

# PEARL RIVER TOD OPPORTUNITIES ANALYSIS



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Submitted to the Town of Orangetown



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## INTRODUCTION

The Town of Orangetown seeks a downtown revitalization strategy for the hamlet of Pearl River. While the Town's Comprehensive Plan identifies opportunities for revitalizing other hamlet centers, Pearl River is uniquely positioned for physical and economic rejuvenation. The hamlet's key assets include a relatively large downtown, a compact urban form with a mix of uses, and excellent rail connectivity to Secaucus Junction and New York City via the Pascack Valley Line. Over the last twenty years, the population has remained roughly stable in terms of total size while becoming more diverse with a growing Hispanic population joining a large and established Irish community. While the quality of the hamlet's schools and affordable single-family homes remain a draw for families, Pearl River has also been attracting increasing volumes of millennials seeking an urban lifestyle without New York City real estate prices.

At the same time, Pearl River is facing planning challenges that are common for many similarly sized communities in the Hudson Valley. Although housing prices are lower compared to the eastern side of the Hudson River, home sales and rents have been rising especially for one-bedroom apartments. While restaurants and bars continue to attract a flow of evening patrons, the neighborhood-scale retail offerings along Central Avenue have become smaller and less diverse in the face of competition from on-line shopping and Rockland County's nearby malls. And while the comprehensive plan and its update called for urban design improvements, only minimal infrastructure improvements have been implemented in the downtown core over the last decade.

The generation of a downtown revitalization strategy would help the Town of Orangetown crystalize a long-term vision for enhancing the quality of life for its current and future residents while simultaneously unlocking the full economic value of its rail station. Eventually, the Town will also need to craft an implementation plan that specifies zoning changes, infrastructure improvements, and urban design enhancements. As the first step toward change, however, this deliverable identifies the opportunity for transit-oriented development at the Pearl River rail station based upon market analysis, land use assessment, and community input.

With the completion of the Pearl River TOD Opportunities Analysis, the Town will be able to undertake more detailed planning as well as implementation steps such as updates to the comprehensive plan, adoption of a form-based code, solicitations to the real estate development community, and pursuit of funding for infrastructure enhancements.

## SECTION I: GEOGRAPHIC ANALYSIS

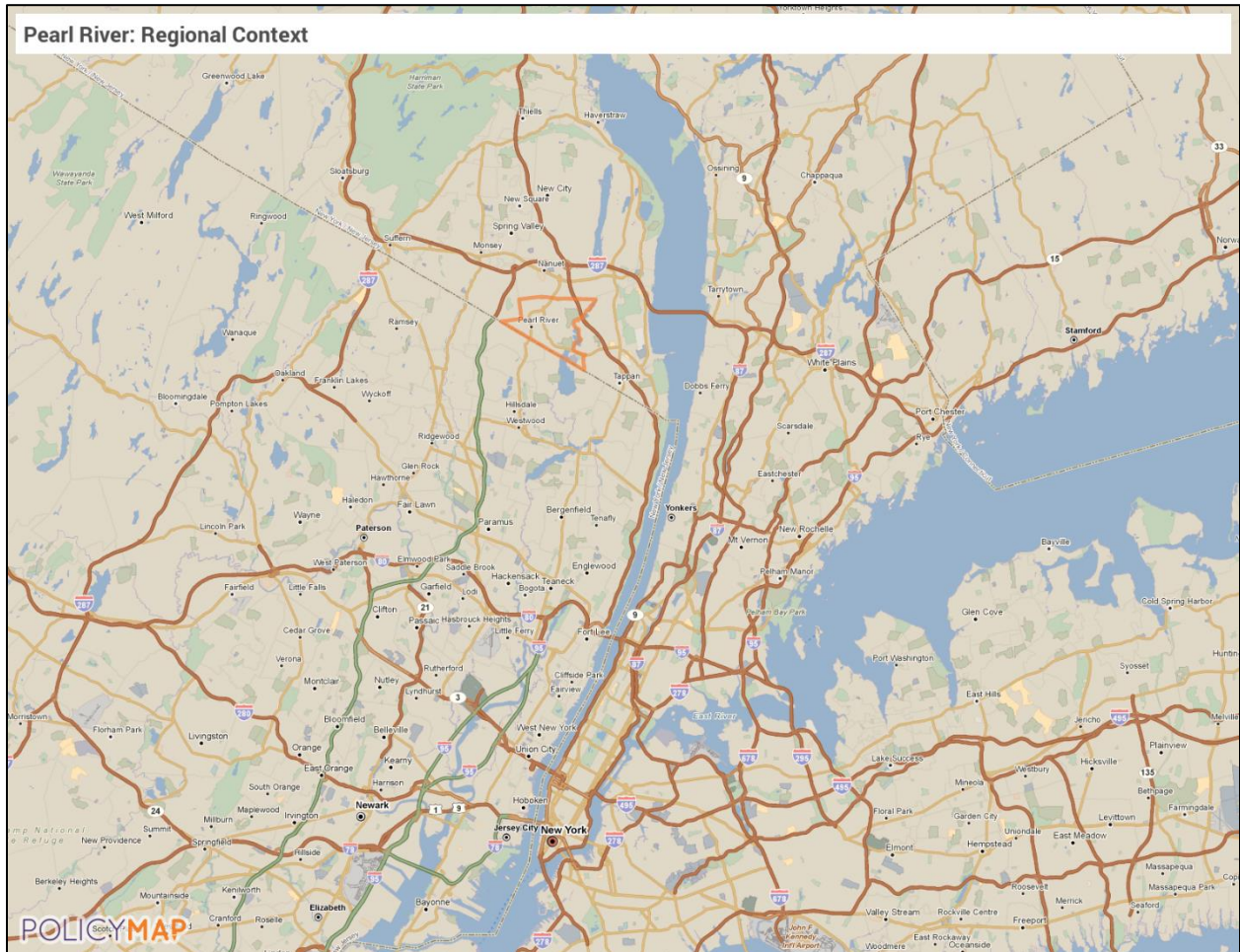
### Regional Context

The hamlet of Pearl River is a census designated place (CDP) located in the town of Orangetown. Orangetown is located within Rockland County, a County in New York State that is situated west of the Hudson River and directly north of the New York/ New Jersey border, and extends to the most northern part of Harriman State Park. The hamlet of Pearl River is in the southernmost part of the county and shares its southern border with Montvale, a town in northern New Jersey.

Pearl River is 17 miles north of Manhattan, and typically a 40-minute drive without traffic to midtown Manhattan. There are a few commuting options into New York City, including a train on New Jersey's



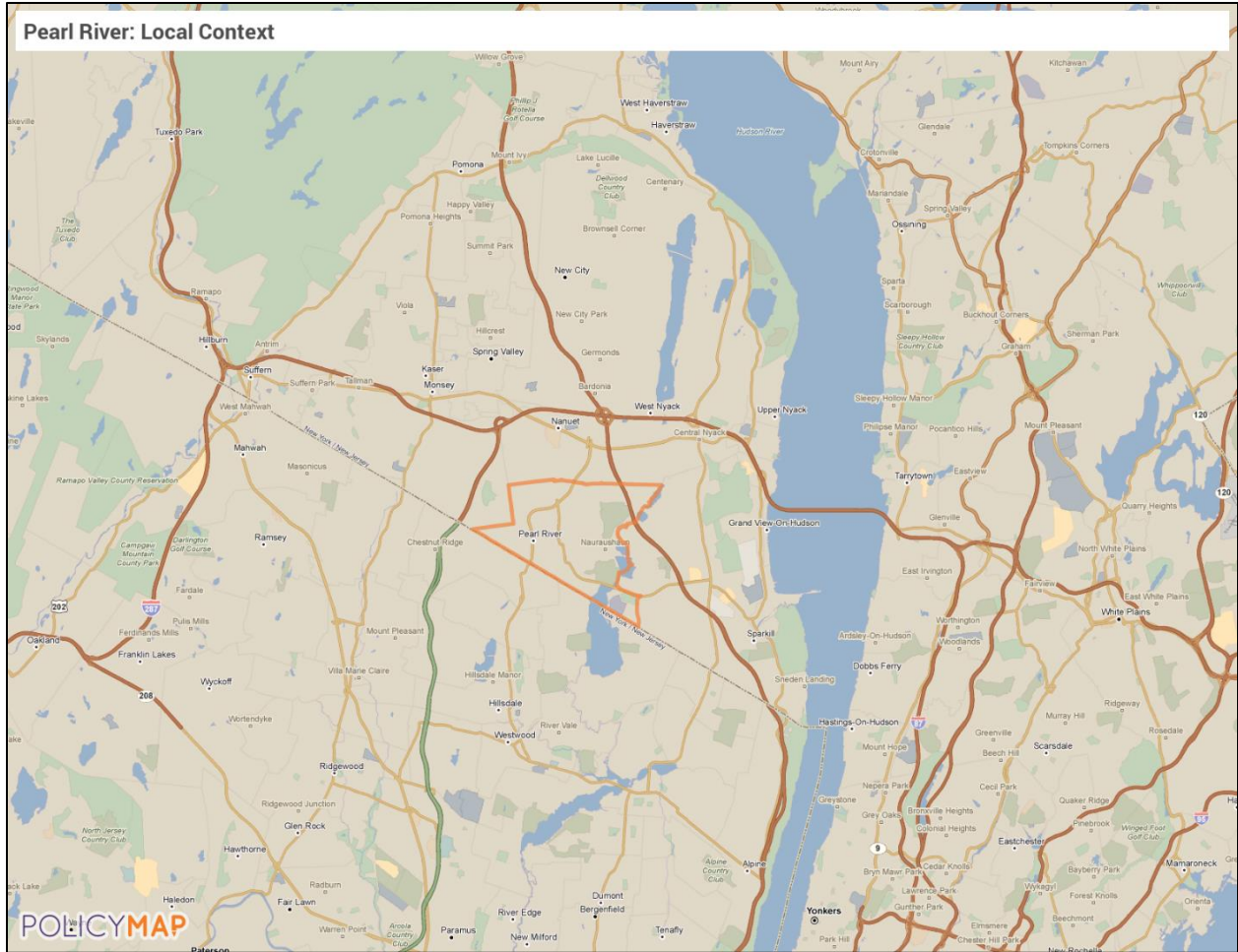
Transit Pascack Valley Line to Secaucus Junction and then Pennsylvania Station, or to Hoboken and then via the PATH train, both which take around 55 minutes. Some commuters choose to drive 20 minutes to Tarrytown's Metro North station where they can catch a direct 45-minute train to Grand Central Terminal, and others choose to drive to the Vince Lombardi Service Area of the New Jersey Turnpike (a 30-minute drive) to take a New Jersey Transit bus into Port Authority, which is around a 30-minute bus ride.



### Local Context

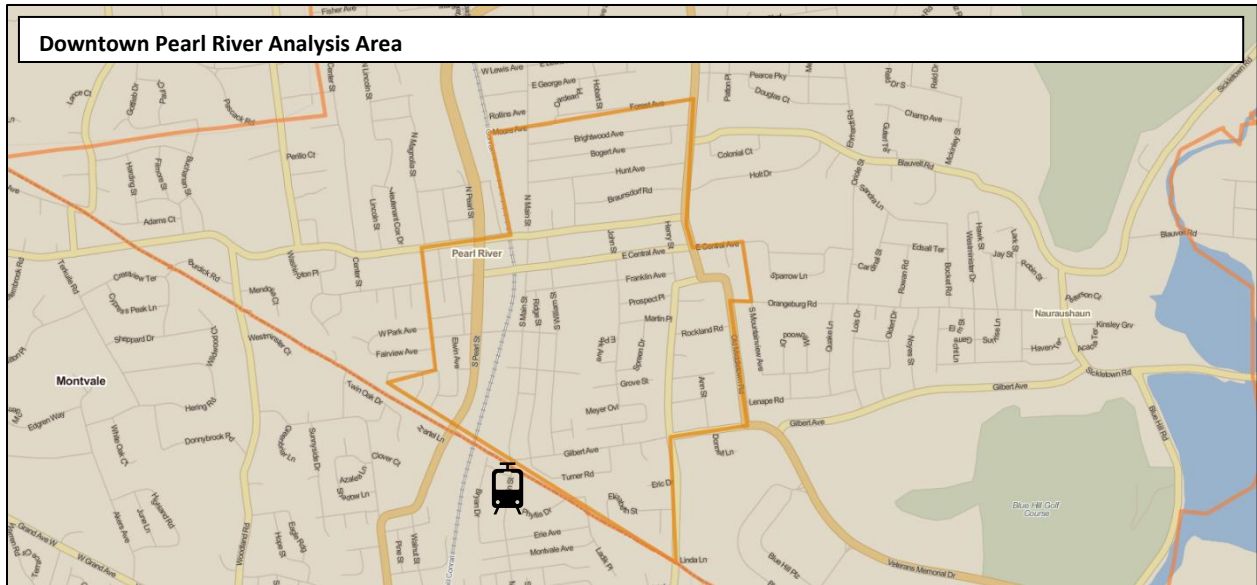
Pearl River is a hamlet and a census designated place in Orangetown, Rockland County, New York. Pearl River is surrounded by the towns of Chestnut Ridge, Nanuet, West Nyack, and Blauvelt in New York State. Due south of Pearl River is Montvale, a town in Northern New Jersey. Pearl River is one of 10 hamlets and 4 villages in Orangetown.

Around half of Pearl River is zoned as residential, and much of its residential area contains single family detached homes and a few garden apartments. Around three quarters of a square mile is designated as open space and parkland, and the rest is zoned for commercial. The hamlet does have a downtown walkable district with a train station that can take passengers to Manhattan.



