

MEMORANDUM

DATE: November 20, 2000

TO: Orangetown Comprehensive Plan Committee

FROM: Saccardi & Schiff, Inc.

RE: Town of Orangetown Population Analysis

Socio-economic Context

The purpose of this memorandum is to provide information on the socio-economic environment of Orangetown, NY to the extent necessary for the development of the comprehensive plan proposals. The southernmost town in Rockland County, Orangetown spans approximately 22 square miles and is comprised of 4 incorporated villages (Nyack, South Nyack, Grand View, and Piermont) and 8 unincorporated places (Upper Grand View, Sparkill, Palisades, Tappan, Orangeburg, Blauvelt, Pearl River, and the Rockland Psychiatric Center). The 1990 Census reported a total town population of 46,742, including the villages. Without the villages, the population was 33,521¹. The following demographic information represents the 8 unincorporated places within Orangetown, without the 4 incorporated villages. It is the objective of this report to provide a socio-economic profile of the unincorporated sections of Orangetown. Therefore, all references to Orangetown throughout this report will refer only to the unincorporated portions of the town.

Over the past twenty years, Orangetown has been subtly changing. There have been shifts in population, race and ethnicity, and age distribution that have influenced the present shape of the town and suggest possible future trends. The income, housing, and employment trends of the town will, to a large degree, influence future demographic and land use patterns. One of the noticeable trends is the diversification of the town's population, and the increase in the over 55 population cohort. In 1990, 26.3% of the population was over 55. In estimates for 2000 and 2005, that percentage increases to 27.5% and 29.1%, respectively. The issues raised by such a change in the population need to be addressed, as do the issues raised by a town of increasing racial and ethnic diversity, as will be seen.

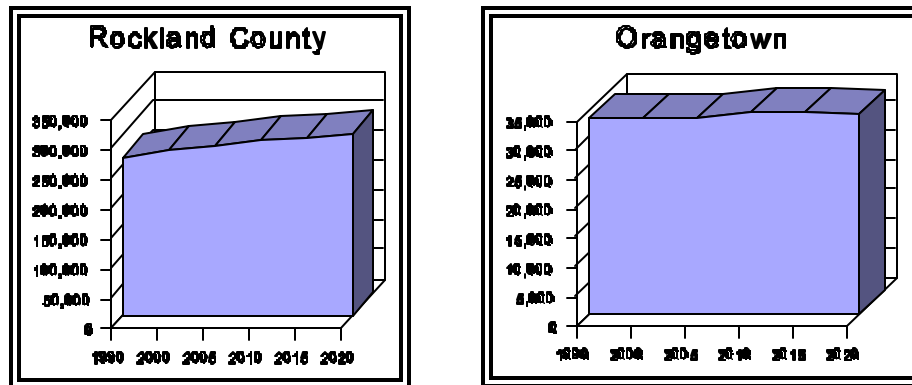
1

This data includes the Village of Grand View but does not include the population at Rockland Psychiatric Center because while the Psychiatric Center is its own Census tract, the incorporated Village of Grand View is part of a tract that also houses Blauvelt, Orangeburg, and Upper Grand View, areas important to this report.

1. Demographics

a) Population

Since the 1970 Census, the population of Orangetown has decreased by 7%, from 35,999 in 1970, to 34,617 in 1980, to 33,521 in 1990². Possible reasons for this decline include modest levels of building activity, and a decline in household size (Community Profiles, Town of Orangetown, Rockland County Department of Planning, 1995). Population estimates for the next twenty years do not show any clear trend, with a slight projected increase from 1990 to 2000 of about 100 people, a slight decrease in 2005 of about 100 people, an approximately one hundred person decrease again in 2010 (where the population will hover at around 34,430 for five years or so) and around a 400 person decrease in population in 2020, leaving the population at approximately 34,030 (Rockland County Department of Planning, 1995). Generally, this data shows that the population of Orangetown is not expected to dramatically change over the next 20 years, but will remain relatively static, increasing and decreasing within a range of about 1,000 people. This is in contrast to Rockland County. Since 1970, the county has experienced a population increase of 35,572 people and county population projections forecast continuous increases until 2020, when the population is predicted to reach 305,000, an increase of 12.6% over the 1996 population of 270,885 (U.S. Census, American Community Survey, 1996).



