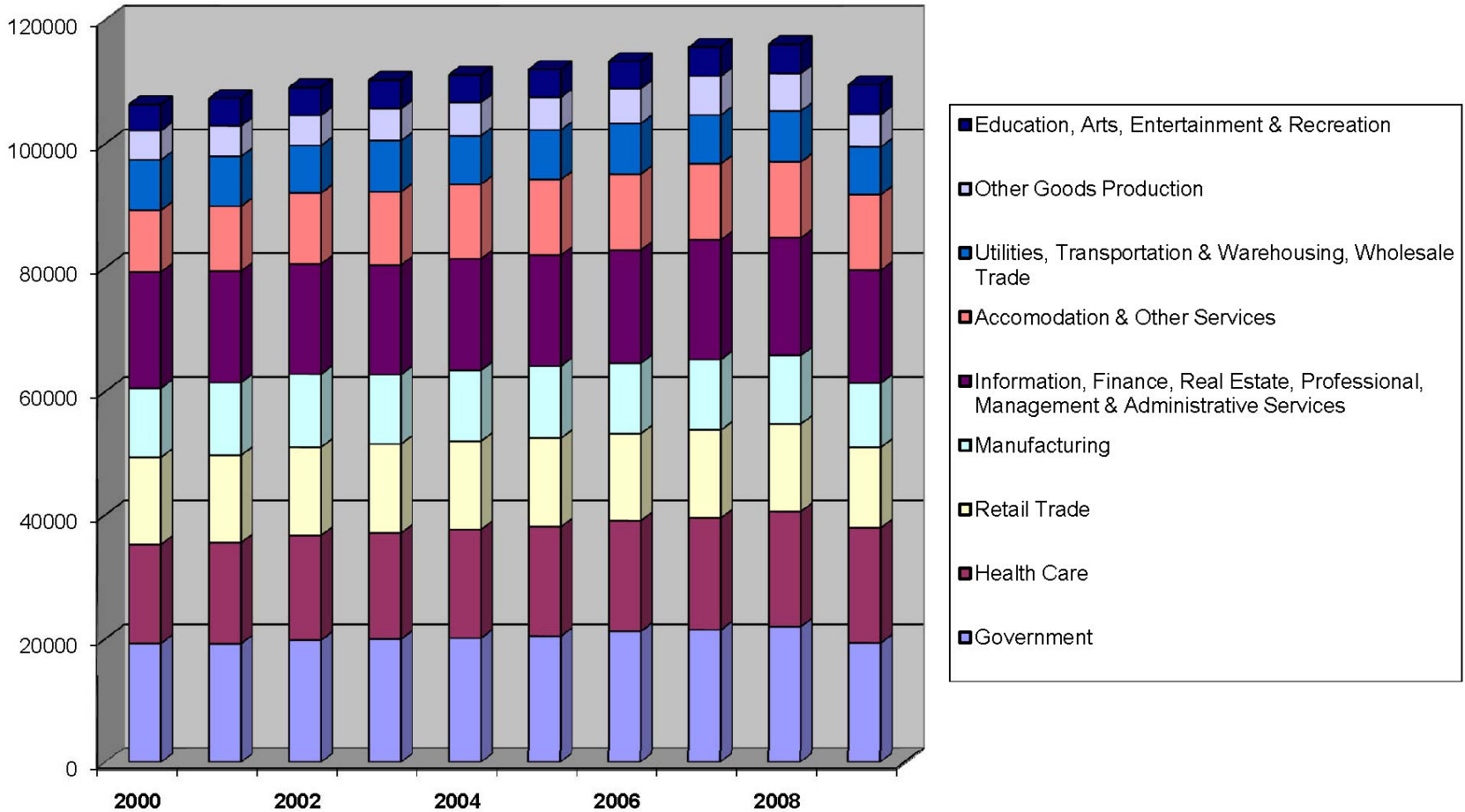


Orangeburg

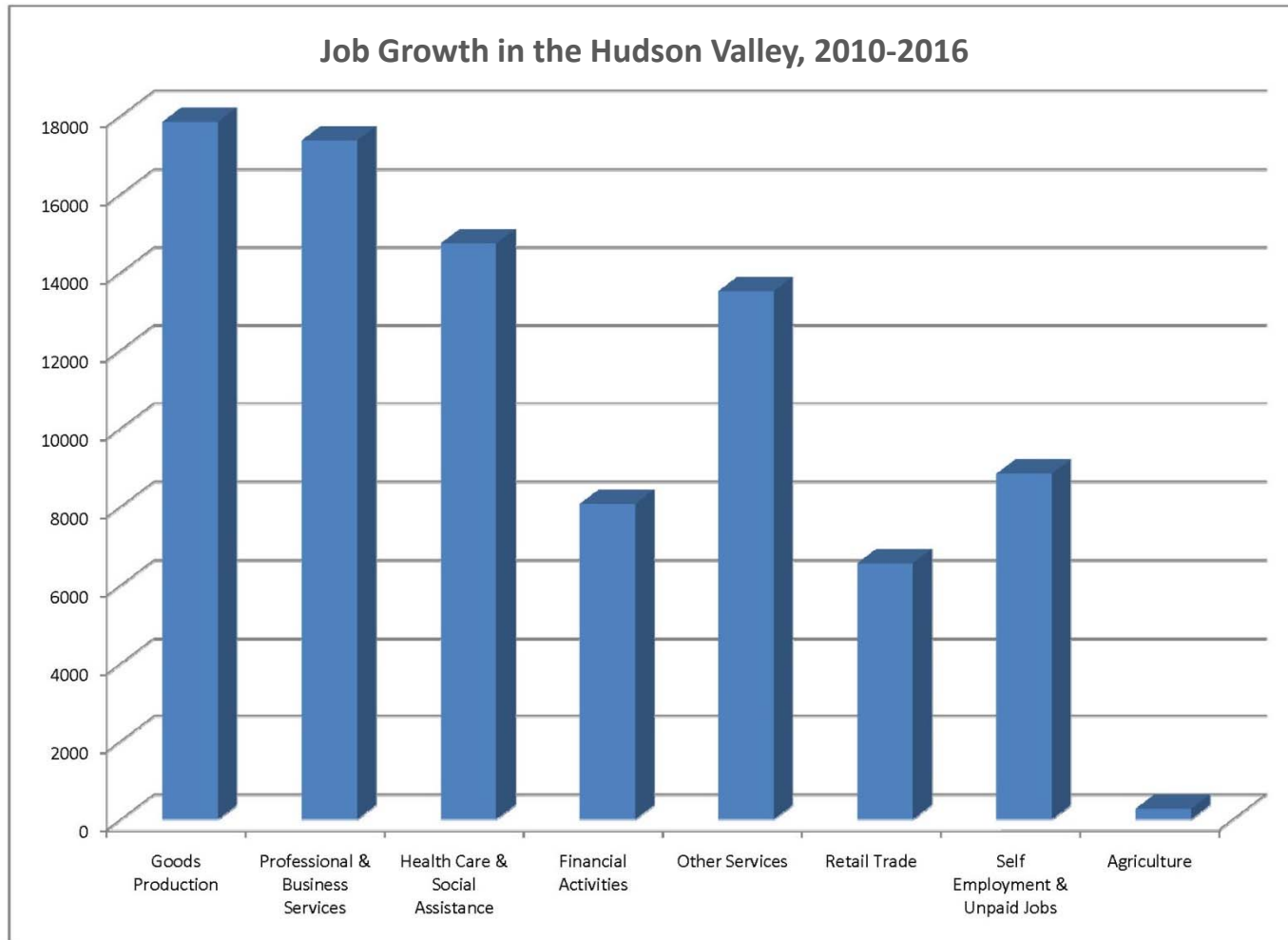
*Sources: Quarterly Census of Wages & Labor, NYS
Department of Labor, Rockland Planning, REDC*