### Downtown Pearl River

Pearl River’s downtown core is generally understood as the area between the train station on the west, John Street on the east, Washington Avenue on the north and Franklin Avenue on the south. Unfortunately, there is not a census unit that is sufficiently small to provide accurate statistical data for this area. The smallest available unit for which reliable data is available is census tract 36080127. As shown in the map, this area includes the entire downtown core as well as residential areas extending as far north as Forest Avenue and as far south as the border with New Jersey.



## SECTION II: DEMOGRAPHICS

This section examines the demographics of Pearl River’s downtown in terms of the resident population’s ages, incomes, races, ethnicities, genders and family situations. Like the other quantitative sections of this report, the downtown is compared to both the entire hamlet of Pearl River and Rockland County.

### Population and Household Demographics

#### Population Trends

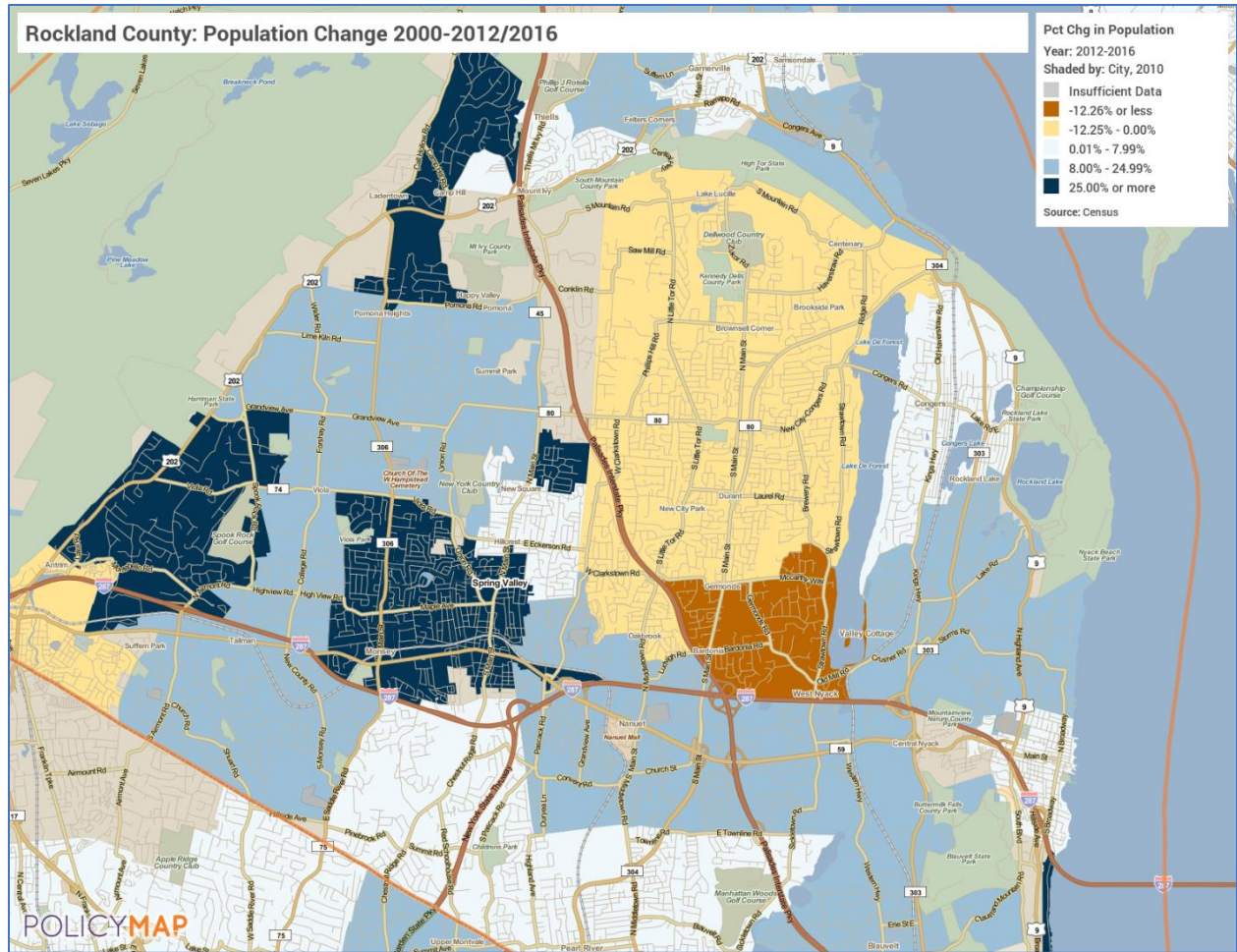
Between 2000 and 2016, Pearl River’s population grew at a much slower pace (+3.2%) than Rockland County (+12.5%). However, Pearl River’s downtown grew at a much faster pace than Pearl River generally; its growth is at around three times the rate than the rest of the town.

Change in Population				
Location	2000	2010	2012/2016	Percent Change 2000-2012/2016
Pearl River Downtown	4,158	4,275	4,572	10%
Pearl River	15,571	15,876	16,076	3.2%
Rockland County	286,753	311,687	322,642	12.5%

Source: US Census Bureau, Decennial Census and 2012/2016 American Community Survey

There are numerous places in Rockland County that experienced population growth of above 25% since 2000. These places include Grand View on Hudson, Monsey, Montebello, Pomona, New Square, and Spring Valley.





Source: US Census Bureau, Decennial Census and 2012/2016 American Community Survey

### Household Composition

There are 1,697 households in Pearl River’s downtown. Around 40% of these households, however, are comprised of people who are not related to one another. In Pearl River generally and Rockland County, only around 25% of the total households are non-family households.

Distribution of Households by Type						
	Downtown Pearl River		Pearl River		Rockland County	
<b>Total Households</b>	<b>1,697</b>		<b>5,645</b>		<b>99,038</b>	
Family Households	1,028	60.6%	4,138	73.3%	74,009	74.7%
Non-family Households	669	39.4%	1,507	26.7%	25,029	25.3%

Source: US Census Bureau, 2012/2016 American Community Survey

Out of downtown Pearl River’s 1,028 family households, a little more than half are families without children. This breakdown is similar to both the hamlet of Pearl River and Rockland County, where around half of the family households do not have children. Downtown Pearl River has a higher proportion of families with a single parent and children compared to the hamlet and county, and a pointedly higher proportion of family units with children headed by a single female, with a proportion of 12.7% in downtown Pearl River compared to 4.8% in Pearl River generally and 6.8% in the county generally.

Distribution of Families by Type						
	Downtown Pearl River		Pearl River		Rockland County	
<b>Total Families</b>	<b>1,028</b>		<b>4,138</b>		<b>74,009</b>	
Families with children	511	49.7%	1,950	47.1%	35,582	48.1%
Families without children	517	50.3%	2,188	52.8%	38,427	51.9%
Married with children	365	35.5%	1,497	36.2%	28,619	38.7%
Single with children	146	14.2%	453	11%	6,963	9.4%
Single female with children	131	12.7%	200	4.8%	4,859	6.8%
Grandparents with grandchildren	38	2.2%	170	3%	4,421	4.5%

Source: US Census Bureau, 2012/2016 American Community Survey

### Change in Household Type

The Downtown's percentage of families without children has decreased at a faster pace than both Pearl River and Rockland County. All three geographies have seen growth in households headed by a single adult with children. Pearl River has experienced a lot of growth with this demographic and grew at 233% since 2000. The downtown area of Pearl River experienced growth at around 62% of this demographic.

Percent Change of Households by Family Situation: 2000-2012/2016				
	2000	2010	2012/2016	Percent Change
<b>Total Families</b>				
Downtown Pearl River	1,052	1,031	1,028	-2.7%
Pearl River	4,214	4,173	4,138	-0.5%
Rockland County	71,741	74,156	74,009	-1.3%
<b>Without Children</b>				
Downtown Pearl River	583	566	517	-11.3%
Pearl River	2,362	2,277	2,188	-7.4%
Rockland County	35,984	38,136	38,427	6.8%
<b>Single Headed Families with Children</b>				
Downtown Pearl River	90	73	146	62.2%
Pearl River	136	219	453	233%
Rockland County	5,634	6,468	6,963	23.6%

Source: US Census Bureau, 2012/2016 American Community Survey

### Household Size

The average household size is slightly larger in Pearl River's downtown than in the hamlet of Pearl River, generally. The gap is much wider in renter occupied households than for owner occupied households. Additionally, the average household size in Rockland County is larger than Pearl River's average household size. (This number is high partially due to places with large Hasidic populations like Monsey, Spring Valley, and Spring Valley but there are also in towns throughout Rockland County that have similar household sizes, with the average above 3 people in a household.)

Average Household Size by Housing Tenure			
	Average Household Size	Renter Occupied Average	Owner Occupied Average
Downtown Pearl River	2.68	2.17	3.09
Pearl River	2.83	2.02	3.05
Rockland County	3.19	3.25	3.16

Source: US Census Bureau, 2012/2016 American Community Survey



## Age

The percentage of youth is similar in Rockland County, Pearl River, and downtown Pearl River. The youth in Pearl River and its downtown comprise around 23% of the population, while in Rockland County the percentage is closer to 28%.

Population Under Age 18		
Location	2000	2012/2016
Pearl River Downtown	22.6%	23.4%
Pearl River	25.2%	23.1%
Rockland County	28%	27.7%

Source: US Census Bureau, Decennial Census and 2012/2016 American Community Survey

Downtown Pearl River experienced an increase of more than 4% in the proportion of young adults living in the area while the hamlet and the County have seen more modest increases.

Population Age 18 to 34		
Location	2000	2012/2016
Pearl River Downtown	22%	26.4%
Pearl River	18.6%	19.5%
Rockland County	20%	20.8%

Source: US Census Bureau, Decennial Census and 2012/2016 American Community Survey

The proportion of the population aged 35 to 64 decreased in downtown Pearl River, the hamlet of Pearl River, and Rockland County. Downtown Pearl River saw the steepest decrease of around 6%.

Population Age 35 to 64		
Location	2000	2012/2016
Pearl River Downtown	42.2%	36%
Pearl River	41.9%	40.3%
Rockland County	40.3%	36.6%

Source: US Census Bureau, Decennial Census and 2012/2016 American Community Survey

All three study areas experienced slight increases in the proportion of people ages 65 and older. Rockland County and Pearl River saw increases of around 3% in this age group, while downtown Pearl River saw only an increase of 1%.

Population Age 65 and Older		
Location	2000	2012/2016
Pearl River Downtown	13.2%	14.2%
Pearl River	14.4%	17%
Rockland County	11.7%	14.9%

Source: US Census Bureau, Decennial Census and 2011/2015 American Community Survey

## Racial Composition

Downtown Pearl River has higher proportions of the community that are Hispanic or Latino (15.7%) than the hamlet of Pearl River (7.8%). The proportion of African Americans living in Rockland County is higher (12.6%) than Pearl River (2.6%) and downtown Pearl River (0.9%). All three study areas have high percentages of White residents, with the highest proportion of White residents in Pearl River (88.2%).

Population by Race and Ethnicity						
Race or Ethnicity	Downtown Pearl River		Pearl River		Rockland County	
	#	%	#	%	#	%
White	3,894	85.2%	14,180	88.2%	228,430	70.8%
Black or African American	42	0.9%	413	2.6%	40,574	12.6%
American Indian	88	1.9%	235	1.5%	597	0.2%
Asian	307	6.7%	866	5.4%	19,589	6%
Some other race	210	4.3%	271	1.7%	25,602	7.5%
Two or more races	31	0.7%	110	0.7%	7,824	2.4%
Hispanic or Latino	718	15.7%	1,252	7.8%	54,700	17%

Source: US Census Bureau, 2012/2016 American Community Survey

### Ancestry

Pearl River is known for its large Irish population. In 2015, it was reported that Pearl River was the place with the most Irish residents in New York State.<sup>1</sup> Pearl River has a large St. Patrick's Day Parade, multiple schools for Irish dance and music, and Irish named bars in its downtown. Pearl River is also home to a large Italian population, with 20% of its residents reporting Italian ancestry.

Reported Ancestry						
Ancestry	Downtown Pearl River		Pearl River		Rockland County	
	#	%	#	%	#	%
<b>Total:</b>	<b>4,572</b>		<b>16,076</b>		<b>322,642</b>	
Irish	1,650	36%	7,072	44%	46,089	14%
Italian	887	20%	3,294	20%	44,152	14%
German	516	11%	1,592	10%	20,730	6%
English	293	6%	538	3%	10,557	3%
American	265	6%	1,005	6%	21,832	7%
Dutch	122	3%	253	2%	2,424	1%

Source: US Census Bureau, 2012/2016 American Community Survey

### Income Levels

#### Household Income

Across all indicators of income, downtown Pearl River has lower incomes than the hamlet of Pearl River. Downtown Pearl River's income levels more closely resemble Rockland County. The median income in Pearl River is around 20% higher than the median income in downtown Pearl River.

Population Level Incomes			
Income Measure	Downtown Pearl River	Pearl River	Rockland County
Median household income	\$82,708	\$101,995	\$86,134
Mean household income	\$96,760	\$125,809	\$111,647
Per Capita Income	\$37,132	\$44,959	\$35,557

Source: US Census Bureau, 2012/2016 American Community Survey

<sup>1</sup> Rosen, Kamran. "Most Irish Place in New York." Nerdwallet, March 16, 2015. [https://www.nerdwallet.com/blog/studies/most-irish-new-york-2015/?trk\\_location=ssrp&trk\\_query=pearl%20river&trk\\_page=1&trk\\_position=1](https://www.nerdwallet.com/blog/studies/most-irish-new-york-2015/?trk_location=ssrp&trk_query=pearl%20river&trk_page=1&trk_position=1)

### Change in Median Household Income

Although median household income has increased in the downtown, the Hamlet, and the County since the year 2000, incomes grew fastest in the downtown as a whole and slowest in Rockland County.