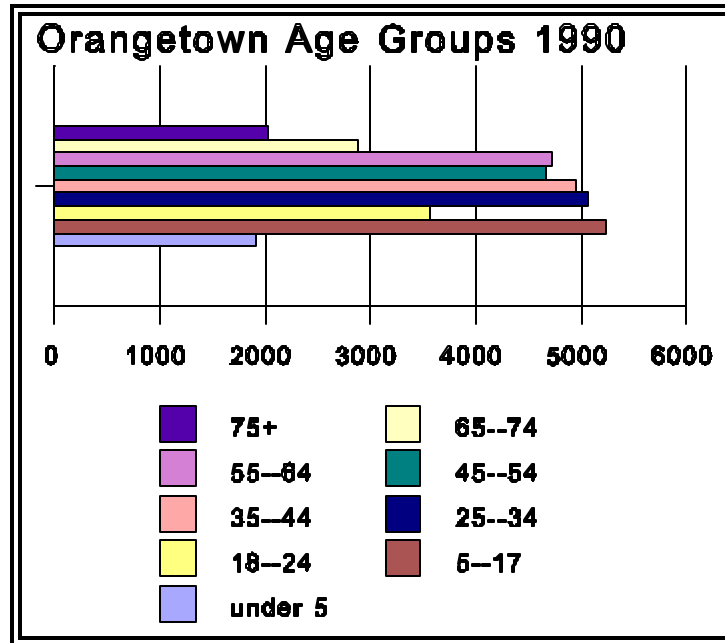
Source: U.S. Census, Rockland County Department of Planning

²

Again, this data includes the Village of Grand View but does not include the population at the Rockland Psychiatric Center

b) Age Distribution

The median age of Orangetown's population in 1990 was 37.8 years (Claritas, Inc., 2000)³. This is higher than the county's, which was 34.1 in 1990. Estimates of the town's median age predict an increase in 2000 to around 40.2, and another increase in 2005 to around 41.4 years of age (Claritas Inc., 2000).



Source: U.S. Census, Rockland County Department of Planning

In the 1990 Census, the largest combined age group was persons 25–44 years of age. The 45–64 age group was also substantial. The very young and very old age groups—those under five and over 75—had the smallest populations, while the 5–17 age group had the single largest population in the town. It is interesting to note that the 18–24 age group is quite small in Orangetown. This decrease in young adult population is a common occurrence and happens for a variety of reasons: lack of adequate jobs, housing, or the simple desire to move away from their primary family. So as the 5–17 age group matures in the next ten or so years, it is likely that many of them will move out of the area, and the young adult 18–24 age group will remain consistently small.

Another interesting trend that appears to be emerging from the 1990 Census is the large proportion of the population stationed in the middle of the age groups—the 25–44 age range. As the town moves towards the 21st century, this group will age and cause a large “bump” of population in the

³

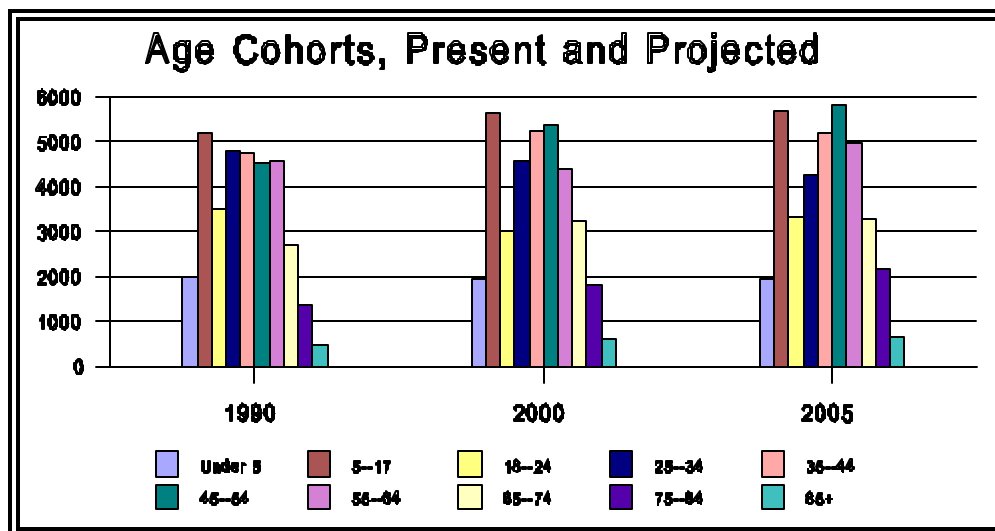
Again, this data includes the Village of Grand View but does not include the population at the Rockland Psychiatric Center.