Economic Development: Employment

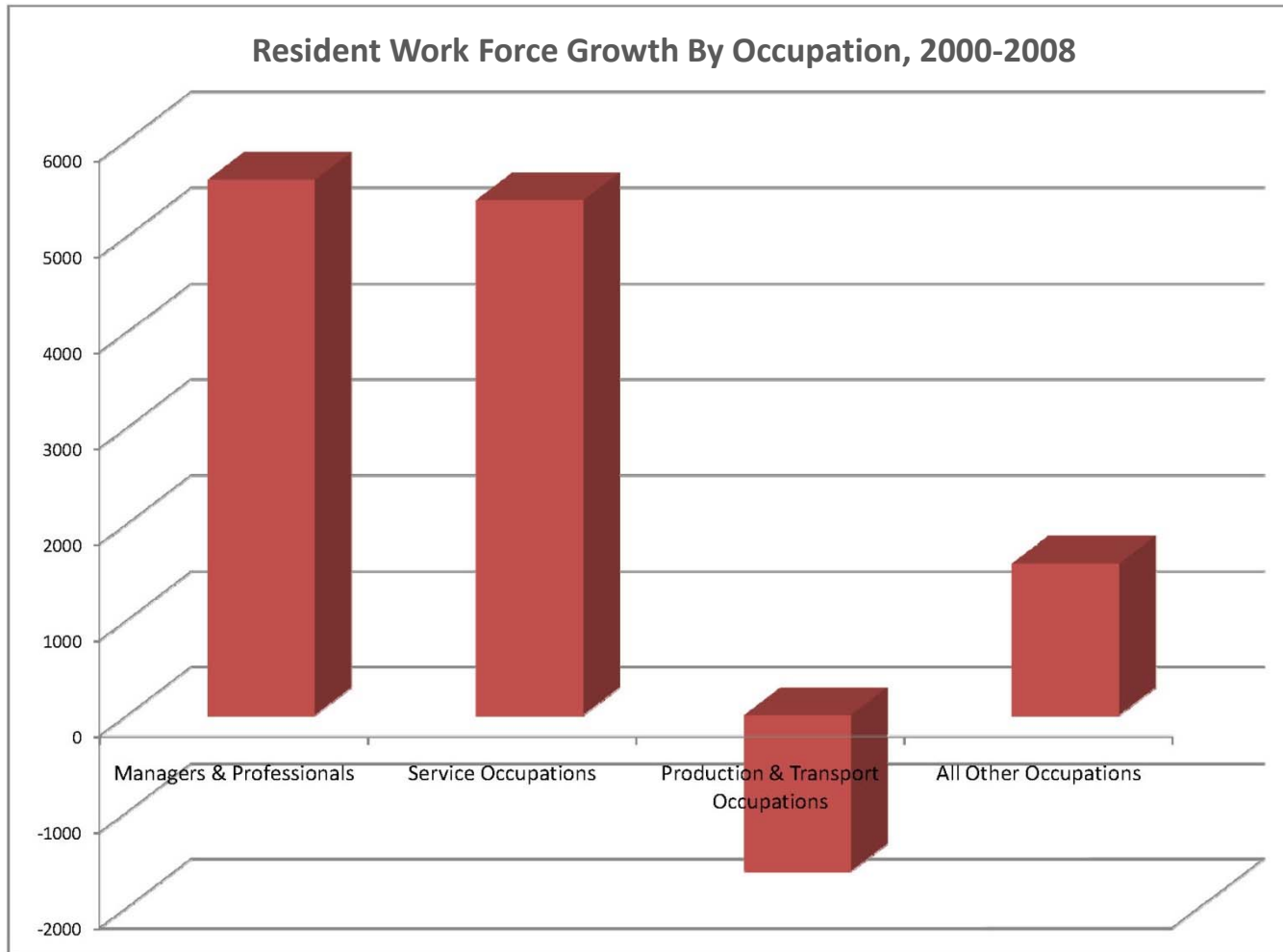
Rockland County Employment, 2000-2009: Quarter III



Economic Development: Job Growth



Economic Development: Work Force Growth



Economic Development:

Major Issues

- Positioning the economy to share in regional growth
- Aligning skills of Workforce and Employer demands
- Balancing job growth in moderate and lower wages
- Providing employment opportunities for young adults
- Alleviating high vacancies in village centers
- Providing shovel-ready sites for economic development

Economic Development: Opportunities

- Promote biomedical research and production, front office and professional services, and tourism
- Strengthen traditional downtown centers
- Sustain Rockland County's Empire Zones
- Support Rockland Economic Development Corporation (REDC)
- Support Rockland Industrial Development Agency (IDA)

Economic Development: Preliminary Recommendations

An Economic Development Plan should focus on THREE discrete sectors:

1. Biomedical
2. Front Offices and Professional Services
3. Tourism – Cultural/Historic/Environmental

Upcoming Public Meetings

September 15th:

Public Workshop on Infrastructure, Services & Information Resources, Future Land Use Map, Plan Implementation, and "Rockland Tomorrow" Draft

October:

Public Hearing on Draft Comprehensive Plan and DGEIS

Stay Informed!

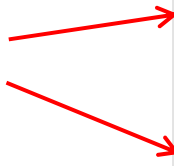
<http://www.rccompplan.com>

Public Comments



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FAQ
Contact Us

OR



Welcome to the Rockland County Comprehensive Plan website

Rockland County has begun the process of creating a comprehensive plan that will serve as the basis for all County government planning and development issues for the next 20 years and provide guidance for future planning and zoning actions by towns and villages. The plan would also create a framework for future capital expenditure decisions by the County government.

The plan's overarching goals are to:

- Provide general recommendations on future land uses within the County of Rockland and possible alternative strategies.
- Recommend general policies that could be undertaken at both the County and municipal levels to implement these strategies.
- Address those matters that are under direct jurisdiction of the County of Rockland.
- Identify issues of land use and zoning conflicts between and among municipalities that should be resolved to allow the various municipal zoning regulations to work more effectively.

The comprehensive planning process encompasses an 18-month effort, including public workshops, meetings with Town and Village Planning Boards and regular meetings with a technical Advisory Committee. The plan is intended to be updated periodically to reflect land use changes, data updates or other major planning-related issues.

Next Public Workshop

The second public workshop on the Rockland Comprehensive Plan will be held on Thursday, April 15th at 7 pm at the Palisades Center Mall, Adler Room (4th floor), 1000 Palisades Center Drive, West Nyack, NY 10994. Please go to the [Announcements](#) page for a map and public

<http://www.rccompplan.com>

After the Presentation

- Coffee Break
- Roundtable Discussions
 - ❖ *Demographics & Aging*
 - ❖ *Historic & Cultural Resources*
 - ❖ *Housing*
 - ❖ *Economic Development*
 - ❖ *General Issues*
- Roundtable Groups Report Back
 - ❖ *1 leader per topic area presents roundtable comments*