Change in Median Household Income			
Location	2000	2012/2016	Change 2000-2012/2016
Pearl River Downtown	\$54,441	\$82,708	51.92%
Pearl River	\$76,692	\$101,995	32.99%
Rockland County	\$76,692	\$86,134	26.72%

Source: U.S. Census Bureau, Decennial Census and ACS data

### Income by Household Composition

Married-couple families in Pearl River have the highest median income of any family situation. Families in downtown Pearl River have incomes more similar to Rockland County than to Pearl River. The median income of all families in downtown Pearl River is around 18% lower than the town of Pearl River, but just 4% higher than Rockland County. The median income of families headed by single females, however, is over 50% less in downtown Pearl River than in Rockland County.

Median Income by Household Composition			
	Downtown Pearl River	Pearl River	Rockland County
All Families	\$105,952	\$125,286	\$101,398
With biological children under 18	\$104,188	\$130,278	\$96,078
With no biological children under 18	\$106,726	\$119,919	\$105,151
Married-couple families	\$118,466	\$132,088	\$111,119
Median Income of Family headed by single female with children	\$14,398	NA	\$33,973

Source: US Census Bureau, 2012/2016 American Community Survey

### Income by Race

The median income for White and Asian households in downtown Pearl River is lower than the median income for White and Asian Households in the Hamlet and Rockland County. The median Hispanic or Latino household earns over 50% less than the median White household in downtown Pearl River and the town of Pearl River. The median household income for Asians is \$20,000 less in downtown Pearl River than in the town of Pearl River, and almost \$50,000 than the median income for Asians in Rockland County.

Median Income by Race			
Race	Downtown Pearl River	Pearl River	Rockland County
White	\$85,801	\$102,929	\$88,939
Black or African American	[X]	\$121,076	\$73,174
Asian	\$66,625	\$84,306	\$115,234
Hispanic or Latino	\$36,250	\$37,731	\$58,998

Source: US Census Bureau, 2012/2016 American Community Survey

### Income by Housing Tenure

The wealth in all three geographies is concentrated with homeowners. The median income for renters is around \$40,000 in all three geographies, though slightly higher in Pearl River than both downtown Pearl River and Rockland County.



Median Income by Housing Tenure			
	Downtown Pearl River	Pearl River	Rockland County
Owner Occupied Household	\$110,357	\$120,877	\$111,302
Renter Occupied Household	\$39,673	\$42,009	\$38,894

Source: US Census Bureau, 2012/2016 American Community Survey

### Income by Age

Over 60% of householders between the ages of 25 and 44 earn over \$100,000 a year in Pearl River. In downtown Pearl River and in Rockland County, around 40% of the same age cohort earns above \$100,000. Older householders in Pearl River are more likely to earn lower incomes and less likely to earn high incomes than older householders in Rockland County as a whole.

Income by Age						
Income	Downtown Pearl River		Pearl River		Rockland County	
	#	%	#	%	#	%
<b>Total:</b>	<b>1,697</b>		<b>5,645</b>		<b>99,038</b>	
<b>Householder 25 to 44 years:</b>	<b>552</b>	<b>100%</b>	<b>1,443</b>	<b>100%</b>	<b>28,010</b>	<b>100%</b>
Under \$25,000	56	10%	56	4%	4,665	17%
\$25,000 to \$50,000	123	22%	172	12%	4,918	18%
\$50,000 to \$75,000	85	15%	49	13%	3,605	13%
\$75,000 to \$100,000	77	14%	178	9%	3,217	11%
\$100,000 or more	211	38%	129	62%	11,605	41%
<b>Householder 45 to 64 years:</b>	<b>716</b>	<b>100%</b>	<b>2,583</b>	<b>100%</b>	<b>42,580</b>	<b>100%</b>
Under \$25,000	155	21.7%	311	12.04%	4,251	9.98%
\$25,000 to \$50,000	123	22.3%	172	12%	4,918	17.6%
\$50,000 to \$75,000	73	10.2%	347	13.4%	5,437	12.8%
\$75,000 to \$100,000	90	12.6%	370	14.3%	5,657	13.3%
\$100,000 or more	347	48.7%	1,457	56.4%	23,191	54.5%
<b>Householder 65 years and over:</b>	<b>353</b>	<b>100%</b>	<b>1,502</b>	<b>100%</b>	<b>26,711</b>	<b>100%</b>
Under \$25,000	98	27.8%	425	28.3%	5,823	21.8%
\$25,000 to \$50,000	59	16.8%	274	18.2%	5,665	21.2%
\$50,000 to \$75,000	86	24.4%	192	12.8%	3,957	14.8%
\$75,000 to \$100,000	90	12.6%	370	14.3%	5,657	13.3%
\$100,000 or more	58	16.5%	484	32.2%	8,072	30.3%

Source: US Census Bureau, 2012/2016 American Community Survey

### Income of Pearl River Residents

Most residents of Pearl River earn over \$3,333 a month. The downtown area of Pearl River has slightly more residents that earn under \$1,250 a month.

Incomes of Those Living in Pearl River				
Monthly Earnings	Downtown Pearl River		Pearl River	
	# of workers	% of workers	# of workers	% of workers
\$1,250 per month or less	378	19.3%	1,198	16.9%
\$1,251 to \$3,333 per month	408	21.1%	1,391	19.6%
More than \$3,333 per month	1,177	60%	4,510	63.5%

Source: U.S. Census Bureau, 2015 Longitudinal Employer-Household Dynamics – Origin Destination Employment Statistics

### Poverty Levels

The percentage of people living in poverty has increased since 2000 in all three geographies. Downtown Pearl River has a higher concentration of people living in Pearl River than in the hamlet of Pearl River, generally.

People Living in Poverty				
Location	2000		2012/2016	
	#	%	#	%
Downtown Pearl River	234	6.6%	469	10.3%
Pearl River	528	3.4%	1,091	6.8%
Rockland County	26,772	9.5%	46,128	14.5%

Source: US Census Bureau, 2012/2016 American Community Survey

Over 65% of those living in poverty in downtown Pearl River are African American, and over 40% are Hispanic. White people comprise only 8% of the population living in poverty in downtown Pearl River. In the hamlet of Pearl River generally, African Americans comprise around 20% of the population living in poverty, and on the county level, the percentage is closer to 10.

Poverty Levels by Race and Ethnicity			
	Downtown Pearl River	Pearl River	Rockland County
<b>Total in Poverty</b>	<b>469</b>	<b>1,091</b>	<b>46,128</b>
<b>Race or Ethnicity</b>	<b>%</b>	<b>%</b>	<b>%</b>
White	8.2%	6.1%	15.3%
African American	66.8%	20.8%	10.4%
Asian	6.2%	2.2%	3.8%
Hispanic or Latino	41.1%	26.2%	19%

Source: US Census Bureau, 2012/2016 American Community Survey

### Employment Characteristics

#### Industry of Residents

The industries of Pearl River residents are quite diverse; no industry has a percentage above 16% of the Pearl River resident population. The leading industries of Pearl River residents are Educational Services, Health Care and Social Assistance, Retail, and Professional Services.

Industry of Pearl River Residents				
Industry	Downtown Pearl River		Pearl River	
	#	%	#	%
<b>Total:</b>	<b>2,391</b>		<b>7,861</b>	
Health Care and Social Assistance	370	15.5%	958	12.2%
Retail Trade	282	11.8%	783	10%
Educational Services	241	10%	1,316	16.7%
Professional, Scientific, and Technical Services	237	9.9%	696	8.9%
Accommodation and Food Services	212	8.9%	383	4.9%
Construction	180	7.5%	678	8.6%
Finance and Insurance	163	6.8%	507	6.5%
Real Estate and Rental Leasing Industries	163	6.8%	507	6.5%
Public Administration	152	6.4%	653	8.3%

Administrative and Support/ Waste Management Services	130	5.4%	273	3.5%
Other Services (excluding Public Administration)	122	5.1%	317	4%
Information	103	4.3%	253	3.2%
Manufacturing	78	3.3%	346	4.4%
Transportation and Warehousing and Utilities	45	1.9%	298	3.8%
Wholesale Trade	42	1.8%	207	1.6%
Arts, Entertainment, and Recreation	34	1.4%	186	2.4%

Source: U.S. Census Bureau, 2015 Longitudinal Employer-Household Dynamics – Origin Destination Employment Statistics

### Commuting Patterns

Around one quarter of Pearl River residents who work commute to New York City. One tenth of working Pearl River residents are employed within Pearl River. Downtown residents who work in Pearl River primarily work outside of the downtown area, with over 10% of downtown workers working in Pearl River outside of the downtown and less than 5% staying in the downtown area to work.

Location of Employment: Pearl River Residents				
	Downtown Pearl River		Pearl River	
	#	%	#	%
<b>Total:</b>	<b>2,129</b>		<b>7,734</b>	
New York City, NY	515	24.2%	1,913	24.7%
Pearl River CDP, NY	251	11.8%	878	11.4%
Nanuet CDP, NY	90	4.2%	263	3.4%
Orangeburg CDP, NY	56	2.6%	196	2.5%
Montvale Borough, NJ	54	2.5%	159	2.1%
New City CDP, NY	51	2.4%	261	3.4%
West Nyack CDP, NY	49	2.3%	NA	NA
Nyack Village, NY	44	2.1%	126	1.6%
Blauvelt CDP, NY	33	1.6%	159	2.1%
White Plains City, NY	32	1.5%	126	1.6%
All Other Locations	954	44.8%	3,537	45.7%

Source: U.S. Census Bureau, 2015 Longitudinal Employer-Household Dynamics – Origin Destination Employment Statistics

### Mode Choice

The majority of residents in downtown Pearl River commute to work via private car (67%). However, those that live in downtown Pearl River, compared to Pearl River generally, are more likely to commute via public transportation, walk, or carpool to work.

Means of Transportation to Work: Downtown Pearl River vs. Pearl River				
Mode:	Downtown Pearl River		Pearl River	
	#	%	#	%
<b>Total:</b>	<b>2,336</b>		<b>7,749</b>	
Drove alone	1,569	67%	5,765	74%
Carpool	338	14%	713	9%
Public Transportation	226	10%	645	8%
Walked	70	3%	132	2%
Worked from Home	103	4%	396	5%

Source: US Census Bureau, 2012/2016 American Community Survey

While recent trends demonstrate that millennials are forsaking cars in favor of public transportation, in downtown Pearl River, the majority of public transit users to work are between the ages of 45-54. Workers between the ages of 25-44 in comprise around 38% of the downtown Pearl River working population, but only represent 17% of the downtown's commuters via public transit.



## SECTION III: ECONOMIC & FISCAL CONDITIONS

### Economic Base

#### Major Employers in Pearl River

Pearl River's major employers include:

- **NuAge Industries:** An Information Technology consulting company located in Blue Hill Plaza in the downtown area.
- **Seailo Manufacturing Industries:** a company that specializes in precision metalworking including firearms and other manufacturing services.
- **Pfizer:** One of Pfizer's major research arms is in Pearl River and employs over 750 people working in vaccine and oncology research and development.

#### Types of Jobs Located in Pearl River

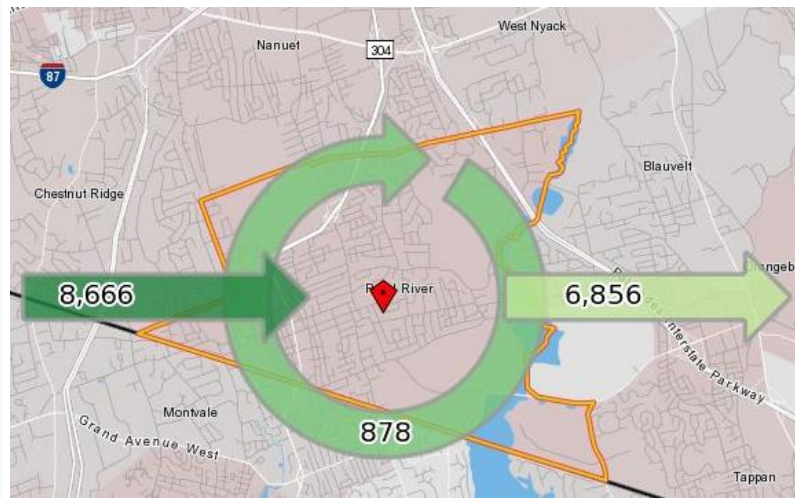
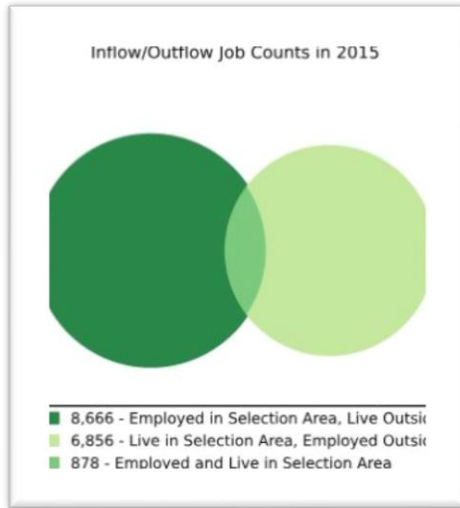
Around 30% of jobs in Pearl River are in Manufacturing and Construction. Another leading sector is Information. Other sectors that provide over 500 jobs include Administration and Support, Educational Services, Professional, Scientific and Technical Services, Retail, and Health Care.