“empty nester” segment of the town’s population. The proportion of the town’s population that will be over 35 will be large, and the number of people over 55 will also be large. The increase in persons in these groups represent a potential demand for different social, recreational, and housing needs in the town.

Taken together, the present and future size of both the 5–17 age group and the 25–44 age group will influence the median age of Orangetown, and affect the makeup of the town’s age distribution, household size, and population in the short and long term.

As seen in the age cohort chart, the 25–44 age range was the largest combined age group in Orangetown in 1990. This group, along with the other age ranges, is further defined in the chart below with population projections to 2005. Of the age cohorts, the cohort that shows the largest projected change is the 75–84 age group, with a total increase of 53.7% by 2005. The 85+ and 45–54 cohorts are also projected to increase over time, with total percent changes of 37.2% and 27.1%, respectively. The only group projected to continually decline throughout the projected period is the 25–34 age group, which will lose 11.1% of its population.

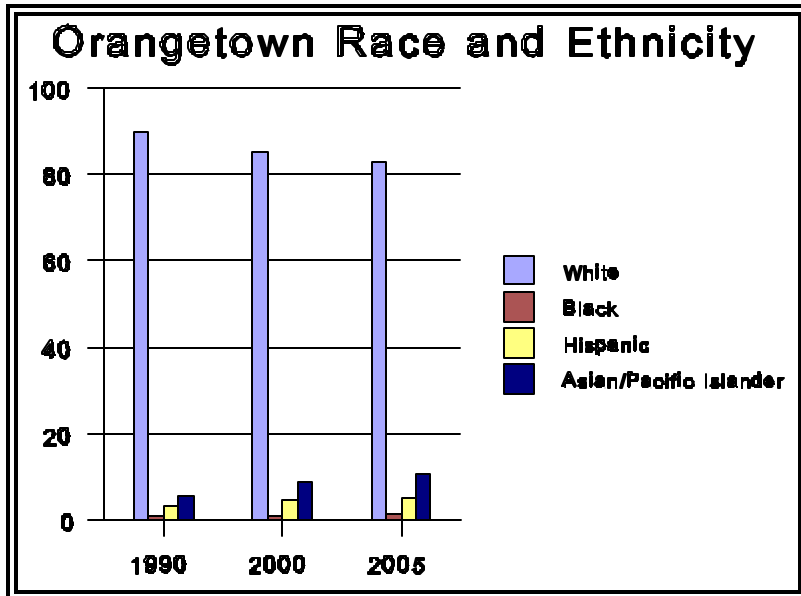
What this data highlights is that as the town moves through the beginning of the 21st century, there is a definite “graying”, or aging, of the Orangetown population. The number of elderly is projected to increase dramatically, and the 45–54 and 65–74 cohorts are also increasing substantially, acting to increase the town’s median age. The dramatic increase of the elderly population (an approximate 32.8%, or 1,576, increase of persons 65 and over by 2005) is likely to increase the need for a variety of services and special housing.



Source: U.S. Census, Claritas Inc.

c) Race/Ethnicity

While the majority of the town's 1990 population is White (89.8%)⁴, there had been a decrease in that segment of the population since the 1980 Census. Estimates for 2000 and 2005 predict a continuing decrease in Orangetown's White population (Claritas, 2000).



Source: U.S. Census, Claritas Inc.