Jobs Located in Pearl River		
Industry	#	%
<b>Total:</b>	<b>9,544</b>	
Manufacturing	1,578	16.5%
Information	1,305	13.7%
Construction	1,227	12.9%
Administration & Support, Waste Management and Remediation	728	7.6%
Educational Services	678	7.1%
Professional, Scientific, and Technical Services	675	7.1%
Health Care and Social Assistance	608	6.4%
Retail Trade	570	6%
Accommodation and Food Services	494	5.2%
Wholesale Trade	472	4.9%
Transportation and Warehousing	353	3.7%
Other Services (excluding Public Administration)	248	2.6%
Finance and Insurance	186	1.9%
Management of Companies and Enterprises	159	1.7%
Arts, Entertainment, and Recreation	151	1.6%
Utilities	65	0.7%
Real Estate and Rental and Leasing	37	0.4%
Agriculture, Forestry, Fishing and Hunting	7	0.1%
Public Administration	3	0.0%

Source: U.S. Census Bureau, 2015 Longitudinal Employer-Household Dynamics – Origin Destination Employment Statistics

### Inflow/Outflow Analysis

Around 90% of those employed in Pearl River live outside of Pearl River and commute from elsewhere.



Source: U.S. Census Bureau, 2015 Longitudinal Employer-Household Dynamics – Origin Destination Employment Statistics

Inflow Job Characteristics				
	Inflow Jobs (All Jobs)		Live and Work in Pearl River	
	#	%	#	%
<b>Total:</b>	<b>8,666</b>		<b>878</b>	
Workers Aged 29 or younger	1,456	16.8%	202	23%
Workers Aged 30 to 54	5,030	58%	445	50.7%
Workers Aged 55 or older	2,180	25.2%	231	26.3%
Workers Earning \$1,250 per month or less	1,184	13.7%	283	32.2%
Workers Earning \$1,251 to \$3,333 per month	1,603	18.5%	238	27.1%
Workers Earning More than \$3,333 per month	5,879	67.8%	357	40.7%
Workers in the "Goods Producing" Industry Class	2,659	30.7%	153	17.4%
Workers in the "Trade, Transportation, and Utilities" Industry Class	1,323	15.3%	137	15.6%

Source: U.S. Census Bureau, 2015 Longitudinal Employer-Household Dynamics – Origin Destination Employment Statistics

### Income of Workers in Pearl River

Most people who work in Pearl River earn over \$3,333 a month. Most of these jobs however, are not in the downtown; around half of those who work downtown earn less than \$3,333 a month and around 23% of those working in downtown Pearl River earn under \$1,250 a month. In Pearl River generally around 69% of workers earn over \$3,333 a month, and only around 11% earn less than \$3,333 a month.

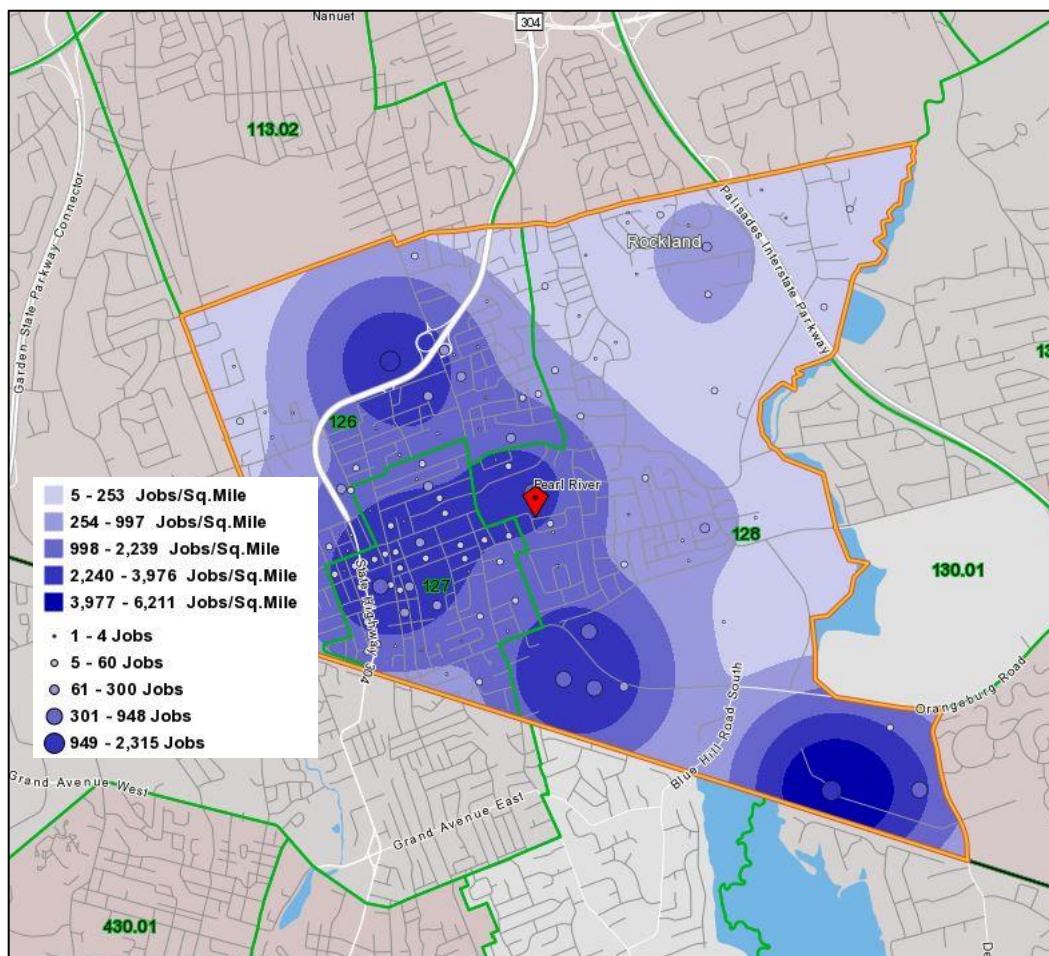
Incomes of Those Working in Pearl River				
Monthly Earnings	Downtown Pearl River		Pearl River	
	# of workers	% of workers	# of workers	% of workers
\$1,250 per month or less	405	23.3%	1,054	11.8%
\$1,251 to \$3,333 per month	471	27.1%	1,721	19.2%
More than \$3,333 per month	865	49.7%	6,195	69.1%

Source: U.S. Census Bureau, 2015 Longitudinal Employer-Household Dynamics – Origin Destination Employment Statistics

Residents of Pearl River who also work in Pearl River tend to earn less than workers who commute into Pearl River to work but live elsewhere. While around 60% of workers that live and work in Pearl River earn \$40,000 a year or less, only around 30% of those that commute into Pearl River for work earn \$40,000 a year or less. Workers that live and work in Pearl River are slightly younger than the typical Pearl River employee, with 23% of those that work and live in Pearl River aged under 29, compared to 16.8% of the typical Pearl River employee aged under 29.

### Job Locations

Downtown Pearl River is a central location for jobs in the hamlet, though there are hubs of jobs located outside of the downtown area as well. Pfizer is located northwest of the downtown district and provides many jobs. The southeast portion of Pearl River is also a job hub, as it is home to Blue Hill Plaza, a class A office space, as well as a golf course and a large hotel.



Source: U.S. Census Bureau, 2015 Longitudinal Employer-Household Dynamics – Origin Destination Employment Statistics

### Tax Revenue

Orangetown, (the town that encompasses the hamlet of Pearl River), experienced strains on their tax revenues since 2012 due to some of the large companies located in downtown Pearl River. In 2015, the Blue Hills Office Complex filed for a tax certiorari that resulted in a major decrease in Pearl River’s tax revenue; the town was obligated in around \$9 million in tax certiorari payments. Additionally, the Pfizer



company downsized, which obligated the town to refund over \$8 million.<sup>2</sup> The devaluing of the Pfizer company in Pearl River put an additional tax burden on local businesses and homeowners.<sup>3</sup>

## SECTION IV: HOUSING

This section compiles data related to the Pearl River’s housing units including their total numbers, types, cost, and condition.

### General Housing Conditions

#### Housing Tenure

Downtown Pearl River has a larger proportion of renter-occupied units than the hamlet of Pearl River or the County as whole. It is important to note that a slight majority of households in the downtown are owner-occupied, but the gap between renters and owners is around 10%, compared to the gap at the hamlet level, which is closer to 60%.

Housing Tenure					
Location	Renter-Occupied Units	% of Renter-Occupied Units	Owner-Occupied Units	% of Owner-Occupied Units	Occupied Households
Downtown Pearl River	753	44.4%	944	55.6%	1,697
Pearl River	1,189	21.1%	4,456	78.9%	5,645
Rockland County	30,762	31.1%	68,276	68.9%	99,038

Source: US Census Bureau, 2012/2016 American Community Survey

The homeownership rate is highest among White householders in downtown Pearl River. The homeownership rate for African Americans in downtown Pearl River is 0%, and the rate for both Asian and Hispanic or Latino householders is under 30%. This type of extreme disparity is unique to downtown Pearl River; at the town and county levels, homeownership is highest amongst White and Asian householders but is above 50% for African American householders and over 30% for Hispanic householders.

Homeownership Rate by Race and Ethnicity				
Location	White	African American	Asian	Hispanic
Downtown Pearl River	62.0%	0%	22.5%	21.4%
Pearl River	81.2%	64.2%	53.5%	39.4%
Rockland County	73.6%	56.3%	80.2%	43.5%

Source: US Census Bureau, 2012/2016 American Community Survey

#### Types of Housing Units

Most of the housing units in downtown Pearl River are standalone single-family homes and comprise around 55% of the downtown housing stock. Smaller multifamily buildings, housing between 3-19 units, comprise a significant portion of the downtown housing stock as well, at around 26%. The downtown of Pearl River, however, is distinct from the larger hamlet of Pearl River in terms of its portion of single

<sup>2</sup> Stewart, Andy. “2016 Supervisor Budget Presentation.” September 29, 2015.

[https://www.orangetown.com/wpcontent/uploads/2016/08/2016\\_Supervisor\\_Budget\\_Presentation.pdf](https://www.orangetown.com/wpcontent/uploads/2016/08/2016_Supervisor_Budget_Presentation.pdf)

<sup>3</sup> “New Law Protects Orangetown Homeowners From Surprise Tax Increases.” News 12, Westchester. August 6, 2018.

<http://westchester.news12.com/story/38823700/new-law-protects-orangetown-homeowners-from-surprise-tax-increases>

family homes; single family homes comprise over 70% of the housing stock in Pearl River generally, 15% more than the percentage in its downtown.

Units Per Housing Structure						
UNITS IN STRUCTURE	Downtown Pearl River		Pearl River		Rockland County	
	#	%	#	%	#	%
Total housing units	1,843		6,014		104,651	
1-unit, detached	1,004	54.5%	4,243	70.6%	60,069	57.4%
1-unit, attached	56	3%	121	2%	8,471	8%
2 units	215	11.7%	311	5.2%	6,687	6.4%
3 – 19 units	471	25.6%	959	16%	19,916	19%
20-49 units	56	3%	166	2.8%	3,397	3.3%
50 or more units	41	2.2%	62	1.0%	4,794	4.6%

Source: US Census Bureau, 2012/2016 American Community Survey

### Age of Housing Units

More than one quarter of the homes in the downtown Pearl River were built before 1939 which means that a large portion of homes are over 80 years old and are likely to require substantial upkeep. Another 40% of homes in downtown Pearl River are over 50 years old. Only 15% of the homes downtown were built after 1980, and there have been no homes built since 2014. Pearl River's housing stock is similarly older, though most of Pearl River's newer construction is outside of the downtown borders. Additionally, around half of the homes in Pearl River built before 1939 are located within the downtown.

Age of Housing Structure						
YEAR STRUCTURE BUILT	Downtown Pearl River		Pearl River		Rockland County	
	#	%	#	%	#	%
Total housing units	1,843		6,014		104,651	
Built 2010 to 2013	8	0.4%	113	1.9%	1,510	14%
Built 2000 to 2009	135	7.3%	260	4.3%	7,913	7.6%
Built 1990 to 1999	50	2.7%	405	6.7%	9,107	8.7%
Built 1980 to 1989	95	5.2%	395	6.6%	10,855	10.4%
Built 1970 to 1979	213	11.6%	531	8.8%	19,579	18.7%
Built 1960 to 1969	258	14%	1,308	21.7%	23,674	22.6%
Built 1950 to 1959	383	20.8%	1,597	26.6%	13,993	13.4%
Built 1940 to 1949	238	12.9%	489	8.1%	4,020	3.8%
Built 1939 or earlier	463	25.1%	916	15.2%	13,821	13.2%

Source: US Census Bureau, 2012/2016 American Community Survey

### Housing Inventory in Pearl River

#### Inventory of New Development

There are very few brand-new homes in Pearl River. However, in the past few years, at least three new developments have been constructed within Pearl River's boundaries, all outside of the downtown boundaries. Two of these developments are gated communities for residents ages 55 and older.

- **Merritt Estates:** Merritt Estates is comprised of six home subdivisions. It is technically within the boundaries of Pearl River but is zoned for Nanuet's school district.
- **The Hollows at Blue Hill:** Located east of the downtown area in Pearl River. The Hollows at Blue Hill is a development specifically for those aged 55 and over and were developed between 2008 and 2013. The development currently has 126 condominiums and attached units.

- **The Club at Pearl River:** The Club at Pearl River is located just east of the Hollows at Blue Hill, just over the Bergen County border. IT is a gated rental community for residents ages 55 and older. The development was built in 2016.