At the same time, the town's minority populations are expected to increase from 1990 to 2005 such that increases of 92.7%, 42.9%, and 18.2% are anticipated for the Asian/Pacific Islander, Hispanic, and Black populations, respectively (Claritas Inc., 2000)⁵. In 2005 an average of 17% of the town's population will be composed of minority populations, as opposed to 10.2% of the population in 1990, diversifying local character. With the continuing migration of both native and non-native populations into and out of the New York Metropolitan Area, this diversification can be expected to continue.

⁴ Again, this data includes the Village of Grand View, but not the population at the Rockland Psychiatric Center

⁵ Hispanic origin is considered an ethnicity, so people of Hispanic ethnicity can be of any race.

2. Socio-economic Factors

a) Household Size

The 1990 Census indicated that the average household size for Orangetown is 2.89 people⁶, as compared with Rockland County's 3.03 people per household. As stated previously, this number has decreased (from 3.3 in 1980), and is considered partly responsible for the decline in total population for Orangetown. Figures projected to 2020 have forecast an increase in the number of households over the next two decades for both Orangetown and Rockland County as a whole (Rockland County Department of Planning, 1995).

b) Income and Poverty

The 1990 median family income for Orangetown (\$63,568)⁷ is slightly higher than that for Rockland County (\$60,479) (Rockland County Department of Planning, 1995). Given that the average household size is smaller than the county's, Orangetown's population appears to be slightly more affluent in general, and this is supported by the fact that the town has a lower percentage of people below the poverty line. The U.S. Census Bureau uses a set of income thresholds that vary by family size and composition to determine who is poor. If a family's total income is less than that family's threshold, then that family, and everyone in it, is considered poor (U.S. Census Bureau, www.census.gov/hhes/poverty/povdef.html, 2000). In 1989, the average poverty threshold for a family of four was \$12,674 (Rockland County Department of Planning, 1995). As of 1990, Orangetown had 4.3% of its population below the poverty line, while Rockland's poor population accounted for 7.2% of its total. This poverty is, of course, due to a number of factors, the majority of which have to do with the educational attainment of the population, the types of jobs that people have (to be discussed in a later section), and the cost of living. Another major expense for people is housing, the state of which is discussed below.

c) Housing

As of 1990, approximately 80% of the housing in Orangetown was owner-occupied. Single-family homes constituted the majority of the housing stock, although there were substantial numbers of two-family and multi-family homes in certain areas (see Table 1). Most homes were built in the late 1950s or early 1960s. Between 1980 and 1990, there was an 11.7% (or 1,221) increase in housing units for Orangetown, even though the total population had decreased by about 1,000

⁶ Again, this data includes the Village of Grand View but does not include the population at the Rockland Psychiatric Center.

⁷ This data does not include Sparkill, Palisades, Upper Grand View, or Rockland Psychiatric Center. This is because the available information did not separate the Psychiatric Center from these other areas, and it is believed the Psychiatric Center could cause the data to be somewhat inaccurate.

people during that time. The concentration of the number of units in structure and tenure status, grouped by unincorporated section, can be seen in the table below.

Table 1

	Owner Occupied	Renter Occupied	1 Family Unit	2 Family Unit	3-4 Family Unit	5 or More Units in Structure
Blauvelt	1,348	107	1,407	45	13	2
Orangeburg	936	277	914	10	9	314
Pearl River	4,071	1,293	4,174	384	348	527
Tappan	1,986	204	2,059	64	37	52
Remainder⁸	842	261	920	41	19	153
Total	9,183	2,142	9,474	544	426	1,048

Source: U.S. Census, Rockland County Department of Planning

3. Employment

a) The Labor Force

The average unemployment rate for Orangetown in 1990 was 3.4%. This was slightly lower than the 3.7% average unemployment rate for Rockland County. But the 4.2% average unemployment rate for men in Orangetown is higher than Rockland's 3.9%, while the 2.6% rate for women is much lower than Rockland's 3.5%. Of the 18,106 workers in Orangetown, 5,965 of them (or 33% of the total) work in the town; 2,777 other workers (15%) commute to other places within Rockland County. 9,364 workers (or 52% of the total workers living in Orangetown) commute outside of Rockland County. Of these commuters, a little more than half travel to New York City, while slightly little less than half travel to other locations (including Bergen County, Westchester County, etc.).