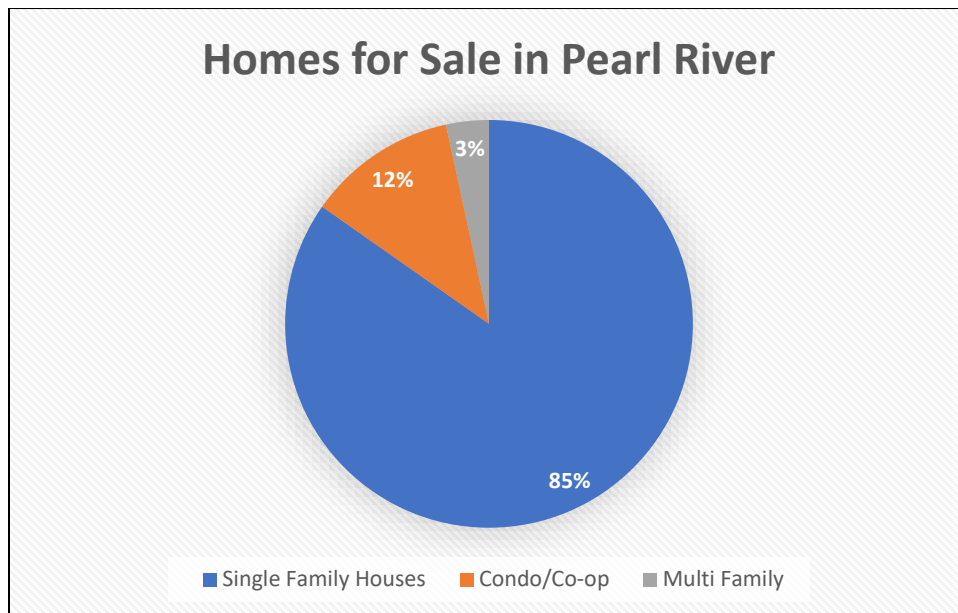
**Owner Occupied Units**

Median Value of Owner Occupied Homes		
Downtown Pearl River	Pearl River	Rockland County
\$434,900	\$444,100	\$420,700

Source: US Census Bureau, 2012/2016 American Community Survey

**Types of Homes on the Market**

Most of the homes for sale in Pearl River are single family homes, ranging from small bungalow type homes at around \$200,000, to larger homes in gated communities that are asking around \$3.5 million. The apartments for sale in Pearl River are in the style of suburban garden apartments, and range in price from \$200,000- \$270,000.



Source: Redfin.com as of 9/13/2018

Sample Homes for Sale in Hamlet Pearl River				
Property Description	Location	Asking Price	Square Ft.	Lot Size
<b>Condo/ Co-op</b>				
2 bed, 1.5 bath, 1 <sup>st</sup> floor condo. Has backyard deck and washer dryer.	438 Somerset Dr, Unit J	\$269,900	881	3,920 sq ft
1 bed, 1 bath 2 <sup>nd</sup> floor condo. Garden apartment, close to shopping and restaurants.	239 N Middletown Rd Unit H	\$199,000	635	3,049 sq ft
<b>Multifamily</b>				
Two family residence, separate entrance for each unit. 2 stories, 4 beds, 3 baths, built in 1962.	198 Cardean Place	\$499,000	1,713	0.25 acres
<b>Single family homes</b>				

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7 bed, 7.5 bath, detached home. Built in 2007. Elegant materials and home includes a theater, butler’s pantry, game room and wet bars. Situated in a gated community.	6 Legends Blvd	\$3,295,000	7,259	1.84 acres
4 bed, 3 bath detached home. Built in 1960. Completely renovated.	524 Gilbert Ave	\$719,000	2,500	0.92 acres
4 bed, 2.5 bath detached home. Built in 1972. Updated kitchen.	38 Paul Court	\$549,999	2,694	0.57 acres
3 bed 2 bath detached home. Built in 1960. Ranch house on quiet street.	50 Guterl Terrace	\$447,000	1,500	0.31 acres
3 bed 1 bath detached home. Built in 1952.	48 W George Ave	\$320,000	1,275	6,969 sq ft

Source: Redfin.com as of 9/13/2018

Homes on the Market in Downtown Pearl River

At the time of publication, only 6 homes were on the market in the downtown section of Pearl River, including one condominium and 5 single family homes. The single-family homes range in price from \$290,000 to \$674,000. In this downtown section, the size of the lot and the age of the house seem to influence the asking price.

Homes for Sale in Downtown Pearl River				
Property Description	Location	Asking Price	Square Ft.	Lot Size
<b>Apartments</b>				
One bed garden apartment condominium on second floor. Complex is at the end of a cul-de-sac. Built in 1964.	102 Meyer Oval #102	\$215,000	800	3,049 sq ft
<b>Single family homes</b>				
Single family home, detached. 3 beds, 2 baths. Built in 1893.	93 N Main Street	\$440,000	1,542	10,018 sq ft
Single family home, detached. 3 beds, 2 baths. Built in 1890.	150 S Main Street	\$290,000	1,324	5,662 sq ft
Single family home, detached. 4 beds, 2 baths. Built in 1972.	30 Griffith Place	\$545,000	1,910	10,018 sq ft
Single family home, detached. 3 beds, 2.5 baths. Built in 1961.	47 Meyer Oval	\$469,000	1,780	8,712 sq ft
Single family home, detached. 4 bed, 4 baths. Built in 1993 with pool in the backyard.	7 Kerry Street	\$674,000	1,939	0.43 acres

Source: Redfin.com as of 9/12/2018

Home Values

Most of the homes in Pearl River are valued between \$300,000-\$750,000. The downtown area is similar to the hamlet as a whole in this regard but has slightly more homes valued at above \$750,000. Conversely, the downtown has slightly less homes valued below \$300,000.

Value of Owner-Occupied Housing Units						
Value	Downtown Pearl River		Pearl River		Rockland County	
	#	%	#	%	#	%
<b>Total:</b>	<b>944</b>		<b>4,456</b>		<b>68,276</b>	
Less Than \$300,000	121	12.8%	731	16.4%	14,351	21%
\$300,000 to \$399,999	255	27%	944	21.2%	16,407	24%
\$300,000 to \$749,999	495	52.5%	2,592	58.2%	32,070	47%
\$750,000 or more	73	7.7%	189	4.2%	5,448	8%

Source: US Census Bureau, 2012/2016 American Community Survey



## Housing Costs

The majority of homeowners with a mortgage in Pearl River and Rockland County are paying more than \$3,000 a month on housing costs. Pearl River's downtown has 10% less homeowners with mortgages paying over \$3,000 a month. Compared to Pearl River as a whole, the downtown has more homeowners paying between \$2,500-\$2,999 a month than Pearl River generally. Homeowners without a mortgage have higher monthly costs in downtown Pearl River than in the hamlet in general.

Selected Monthly Owner Costs for Owner Occupied						
	Downtown Pearl River		Pearl River		Rockland County	
Selected Monthly Owner Costs <sup>4</sup>	#	%	#	%	#	%
<b>Housing units with a mortgage</b>	665		2,902		47,668	
Less than \$500	0	0%	0	0%	114	0.24%
\$500 to \$999	7	1%	73	2.5%	1,192	2.5%
\$1,000 to \$1,499	21	3.2%	137	4.7%	2,160	4.5%
\$1,500 to \$1,999	71	10.7%	212	7.3%	4,968	10.4%
\$2,000 to \$2,499	98	14.7%	503	17.3%	7,575	15.9%
\$2,500 to \$2,999	167	25.11%	387	13.34%	8,207	17.21%
\$3,000 or more	301	45.3%	1,590	54.8%	23,452	49.2%
<b>Housing units without a mortgage</b>	279		1,554		20,608	
Less than \$250	8	2.9%	8	0.5%	358	1.7%
\$250 to \$399	9	3.2%	113	7.3%	536	2.6%
\$400 to \$599	0	0%	79	5.1%	1,166	5.7%
\$600 to \$799	49	17.6%	269	17.3%	1,806	8.8%
\$800 to \$999	15	5.4%	249	16%	2,193	10.6%
\$1,000 or more	198	71%	826	53.2%	14,549	70.6%

Source: US Census Bureau, 2012/2016 American Community Survey

## Rental Units

### Unit Size

In the year 2000, studios and one-bedroom units represented more than half of the rental inventory in Pearl River's downtown. Three-bedroom rental units comprised about eleven percent of rental units.

Rental Inventory by Unit Size in 2000				
Location	Total Units	Studio/1BR	2BR	3BR or more
Downtown Pearl River	706	447	176	83
Pearl River	1,207	685	314	208
Rockland County	25,114	13,107	6,901	5,106

Source: US Census Bureau, Decennial Census

In 2012/2016, the number of studios and one-bedroom units decreased while the number of two- and three-bedrooms increased. While the reason for the changes is unknown, it may be possible that one-bedroom units were subdivided.

Rental Inventory by Unit Size 2012/2016				
Location	Total Units	Studio/1BR	2BR	3BR or more

<sup>4</sup> Selected monthly owner costs are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees.

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Downtown Pearl River	753	428	244	81
Pearl River	1,160	604	418	138
Rockland County	29,476	11,764	8,900	8,812

Source: US Census Bureau, 2012/2016 American Community Survey

### Asking Rents

Only 5 homes were available for rent in downtown Pearl River in September 2018. The average one bedroom was renting between \$1200- \$1,500 a month.

Rental Inventory: Downtown Pearl River			
Property Details	Property Location	Going Rate Per Month	Sq. Ft.
<b>1 Bedroom Apartments</b>			
First floor unit, heat and hot water included in rent.	131 N Main Street	\$1,350	600
In a small multifamily home. Tenant responsible for utilities.	11 N Pearl Street	\$1,225	500
Built in 1955, renovated kitchen.	50 S Main Street	\$1,375	500
Built in 1955, renovated kitchen.	50 S Main Street	\$1,500	600
<b>2 Bedroom Apartments</b>			
Wood floors, includes basement and yard.	88 W Washington Ave #1	\$1,850	

Source: Zillow.com as of 9/13/18

### Rental Costs

#### Historical Median Monthly Rents

The median monthly rent in downtown Pearl River is about \$30 lower than the median rent for Pearl River as a whole. Rockland County’s median rent is around \$30 more than Pearl River’s median rent. Downtown Pearl River’s median rent is rising more quickly than the hamlet as a whole; while Pearl River’s median rent rose by 3% a year, the downtown rent rose by 3.25% a year since 2000.

Median Monthly Rent			
Location	2000	2012/2016	Percent Change
Downtown Pearl River	\$854	\$1,299	52%
Pearl River	\$903	\$1,333	48%
Rockland County	\$884	\$1,367	57%

Source: US Census Bureau, Decennial Census and 2012/2016 American Community Survey

With the exception of the larger units with three or more bedrooms, the median rent for a unit of any other size is similar between Pearl River’s downtown, Pearl River generally, and Rockland County.

Median Rent by Number of Bedrooms			
Median Rent	Downtown Pearl River	Pearl River	Rockland County
Overall	\$1,290	\$1,333	\$1,367
No Bedroom	X	\$1,413	\$1,052
1 Bedroom	\$1,161	\$1,165	\$1,152
2 Bedrooms	\$1,405	\$1,408	\$1,438
3 Bedrooms	\$2,250	\$2,139	\$1,744

Source: US Census Bureau, 2012/2016 American Community Survey

*Distribution of Rental Levels*

Around 60% of renters in downtown Pearl River are paying between \$1,000 and \$1,500 a month in rent. Another 20% are paying between \$1,500 and \$2,500 a month in rent.

Rent of Renter-Occupied Housing Units						
Rent	Downtown Pearl River		Pearl River		Rockland County	
<b>Total:</b>	<b>753</b>	<b>100%</b>	<b>1,189</b>	<b>100%</b>	<b>30,762</b>	<b>100%</b>
With cash rent:	753	100%	1,160	98%	29,476	96%
Less than \$500	9	1%	9	1%	2,317	8%
\$500 to \$749	11	1%	64	5%	1,973	6%
\$750 to \$799	0	0%	0	0%	367	1%
\$800 to \$899	45	6%	45	4%	876	3%
\$900 to \$999	40	5%	40	3%	1,108	4%
\$1,000 to \$1,249	237	31%	287	24%	5,704	19%
\$1,250 to \$1,499	213	28%	406	34%	5,092	17%
\$1,500 to \$1,999	67	9%	129	11%	6,735	22%
\$2,000 to \$2,499	84	11%	104	9%	3,056	10%
\$2,500 to \$2,999	0	0%	17	1%	1,203	4%
\$3,000 to \$3,499	15	2%	15	1%	607	2%
\$3,500 or more	32	4%	44	4%	438	1%
No cash rent	0	0%	29	2%	1,286	4%

Source: US Census Bureau, 2012/2016 American Community Survey

*Cost Burden Analysis*

When housing affordability experts examine the impacts that housing costs have on occupants, they typically look at the proportion of income spent on housing costs including rent, mortgages, property taxes, and other housing-related expenses. Occupants spending more than 30% of their incomes on housing costs are considered cost burdened while occupants spending more than 50% of their incomes are considered severely cost burdened. While this is one method of evaluating housing affordability, there are other methods including measuring the residual income left over after housing costs are subtracted.

*Comparisons of Cost Burden for Renters vs Homeowners*

A slightly greater proportion of renters and homeowners are cost burdened in Pearl River's downtown than in Pearl River generally. In all geographies, more renters are cost burdened than homeowners.

Households with Cost Burdens				
Location	Renters with Cost Burden		Homeowners with Cost Burden	
Downtown Pearl River	441	58.6%	328	34.8%
Pearl River	689	58%	1,425	32%
Rockland County	17,996	58.5%	27,161	39.8%

Source: US Census Bureau, 2012/2016 American Community Survey

The percentage of renters and homeowners with severe cost burdens in downtown Pearl River is similar to the proportion in Pearl River generally. There are proportionally many more renters in Pearl River with severe cost burdens than homeowners with severe cost burdens.

Households with Severe Cost Burdens				
Location	Renters with Severe Cost Burden		Homeowners with Severe Cost Burden	
Downtown Pearl River	330	43.8%	92	9.8%
Pearl River	520	43.7%	460	10.3%
Rockland County	10,958	35.6%	11,901	17.4%

Source: US Census Bureau, 2012/2016 American Community Survey

The proportion of renters in Pearl River with low cost burdens (under 20%) is higher than the proportion of those with low cost burdens in Rockland County. In all geographies, around 50% of renters spend over 35% of their income on rent.

Rent as a Percentage of Income for Renting Households						
Percent of Income Spent on Rent	Downtown Pearl River		Pearl River		Rockland County	
	#	%	#	%	#	%
Total Units	753		1,189		30,762	
Less than 15.0 percent	104	14%	132	11%	2,646	9%
15.0 to 19.9 percent	58	8%	69	6%	2,703	9%
20.0 to 24.9 percent	45	6%	100	8%	2,811	9%
25.0 to 29.9 percent	82	11%	147	12%	2,950	10%
30.0 to 34.9 percent	65	9%	74	6%	2,497	8%
35.0 percent or more	376	50%	615	52%	15,499	50%

Source: US Census Bureau, 2012/2016 American Community Survey

### Cost Burden by Income Level

In Pearl River, almost 100% of renters earning less than \$35,000 a year spend 30% or more on housing costs. Additionally, most of the cost burdened renters in Pearl River live in the downtown area. The same is not true for homeowners. While many homeowners who earn less than \$35,000 a year are cost burdened, over 30% of homeowners earning less than \$35,000 a year in the downtown are not cost burdened. Additionally, homeowners that are cost burdened are not concentrated in the downtown area.

Housing Costs by Income by Tenure						
	Downtown Pearl River		Pearl River		Rockland County	
	#	%	#	%	#	%
<b>Total Units:</b>	<b>1,697</b>		<b>5,645</b>		<b>99,038</b>	
<b>Owner-occupied housing units:</b>	<b>944</b>	<b>100%</b>	<b>4,456</b>	<b>100%</b>	<b>68,276</b>	<b>100%</b>
Less than \$20,000:	58	6%	318	7%	2,987	4%
30 percent or more	41	4%	236	5%	2,826	4%
\$20,000 to \$34,999:	27	3%	178	4%	4,249	6%
30 percent or more	17	2%	113	3%	3,833	6%
\$35,000 to \$49,999:	59	6%	271	6%	4,759	7%
30 percent or more	45	5%	139	3%	3,406	5%
\$50,000 to \$74,999:	134	14%	497	11%	8,380	12%
30 percent or more	90	10%	264	6%	5,263	8%
\$75,000 or more:	666	71%	3,192	72%	47,573	70%
30 percent or more	135	14%	673	15%	11,833	17%
Zero or negative income	0	0%	0	0%	11,833	17%
<b>Renter-occupied housing units:</b>	<b>753</b>	<b>100%</b>	<b>1,189</b>	<b>100%</b>	<b>30,762</b>	<b>100%</b>
Less than \$20,000:	198	26%	325	27%	7,745	25%
30 percent or more	198	26%	325	27%	7,160	23%
\$20,000 to \$34,999:	89	12%	152	13%	5,486	18%



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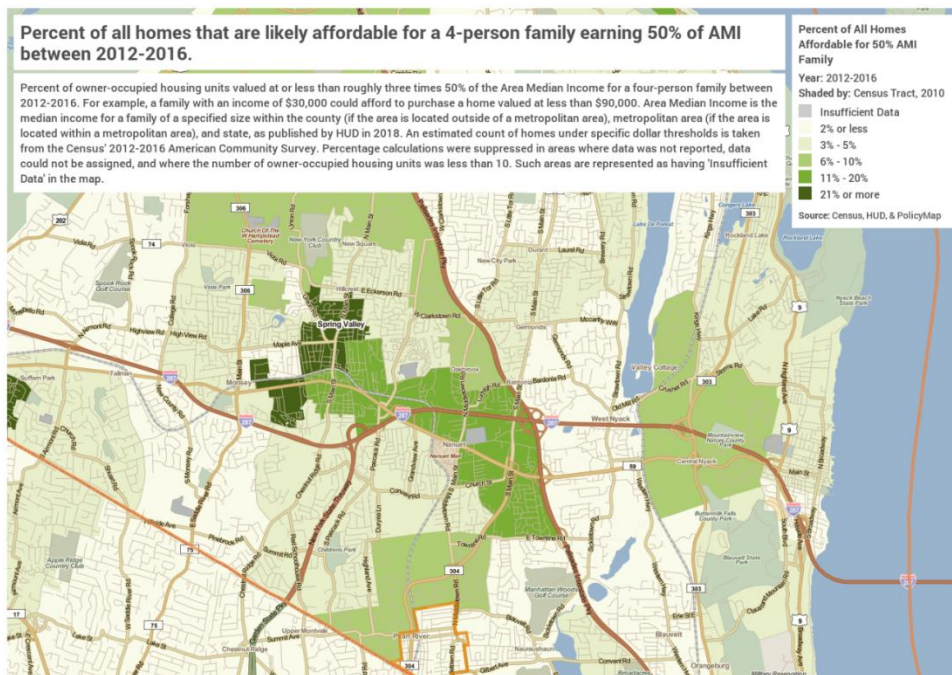
30 percent or more	89	12%	152	13%	4,741	15%
\$35,000 to \$49,999:	141	19%	161	14%	3,952	13%
30 percent or more	35	5%	35	3%	591	2%
\$50,000 to \$74,999:	110	15%	218	18%	4,572	15%
30 percent or more	41	5%	79	7%	2,080	7%
\$75,000 or more:	192	25%	281	24%	7,351	24%
30 percent or more	7	1%	7	1%	869	3%
Zero or negative income	23	3%	23	2%	370	1%
No cash rent	0	0%	29		1,286	

Source: US Census Bureau, 2012/2016 American Community Survey

### Affordable Housing

Around 1.5% of homes (to own) in downtown Pearl River are considered affordable for a 4 person family earning 50% of AMI (\$52,500). In Rockland County, around 6% of homes are considered affordable for a family earning \$52,500. There is more renter affordability in downtown Pearl River; around 19% of 0-1 bedroom units are considered affordable for a family of 2 earning 50% AMI (\$42,000), but 0% of downtown Pearl River’s larger units are considered affordable for a family of \$52,500. The median income for renters in downtown Pearl River is \$39,673. 100% of renters in downtown Pearl River that earn less than \$35,000 a year are cost burdened.

Rockland County has more affordable units, with around 35% of the county’s 0-1 bedroom units affordable for those earning \$42,000, and around 15% of its larger units affordable for those earning \$52,500.



Source: US Census Bureau, 2012/2016 American Community Survey, HUD, and Policy Map



Source: US Census Bureau, 2012/2016 American Community Survey, HUD, and Policy Map

## Housing Conditions

### Vacancy Levels

The vacancy rate in Pearl River is low; it is under 1% for at the downtown and the hamlet level. The downtown has a slightly higher vacancy rate of 1% than the hamlet's vacancy rate of 0.7%. The vacancy rate for businesses is slightly higher for both the downtown and the hamlet in general. Both areas have around a 3.5% vacancy rate for businesses, rates that are lower than the county's vacancy rate of 6.8%.

Vacancy and Occupancy for All Units (Q4 of 2017)						
	Downtown Pearl River		Pearl River		Rockland County	
	#	%	#	%	#	%
Total Units:	1,843		6,014		104,651	
Occupied	1,823	98.9%	5,968	99.2%	103,058	98.6%
Vacant	20	1%	46	0.7%	1,593	1.4%

Vacancy and Occupancy for Businesses (Q4 of 2017)						
	Downtown Pearl River		Pearl River		Rockland County	
	#	%	#	%	#	%
Total Units:	302		476		9760	
Occupied	291	96.4%	459	96.4%	9,109	93.3%
Vacant	11	3.6%	17	3.6%	651	6.7%

All the vacant units that were for rent in 2016 in Pearl River were located in the downtown area of Pearl River. Conversely, all the vacant units for sale or vacant units for seasonal or occasional use were located outside of the downtown's borders.

<b>Status of Vacant Units 2012/2016</b>			
	<b>Downtown Pearl River</b>	<b>Pearl River</b>	<b>Rockland County</b>
Total:	146	369	5,613
For rent	50	50	1,419
Rented, not occupied	25	25	433
For sale only	0	70	928
Sold, not occupied	0	0	257
For seasonal, recreational, or occasional use	0	57	541
Other vacant	71	167	2,029

Source: US Census Bureau, 2012/2016 American Community Survey

Downtown Pearl River has no vacancies for homeowner occupied units. However, its vacancy rate for renter occupied units is higher than both Pearl River generally and Rockland County.

<b>Vacancy Rates by Area and Tenure</b>				
<b>Location</b>	<b>Total Units</b>	<b>Total Vacant Units</b>	<b>Owner-Occupied</b>	<b>Renter-Occupied</b>
Downtown Pearl River	1,843	146	0.0	6.0
Pearl River	6,014	369	1.5	4.0
Rockland County	104,651	5,613	1.3	4.4

Source: US Census Bureau, 2012/2016 American Community Survey

## SECTION V: LAND USE

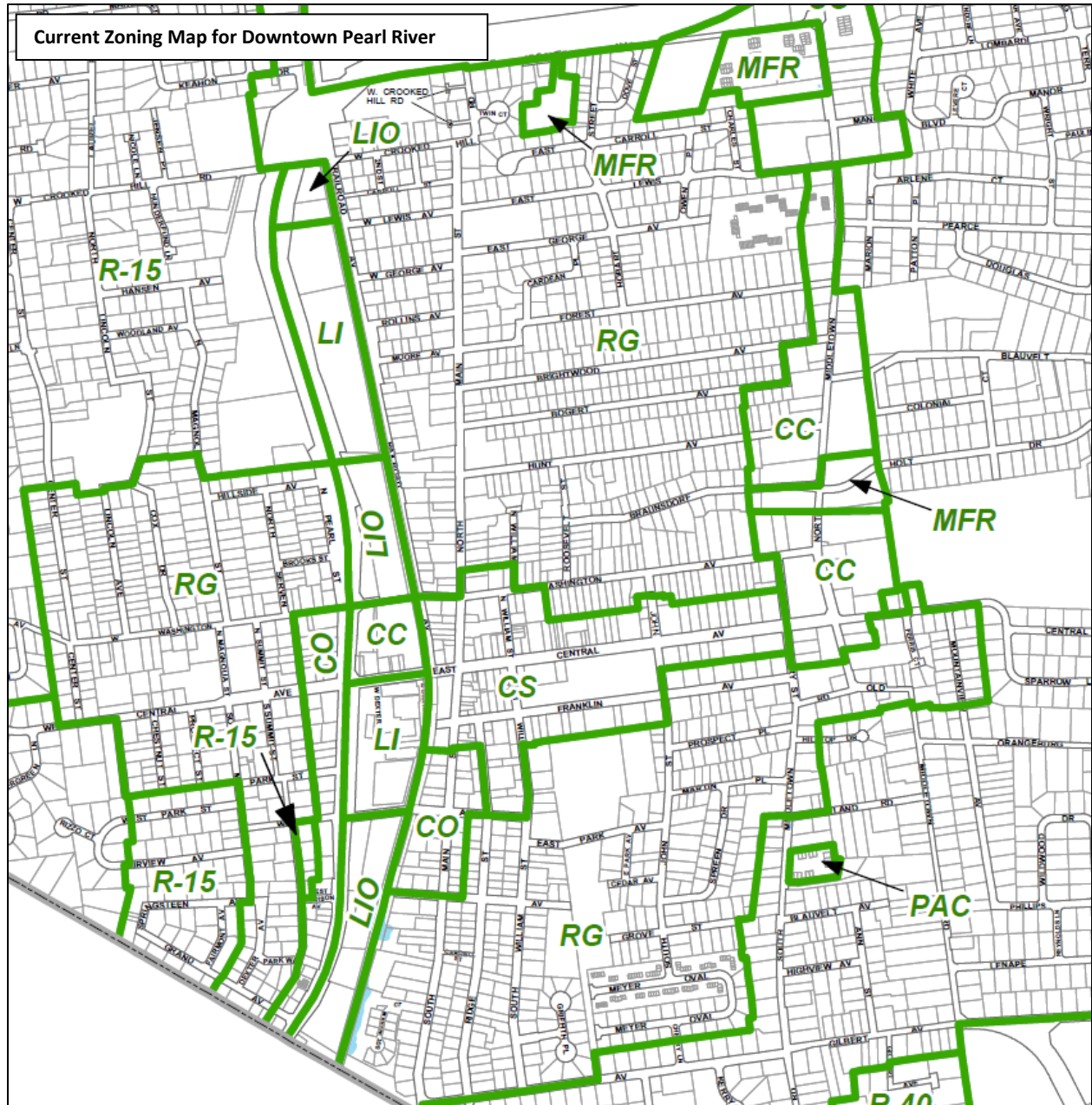
This section describes current land use conditions and presents key requirements for land use development under the current zoning code.

### Current Land Use Conditions

As shown in the map below, downtown Pearl River includes the following zoning districts:

- Community Shopping (CS)
- General Residential (RG),
- Retail Commerce (CC),
- Commercial Office (CO),
- Light Industrial—Office (LIO),
- Light Industrial (LI),
- Planned Adult Community (PAC) floating zone.





### Community Shopping (CS)

#### *Train Station Area*

The Pearl River train station is just south of Central Avenue on Railroad Avenue. The station building contains a café. Immediately east of the train station is a grassy public park with a memorial, benches, a clock, and other minor amenities.