⁸

Remainder includes Sparkill, Palisades, Upper Grand View, and Rockland Psychiatric Center. The Psychiatric Center may account for a number of the five or more units in structure.

b) Types of Jobs

Orangetown has the largest concentration of office and industrial parks in all of Rockland County (Community Information Guide, 1999), and so is home to a number of businesses and corporations (in addition to ancillary businesses and retail). This is why office-type employment accounts for approximately 70% of the total work force. Factory-type employment is estimated at 17%, and the service industry employs 13% of the work force in Orangetown. These percentages are similar to those for Rockland County in its entirety.

Employment by industry is a more specific method of understanding the job profile of a town. For Orangetown, the number of people per industry can be divided, further clarifying the factory-type/office-type/service-type occupation classifications. The more detailed classifications are seen in Table 2 below.

Table 2

	Agric/ Mining	Constr	Mfg	Trans& Comm	Whole& Retail Trade	FIRE	Svcs	Public Admin	Total
Blauvelt	26	146	345	271	489	166	1,044	135	2,622
Orangeburg	8	63	207	136	364	127	868	88	1,861
Pearl River	89	405	1,241	833	1,208	704	2,975	551	8,006
Tappan	15	143	436	202	735	335	1,635	111	3,612
Remainder ⁹	20	99	277	140	733	137	871	57	2,334
Total	158	856	2,506	1,582	3,529	1,469	7,393	942	18,435

Source: U.S. Census, Rockland County Department of Planning

As seen in Table 2, the service industry employs the largest number of workers in each unincorporated area. The wholesale and retail trade sector provides the next highest number of jobs in all areas except Pearl River, where the second largest percentage of workers are employed in manufacturing (with wholesale and retail trade coming in a close third). In the remaining unincorporated sections, manufacturing is the third largest means of employment.

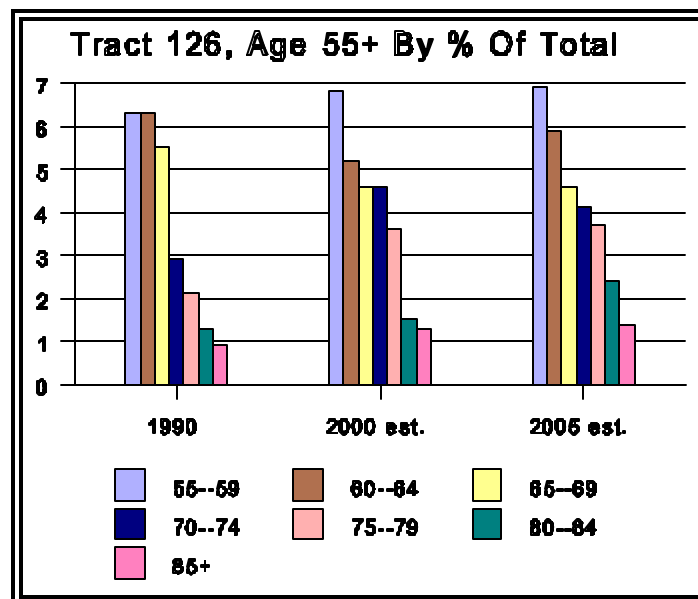
⁹Remainder includes the areas of Sparkill, Palisades, Upper Grand View, and the Rockland Psychiatric Center

4. Appendix

The following section—provided primarily for clarification purposes—is composed of demographic profiles of each Census Tract within the boundaries of Orangetown. It is in this way that one can examine both Orangetown unincorporated in its entirety¹⁰, and its unincorporated parts.

a) Tract 126/Pearl River

From 1980 to 1990, the population of this tract decreased 7.2%, from 6,687 to 6,206 people; from 1990 to 2005, population is projected to increase by 13.6%, from 6,206 to 7,049 (Claritas Inc., 2000). In 1990 the median age for this tract was 37 years old. Estimates have the median age increasing to 39.4 in 2000, and to 41 in 2005. As of 1990, 94% of the population was White, 0.5% was Black, 2.8% was Hispanic, 2.6% was Asian/Pacific Islander, and 0.1% was Other. From 1980 to 1990 there was a 7.1% increase in the number of housing units, and there is an expected increase of 11% and 6.4% for 2000 and 2005, respectively. Conversely, the average household size decreased from 3.43 people in 1980 to 3.02 people in 1990, and the decline is expected to continue, with the average household size in 2000 projected at 2.95 people, and the average household size in 2005 projected at 2.91. The average household income is increasing: \$30,387 in 1979 Census data to \$67,343 in 1989, to projected estimates of \$107,546 in 2000 and \$126,829 in 2005. This dramatic change does not reflect adjustments for inflation.

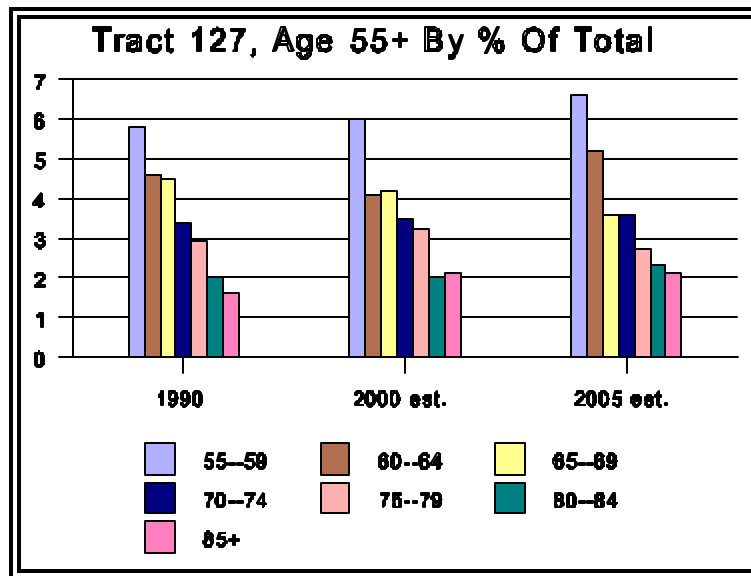


Source: U.S. Census, Claritas Inc.

¹⁰ Tracts 129,131,132,and 133 will not be examined; they house incorporated villages and Rockland Psychiatric Center

b) Tract 127/Pearl River

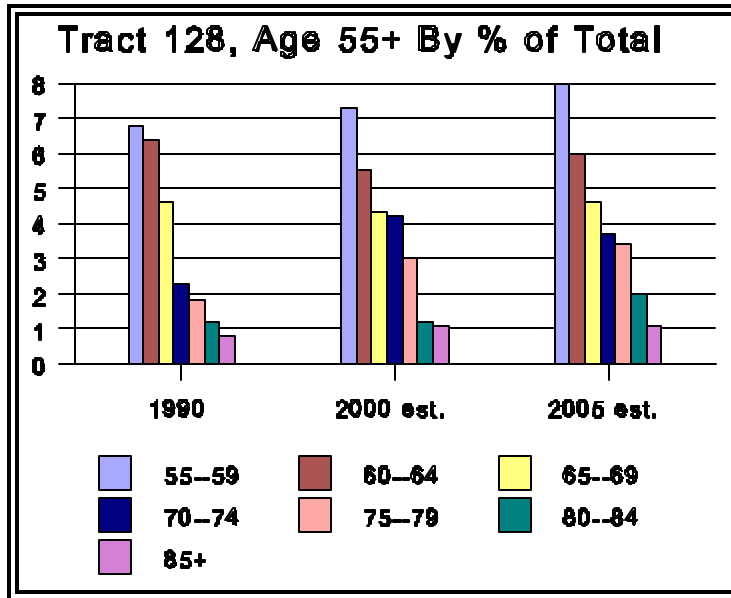
From 1980 to 1990, the population of this tract decreased 6%, from 4,305 to 4,048 people; from 1990 to 2005, population is projected to increase by 3.9%, from 4,048 to 4,204 (Claritas Inc., 2000). In 1990 the median age for this tract was 35.6 years old. Estimates have the median age increasing to 39.4 in 2000, and to 41.2 in 2005. As of 1990, 95.5% of the population was White, 0.3% was Black, 2.9% was Hispanic, 1.2% was Asian/Pacific Islander, 0.1% was American Indian/ Eskimo/Aleut, and 0.1% was Other. From 1980 to 1990 there was a 3.3% increase in the number of housing units, and there is an expected increase of 4.2% for both 2000 and 2005. Conversely, the average household size decreased from 2.68 people in 1980 to 2.47 people in 1990, and the decline is expected to continue, with the average household size in 2000 projected at 2.42 people, and the average household size in 2005 projected at 2.38. The average household income is increasing: \$23,268 in 1979 Census data to \$47,532 in 1989, to projected estimates of \$64,788 in 2000 and \$70,799 in 2005. This change does not reflect adjustments for inflation.