#### *Main Street*

The east side of Main Street between Franklin and Central, just across from the public green space is occupied by two- and three-story buildings with ground-level commercial/retail beneath apartments. The current occupants include a café with outdoor seating, a law firm/CPA office/financial planning office, a laundromat, a dentist, a Japanese restaurant, a hair salon and a barber shop, another café, a



market/deli, and an old three-story hotel converted into a bar on the southeast corner of Main and Central.

On the northeast corner of Main and Central is a large, two-story, historic-looking building with Ionic columns occupied by Chase Bank. Between Central and Washington Avenue on Main is a single-story commercial building. The uses in this building include: two karate studios, a salon, an insurance business (setback with front parking lot), a chiropractor, a restaurant, a meat market, a flooring store, a paint store, a jeweler, food mart/liquor store (with front parking lot), as well as a two-story potentially multifamily house and a two-story single family house. The street is lined with metered parking.

#### *Railroad Avenue*

The east side of Railroad Avenue between Central and Washington Avenues is also within the CS zone. The block is industrial looking, with freestanding two- and three- story buildings (a few potentially containing residential on the upper stories). Parking is available in front of and on the sides of the buildings, as well as along the rail line on the west side of Railroad Avenue. Current uses include one private building with no signs, Kuhn's plumbing supply, an American Legion, a Hibernian House, and another building that houses an electrician, an insurance office, and a construction management company.

#### *Washington Avenue*

The stretch of Washington Avenue between Main Street and William Street sits within the CS district. Commercial uses include a one-story shopping center with a front parking lot, an auto body shop, and a house converted into an office.

At the east end of Washington Avenue, just before Middletown Road, the zoning changes to Retail Commerce (CC). Each corner of the intersection has commercial uses (CVS and a shopping center) fronting on Middletown Road, with parking lots on Washington.

#### *Central Avenue*

On Central Avenue from Main Street until William Street the buildings are predominantly single-story with office uses. One or two two-story buildings have residential on the second floor. One three-story building sits on the northwest corner of Central and William and is a senior housing development that is part of the Planned Adult Community (PAC) floating zone.

On Central between William and John Street are predominantly single-story commercial buildings, with one two-story office and a three-story firehouse mid-block on the south side. On the north side of Central there is an entrance to a municipal surface parking lot that sits behind the stores.

On the south side of Central is a baseball field owned by the school district, as well as some open space (with a gazebo) where the old school building used to sit. The entire field area is surrounded by a low chain-link fence, with one or two entrances.

The north side of Central, across from the fields supports single-story office and commercial uses, with one three-story building that appears to have residential units on the second and third stories. On the northwest corner of Central and John Street is a TD Bank which is set back from the sidewalk and surrounded by surface parking.

Central Avenue between Pearl St. (on the west) and John St. (on the east) is very wide. Nose-in parking lines the north side of the street and parallel parking lines the south, and the driving lanes are spacious. Also noticeable are streetscape improvements which include pervious street tree planters and new brick-style (painted, imprinted asphalt) crosswalks.

On the south side of Central east of John Street there is a three-story apartment building followed by a bagel shop, all set back with parking in front and on the side. On the north side of Central from John Street to Henry Street, lots become larger, and enclose commercial uses within two- and three-story former residential homes. The remainder of the south side of Central between John and Henry Streets retains some residential homes being used as commercial space (a law firm, a restaurant, etc.), but several lots have also been redeveloped to create additional parking and, on the southwest corner of Central and Henry there is a two-story commercial office building with side and rear parking lot.

#### *Franklin Avenue*

The open space and baseball field (described above) lies on the north side of Franklin, surrounded by a chain-link fence. On the south are predominantly two-, sometimes three-story office/commercial uses mostly found in former residential homes, such as an accountant, a funeral home, and a hair salon. The public library is also on this street. Some of the homes have been removed to create parking lots for the commercial uses. There is also at least one remaining three-story multi-family residence, as well as the entrance to the Franklin Avenue Elementary School, that sits back behind the public library in the center of the block. On the second half of the north side of Franklin after the ball field sits two surface parking lots, one for the firehouse that fronts onto Central and the next to accompany the only building on the north side of the block, which sits at the northeast corner of Franklin and William Street. The building is a single-story commercial space housing ARC of Rockland, which provides services and care for adults with developmental disabilities.

On Franklin between William and Main Streets is primarily two- or three-story residential, some single-family and some multi-family. Among these, is a three-story, somewhat historic looking brick multi-family building on the southeast corner of Ridge and Franklin.

#### *William Street*

On William Street between Central and Washington is PAC-zoned senior housing with ground-level commercial uses including a law office, a realty company, and a dentist. The adjacent building (on the west side of the street) has also just been approved for three stories under the PAC zone (the remainder of the block still lying within the CS district). On the west side of William there is a freestanding, single-story commercial building with storefront that will be turned into a market, followed by three commercial spaces with doors on south side of the building, facing a parking area. A municipal metered lot occupies the remainder of the block. The east side of the street is occupied by two single-story commercial storefronts, a Mexican restaurant, a private parking lot, and a large freestanding commercial building. Both sides of William Street contain sidewalks and metered street parking. The block contains little greenery. Spacing between buildings on this block is generous.

The segment of William Street from Jefferson Avenue falls within the CS zone. The southern end of this block is entirely residential. All of these houses have front yards, driveways, and some have detached garages. Further north along this segment there is a municipal surface parking lot on the east side of the street. On the west side of the street sits several underutilized lots, currently being used for vehicle parking / storage and some shed-type structures. Between Franklin and Central, William Street is tree-

lined with sidewalks and metered street parking. It is predominantly one-story commercial (barber shop, podiatrist, dance studio, etc.). There is one isolated residential building: a two-story, multifamily building in the center of this section of William Street.

#### Light Industry Office (LIO)

From Pearl Street (Rte. 304) on the west, Railroad Avenue on the east, Washington on the south, and to the east of Hillside Avenue on the north is an area zoned Light Industry Office (LIO), which is used predominantly for truck and machinery parking and storage.

Another LIO zone is south of this area, between Madison Avenue and the state border, and is dominated by mechanic shops, plumbing shops, and other similar uses, as well as another MTA commuter parking lot.

#### Retail Commerce (CC)

Between Pearl Street on the west, Railroad Avenue on the east, Washington on the north, and Central on the south is an area zoned Retail Commerce (CC). In the northwest quadrant of this area along Pearl and Washington sits an MTA commuter lot. To the east of the commuter lot and occupying most of the block is Dexter Plaza, which sits on the south side of Washington between Pearl and Railroad. It is set back in the center of the block and houses a tile warehouse/store, an AAMCO service shop, a sheet metal shop, an auto body repair shop, and a marble warehouse.

Dexter Plaza extends from Washington on the north, to the back of the parcels on Central, from the MTA commuter lot on Washington and Pearl on the west, to Railroad Ave on the East. The southern portion of the CC block, running along Central Avenue, supports one and two-story buildings mostly occupied by taverns. A saloon on the northeast corner of Central and Pearl Street is three stories plus a rooftop bar. There is metered street parking and sidewalks on both sides of Central Avenue.

From Henry Street to Middletown Avenue along Central Avenue the zoning is also CC. Occupying the entire lot on the north side of Central up to Washington from Henry to Middletown is a CVS, surrounded by surface parking and a driveway.

Across the street, on the south side of Central, from Henry to Middletown, are automotive uses (such as a repair shop and a gas station), set back from the road with parking in front.

Along Middletown Road between Washington and Central is strip mall style development with large buildings set back behind large surface parking. Uses include the CVS described above, a bagel shop, a Shop Rite, a liquor store, and similar uses. Further north down Middletown (beyond the study area) are multi-family apartments, followed by additional commercial strip-malls with parking in front.

#### Light Industrial (LI)

South of Central Avenue, immediately west of the train station until Pearl Street and running down to Jefferson Avenue on the south is an area zoned Light Industrial (LI). A commuter parking lot runs along the western portion of this block, while the eastern portion is occupied by single- and two-story warehouse type buildings. Given the proximity of these properties to the train station and hamlet center, and the compatibility of the current uses—such as the brewery (Defiant Brewing) and gym (Vision Sports Club)—with residential development, this area presents some opportunity for a possible change from the current LI zone to allow for the development of upper-story apartments.

Along Railroad Avenue traveling from Jefferson toward Central, the east side of the street contains rear exits and entrances, parking spaces, and some detached garages for the residential and commercial buildings located on Main Street. There are three single-story commercial buildings and a two and three-story multifamily house. A single row of front-in parking occupies the space on the west side of Railroad Avenue between the street and the train tracks.

### Commercial Office (CO)

The properties along Main Street from Jefferson to just before Franklin (south of the station area) lie within the Commercial—Office (CO) zoning district, which extends approximately two blocks south from just below Franklin Ave until Madison Avenue (the most southern boundary of our secondary study area). The block is occupied by several three-story buildings, some limited multifamily housing, single-story storefronts (insurance, saloon, tattoo parlor, computer services, chiropractor), and several two-story commercial buildings (electrical contractor, etc.). Main Street is lined with metered street parking.

Ridge Street has a slight industrial feel, despite the presence of multifamily homes on each corner. There is a small sidewalk on the east side of the street, which ends halfway down the block to Jefferson as the street enters the Commercial Office (CO) zoning district. There is a two-story commercial building with what appears to be second-story residential; a surface parking lot and rear entrances for a two-story commercial building housing Mehl Electric company; a small cottage home with a two-car garage of comparable size; as well as four, two-story multifamily homes and one two-story single family home. There is also a surface parking lot on the west side of the street, not obviously connected to any particular buildings. On the east side of Ridge, mid-block, there is also a driveway entrance connecting to a large lot on William Street. The driveway continues through to Williams and the lot appears to be a storage lot for miscellaneous trucks, sheds, and debris.

### General Residential (RG)

The RG portion of Washington Avenue between William and Middletown is open and tree-lined with a brick sidewalk on north side. It is predominantly one- and two-story single-family homes with front yards, driveways, some detached garages, and a quaint, quintessentially American aesthetic. There is one single-story multifamily home that appears to be about four units. Properties north of Washington and along the east side of Railroad Avenue are also in the RG zoning district. The houses are similar in style, though some have larger front and side yards than others, creating variation in spacing.

The southeast portion of the secondary study area includes Franklin Street, which extends from Henry Street on the east, to the train station area on the west. From Henry Street to John Street, Franklin sits within the RG district and is almost exclusively residential with two- and three-story single and multifamily homes with well-manicured lawns. Some of the lots and homes are quite large. It is a picturesque wide suburban street with sidewalks on both sides. Pearl River United Methodist Church sits on the southeast corner of Franklin Avenue and John Street. On the northeast corner is a large house that was converted into a medical office.

## Zoning Code Analysis

### Community Shopping (CS)

<i>As-of-right uses:</i>
<ul style="list-style-type: none"><li>• Churches and similar places of worship, Sunday school buildings, parish houses and rectories</li><li>• Outdoor public telephone booths</li></ul>



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<ul style="list-style-type: none"> <li>• Fire, police and community-owned ambulance stations, government offices and office buildings, town garages, municipal parking lots and similar public buildings and government uses</li> </ul>
<ul style="list-style-type: none"> <li>• Schools of general and religious instruction</li> </ul>
<ul style="list-style-type: none"> <li>• Business and professional offices</li> </ul>
<ul style="list-style-type: none"> <li>• Retail drug, dry-goods and variety, food, hardware, stationery, auto supplies and tobacco stores; restaurants, except fast-food; newsstands; banks, clothing and department stores; home appliance stores; jewelry and art shops; package liquor stores; personal services stores dealing directly with consumers (such as barbers and beauty parlors and dry-cleaning, laundry, tailoring and shoe-repair establishments); and karate, physical fitness, dance and photographic studios</li> </ul>
<i>Uses by special permit:</i>
<ul style="list-style-type: none"> <li>• Housing for senior citizens</li> </ul>
<ul style="list-style-type: none"> <li>• Railroad and public utility rights-of-way</li> </ul>
<ul style="list-style-type: none"> <li>• High-tension transmission lines, accessory poles and towers*</li> </ul>
<ul style="list-style-type: none"> <li>• Additions to existing residential structures and commercial structures on the same lot as existing residential uses**</li> </ul>
<ul style="list-style-type: none"> <li>• Theaters, no drive-ins</li> </ul>
<ul style="list-style-type: none"> <li>• Railroad passenger stations and bus stations, provided that there is no maintenance, repair or storage of commercial vehicles on the premises, and adequate off-street parking space is provided for passengers and employees**</li> </ul>
<ul style="list-style-type: none"> <li>• Undertakers</li> </ul>
<ul style="list-style-type: none"> <li>• Pet shops</li> </ul>
<ul style="list-style-type: none"> <li>• Upholsterers</li> </ul>
<ul style="list-style-type: none"> <li>• Commercial print shops</li> </ul>
<ul style="list-style-type: none"> <li>• Other retail/service</li> </ul>
<ul style="list-style-type: none"> <li>• Vending machines and entertainment devices for not more than 1 year</li> </ul>
*Provided that all brush and cut timber are disposed of in accord with approved forestry practices and as provided by the Town Board
**The facility must service the surrounding residential or retail area and must be so located as to draw a minimum of vehicular traffic to and through residential streets or past an elementary school, park or playground
<i>Conditional uses:</i>
<ul style="list-style-type: none"> <li>• Hotels and motels</li> </ul>
<ul style="list-style-type: none"> <li>• Schools of special instruction</li> </ul>
<ul style="list-style-type: none"> <li>• Telephone exchanges</li> </ul>
<ul style="list-style-type: none"> <li>• Public utility substations and pump stations*</li> </ul>
<ul style="list-style-type: none"> <li>• Satellite dish antennas</li> </ul>
<ul style="list-style-type: none"> <li>• Bars</li> </ul>
*must be housed in buildings that harmonize with the character of the neighborhood with adequate fences and other safety devices and landscaping; subject to performance standards procedure, <a href="#">§4.12</a>
<i>Accessory uses:</i>
<ul style="list-style-type: none"> <li>• Radio and television towers</li> </ul>
<ul style="list-style-type: none"> <li>• Accessory parking and loading as permitted in § 6.1, 6.2</li> </ul>
<ul style="list-style-type: none"> <li>• Any other accessory use not inconsistent with the uses permitted herein</li> </ul>
<ul style="list-style-type: none"> <li>• Storage of goods or equipment accessory to uses permitted in this zone subject to additional use requirements</li> </ul>
<i>General bulk regulations:</i>
<ul style="list-style-type: none"> <li>• Max FAR: 0.5 to 1.00</li> </ul>
<ul style="list-style-type: none"> <li>• Minimum lot area: 2,500 sq. ft. to 1 acre</li> </ul>
<ul style="list-style-type: none"> <li>• Minimum lot width and street frontage: 25-100 sq. ft.</li> </ul>
<ul style="list-style-type: none"> <li>• Required front, side*, rear yards: 0-100 ft., 1-100 ft., 25-100 ft., respectively</li> </ul>
<ul style="list-style-type: none"> <li>• Max building height: 16 in. from property line for building greater than 22 ft. or 1 ft. per ft. from lot line</li> </ul>
*not required but if provided, must be at least 12 ft. wide