Source: U.S. Census, Claritas Inc.

c) Tract 128/Pearl River

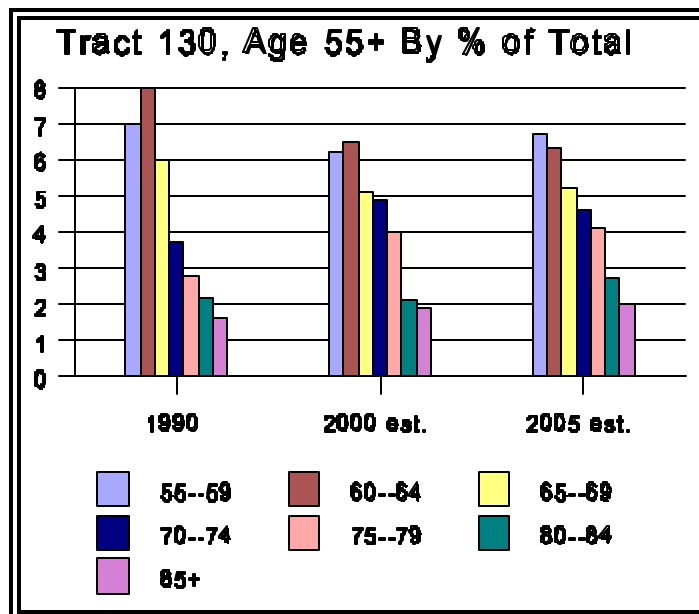
From 1980 to 1990, the population of this tract increased 5.3%, from 6,219 to 6,547 people; from 1990 to 2005, population is projected to increase by 2.9% (with 2.5% of that growth occurring in 2005), from 6,547 to 6,734. (Claritas Inc., 2000). In 1990 the median age for this tract was 37.4 years old. Estimates have the median age increasing to 38.9 in 2000, and to 39.2 in 2005. As of 1990, 88.1% of the population was White, 0.9% was Black, 3.3% was Hispanic, 7.5% was Asian/Pacific Islander, 0.1% was American Indian/Eskimo/Aleut, and 0.1% was Other. From 1980 to 1990 there was a 21.8% increase in the number of housing units, and there is an expected increase of 2.9% and 3.8% for 2000 and 2005, respectively. Conversely, the average household size decreased from 3.59 people in 1980 to 3.13 people in 1990, and the decline is expected to continue, with the average household size in 2000 projected at 3.06 people, and the average household size in 2005 projected at 3.02. The average household income is increasing: \$36,236 in 1979 Census data to \$70,307 in 1989, to projected estimates of \$107,755 in 2000 and \$124,692 in 2005. This dramatic change does not reflect adjustments for inflation.



Source: U.S. Census, Claritas Inc.

d) Tract 130¹¹/Blauvelt/Orangeburg

From 1980 to 1990, the population of this tract decreased 4.8%, from 9,693 to 9,228 people; from 1990 to 2005, population is projected to increase by 22.4%, from 9,228 to 11,292 (Claritas Inc., 2000). In 1990 the median age for this tract was 40.3 years old. Estimates have the median age increasing to 41.8 in 2000, and to 42.9 in 2005. As of 1990, 86.9% of the population was White, 1.8% was Black, 3.7% was Hispanic, 7.5% was Asian/Pacific Islander, and 0.1% was American Indian/ Eskimo/Aleut and Other. From 1980 to 1990 there was an 11.2% increase in the number of housing units, and there is an expected increase of 19.1% and 8.6% for 2000 and 2005, respectively. Conversely, the average household size decreased from 3.39 people in 1980 to 2.93 people in 1990, and the decline is expected to continue, with the average household size in 2000 projected at 2.86 people, and the average household size in 2005 projected at 2.82. The average household income is increasing: \$34,269 in 1979 Census data to \$67,017 in 1989, to projected estimates of \$101,235 in 2000 and \$116,376 in 2005. This dramatic change does not reflect adjustments for inflation.

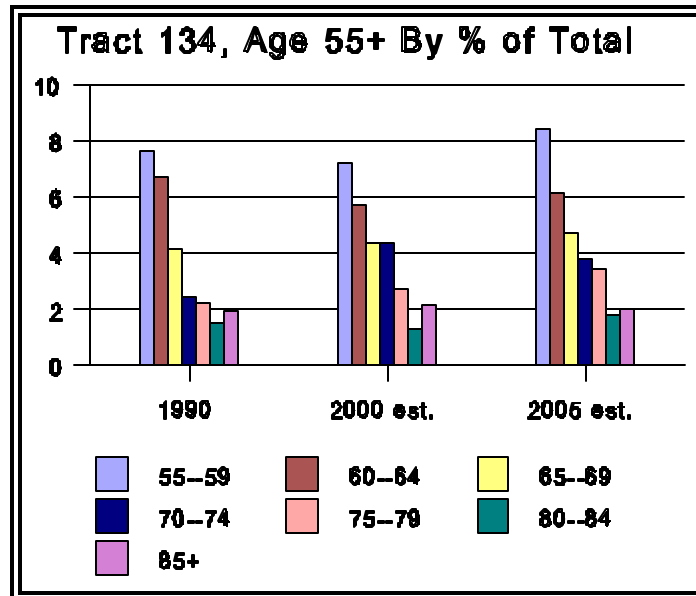


Source: U.S. Census, Claritas Inc.

¹¹Tract 130 includes sections of Grand View, an incorporated village

e) Tract 134/Tappan/Sparkill/Palisades

From 1980 to 1990, the population of this tract decreased 3.3%, from 8,025 to 7,763 people; from 1990 to 2005, population is projected to increase by 3.9%, from 7,763 to 8,068 (Claritas Inc., 2000). In 1990 the median age for this tract was 38.5 years old. Estimates have the median age increasing to 41.3 in 2000, and to 42.6 in 2005. As of 1990, 84.3% of the population was White, 1.8% was Black, 5% was Hispanic, 8.7% was Asian/Pacific Islander, 0.1% was American Indian/ Eskimo/Aleut, and 0.1% was Other. From 1980 to 1990 there was a 14% increase in the number of housing units, and there is an expected increase of 3.9% and 4.2% for 2000 and 2005, respectively. Conversely, the average household size decreased from 3.4 people in 1980 to 2.9 people in 1990, and the decline is expected to continue, with the average household size in 2000 projected at 2.84 people, and the average household size in 2005 projected at 2.8. The average household income is increasing: \$34,856 in 1979 Census data to \$71,829 in 1989, to projected estimates of \$111,338 in 2000 and \$129,408 in 2005. This dramatic change does not reflect adjustments for inflation.



Source: U.S. Census, Claritas Inc.

SOURCES

1. Rockland County Census Report, 1990.
2. Data Book, Rockland County, New York, 1989.
3. Community Information Guide, Town of Orangetown, 1999.
4. White Plains Vision: A Plan for the 21st Century, 1996.
5. Community Profiles, Town of Orangetown, 1995.
6. Route 303 Sustainable Development Study, 2000.
7. Rockland Psychiatric Center—Options for Reuse, 1998.
8. Connect Study Report of Age/Market Trends, Claritas Inc., 2000.
9. Town of Orangetown Master Plan/Open Space and Recreation, 1995.
10. Orange County Quality Communities: A Plan for the 21st Century, 2000.
11. The American Community Survey, U.S. Census, 1996.