Light Industrial – Office (LIO)

<i>As-of-right uses:</i>
<ul style="list-style-type: none"> <li>• Fire, police and community-owned ambulance stations, government offices and office buildings, town garages, municipal parking lots and similar public buildings and government uses</li> </ul>

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<ul style="list-style-type: none"> <li>• Schools of general instruction</li> </ul>
<ul style="list-style-type: none"> <li>• Business/professional office</li> </ul>
<ul style="list-style-type: none"> <li>• Research, experiment, and testing labs subject to performance standards procedures and additional use requirements</li> </ul>
<b>Uses by special permit:</b>
<ul style="list-style-type: none"> <li>• Airports and heliports</li> </ul>
<ul style="list-style-type: none"> <li>• High-tension transmission lines, accessory poles and towers*</li> </ul>
<ul style="list-style-type: none"> <li>• Railroad/public utility rights-of-way</li> </ul>
<ul style="list-style-type: none"> <li>• Use of existing executive conference center facilities for catered affairs for the general public</li> </ul>
<ul style="list-style-type: none"> <li>• Undertakers</li> </ul>
<ul style="list-style-type: none"> <li>• Excavation pits (sand, gravel, topsoil removal) and operations not used for construction of a building with an issued building permit or subdivision with plat approval as provided in <a href="#">§ 4.32 (C)</a></li> </ul>
<b>*provided that all brush and cut timber are disposed of in accord with approved forestry practices</b>
<b>Conditional uses:</b>
<ul style="list-style-type: none"> <li>• Public utility substations and pump stations*</li> </ul>
<ul style="list-style-type: none"> <li>• Commercial forestry as provided in <a href="#">§ 4.32(D)</a></li> </ul>
<ul style="list-style-type: none"> <li>• Manufacture of prototype products subject to performance standards procedure, <a href="#">§ 4.12</a></li> </ul>
<ul style="list-style-type: none"> <li>• Light manufacturing uses, subject to performance standards procedure, <a href="#">§ 4.12</a>, and additional use requirements</li> </ul>
<ul style="list-style-type: none"> <li>• Satellite dish antennas</li> </ul>
<ul style="list-style-type: none"> <li>• Automobile sales and service agencies</li> </ul>
<ul style="list-style-type: none"> <li>• Child day-care centers with all parking and outdoor play areas complying with all required yards, as provided for in <a href="#">§ 3.12</a></li> </ul>
<ul style="list-style-type: none"> <li>• Indoor commercial tennis on sites of 3 acres or greater</li> </ul>
<ul style="list-style-type: none"> <li>• Individual fitness and training center, as provided in <a href="#">§ 8.16</a></li> </ul>
<b>*must be housed in buildings that harmonize with the character of the neighborhood with adequate fences and other safety devices and landscaping; subject to performance standards procedure</b>
<b>Accessory uses:</b>
<ul style="list-style-type: none"> <li>• Accommodations for caretakers, subject to <a href="#">§ 5.228</a></li> </ul>
<ul style="list-style-type: none"> <li>• Heliports</li> </ul>
<ul style="list-style-type: none"> <li>• Storage of goods or equipment accessory to uses permitted in Columns 2 and 3, subject to additional use requirements</li> </ul>
<ul style="list-style-type: none"> <li>• Keeping, breeding, raising and maintaining of rodents and other animals and primates exclusively within the interior confines of a building for laboratory or research purposes, subject to performance standards procedures</li> </ul>
<ul style="list-style-type: none"> <li>• Waste incineration subject to <a href="#">§ 4.32(F)</a></li> </ul>
<ul style="list-style-type: none"> <li>• Keeping not more than 1 unoccupied trailer or commercial vehicle of not over 1,000 pounds' capacity, subject to <a href="#">§ 6.1</a></li> </ul>
<ul style="list-style-type: none"> <li>• Accessory parking and loading as permitted in §§ <a href="#">6.1</a>, <a href="#">6.2</a></li> </ul>
<ul style="list-style-type: none"> <li>• Any other similar accessory use not inconsistent with the uses permitted herein</li> </ul>
<ul style="list-style-type: none"> <li>• For any premises for sale or for rent, 1 temporary non-illuminated "for sale" or "for rent" sign not over 6 square feet in area, located at least 10 feet from any lot line. For parcels of land over 1 acre in area, such sign shall not be over 24 square feet in area</li> </ul>
<ul style="list-style-type: none"> <li>• 1 illuminated business sign equal to or less than 30 square feet (1 side) or 60 square feet from any lot line, and not extending more than 18 feet high. Sign areas may be combined to form a single directory sign or part of the sign may be included in the directory sign and part on the establishment</li> </ul>
<ul style="list-style-type: none"> <li>• Incidental eating and drinking facilities serving employees and others using the facilities*</li> </ul>
<ul style="list-style-type: none"> <li>• Child day-care centers with all parking and outdoor play areas complying with all required yards, as provided for in <a href="#">§ 3.12</a></li> </ul>
<b>*All drinking facilities serving alcoholic beverages must have a restaurant liquor license issued by the New York State Alcohol Control Board</b>

<i>General bulk regulations:</i>	
•	Uses in R-80 allowed in LIO district, subject to regulations for R-80
•	Individual fitness and training centers subject to regulations for LI district
•	Max FAR: 0.40
•	*Note 4: floor area devoted to manufacturing of prototype products may not exceed 25% of the total gross floor area of the building
•	Minimum lot area: 2 acres
•	Minimum lot width: 0-300 ft.
•	Minimum street frontage: 50-150 ft.
•	Required front, side, rear yard: 100, 100, 200 ft., respectively
•	Max building height: 3 in. per ft. from lot line, or less than or equal to 94 ft.

### Retail Commerce (CC)

<i>As-of-right uses:</i>	
•	Churches and similar places of worship, Sunday school buildings, parish houses and rectories
•	Outdoor public telephone booths
•	Fire, police and community-owned ambulance stations, government offices and office buildings, town garages, municipal parking lots and similar public buildings and government uses
•	Schools of general or religious instruction
•	Business and professional offices
•	Retail drug, dry-goods and variety, food, hardware, stationery, auto supplies and tobacco stores; restaurants, except fast-food; newsstands; banks, clothing and department stores; home appliance stores; jewelry and art shops; package liquor stores; personal services stores dealing directly with consumers (such as barbers and beauty parlors and dry cleaning, laundry, tailoring and shoe-repair establishments); and karate, physical fitness, dance and photographic studios.
•	Theaters, no drive-ins
•	Pet shops
•	Upholsterers
•	Undertakers
•	Commercial printing shops (including printing of a newspaper)
•	Trade schools and other schools of special instruction
•	Telephone exchanges (not including service or storage yards)
<i>Uses by special permit:</i>	
•	Housing for senior citizens
•	Railroad and public utility rights-of-way
•	High-tension transmission lines, accessory poles and towers*
•	Additions to existing residential structures and commercial structures on the same lot as existing residential uses**
•	Railroad passenger stations and bus stations, provided that there is no maintenance, repair or storage of commercial vehicles on the premises, and adequate off-street parking space is provided for passengers and employees**
•	Other retail/service
•	Vending machines and entertainment devices for not more than 1 year
•	Auditoriums and drive-in theaters
*Provided that all brush and cut timber are disposed of in accord with approved forestry practices and as provided by the Town Board	
**The facility must service the surrounding residential or retail area and must be so located as to draw a minimum of vehicular traffic to and through residential streets or past an elementary school, park or playground	
<i>Conditional uses:</i>	
•	Hotels and motels
•	Public parking lots and public garages, subject to <a href="#">Article VI</a> and special requirements*

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<ul style="list-style-type: none"> <li>Public utility substations and pump stations, but not including service or storage yards</li> </ul>
<ul style="list-style-type: none"> <li>Medical arts offices in existing residential structures (or in any structure that conform to the neighborhood)</li> </ul>
<ul style="list-style-type: none"> <li>Satellite dish antennas</li> </ul>
<ul style="list-style-type: none"> <li>Fast-food restaurants</li> </ul>
<ul style="list-style-type: none"> <li>Gasoline service stations</li> </ul>
<ul style="list-style-type: none"> <li>Nightclubs</li> </ul>
<ul style="list-style-type: none"> <li>New dealer automobile service and repair, ancillary to an existing new car dealership, within the Route 303 Overlay Zoning District, subject to <a href="#">Chapter 43 § 13.10B(6)</a></li> </ul>
<p>*The facility must be necessary to service the surrounding residential or retail area and be so located as to draw a minimum of vehicular traffic to and through residential streets or past an elementary school, park or playground</p>
<p><b>Accessory uses:</b></p>
<ul style="list-style-type: none"> <li>Radio and television towers</li> </ul>
<ul style="list-style-type: none"> <li>Accessory parking and loading as permitted in § § 6.1, 6.2</li> </ul>
<ul style="list-style-type: none"> <li>Any other accessory use not inconsistent with the uses permitted herein</li> </ul>
<ul style="list-style-type: none"> <li>Storage of goods or equipment accessory to uses permitted in this zone subject to additional use requirements</li> </ul>
<ul style="list-style-type: none"> <li>Accessory production and servicing of goods subject to additional use regulations</li> </ul>
<ul style="list-style-type: none"> <li><i>Business signs</i> with total sign area per establishment not to exceed 15% of the sign wall area, and in no event more than 40 square feet. <i>For any business use conducted primarily in the open</i>, such as a public parking lot, or similar use, the total sign area shall be 1 square foot for each foot of lot frontage, not to exceed 40 square feet. All of such sign area may be illuminated. However, illumination of theater marquees may be increased upon approval by the Board of Appeals; in no instance shall the total illuminated sign area be more than 30 square feet</li> </ul>
<ul style="list-style-type: none"> <li>Location of signs:             <ul style="list-style-type: none"> <li>(a) <i>A sign attached to a building</i> shall not project more than 3 feet from the building wall or 1 foot from the roof of an arcade; but no sign, except a sign painted on an awning shall project more than 1 foot over a street. However, a sign erected as a part of a theater marquee may extend to the curb line</li> <li>(b) <i>Maximum height of any sign</i> shall not be more than 30 feet above ground level</li> <li>(c) Near R District boundaries, see additional use regulations and <a href="#">§ 4.32(E)</a></li> <li>(d) Except as modified by (c) above, <i>signs not attached to a building</i> shall be set back at least 25 feet from the front lot line; except that any accessory sign to a building in existence on the effective date of this code need not be set back from the front lot line a greater distance than the setback of such building</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>Child day-care centers in conjunction with churches and similar places of worship, schools, offices, hotels and motels, with all parking and outdoor play areas complying with all required yards, as provided for in <a href="#">§ 3.12</a></li> </ul>
<p><b>General bulk regulations:</b></p>
<ul style="list-style-type: none"> <li>Max FAR: 0.30</li> </ul>
<ul style="list-style-type: none"> <li>Minimum lot area: 2,500 sq. ft. to 1 acre</li> </ul>
<ul style="list-style-type: none"> <li>500 sq. ft. per guest room in hotel/motel</li> </ul>
<ul style="list-style-type: none"> <li>Minimum lot width and street frontage: 25-100 ft.</li> </ul>
<ul style="list-style-type: none"> <li>Required front, side*, rear yards: 0-50 ft., 0-20 ft., 25-50 ft., respectively</li> </ul>
<ul style="list-style-type: none"> <li>Max building height ranges (depending on use)</li> </ul>
<ul style="list-style-type: none"> <li>16 in. from property line for building greater than 22 ft.</li> </ul>
<ul style="list-style-type: none"> <li>1 ft. per ft. from lot line</li> </ul>
<ul style="list-style-type: none"> <li>20 in. per ft. from lot line or less than 25 ft.</li> </ul>
<ul style="list-style-type: none"> <li></li> </ul>
<p>*not required but if provided, must be at least 12 ft. wide</p>

**Light Industrial (LI)**

<p><b>As-of-right uses:</b></p>
<ul style="list-style-type: none"> <li>Theaters</li> </ul>
<ul style="list-style-type: none"> <li>Fire, police and community-owned ambulance stations, government offices and office buildings</li> </ul>
<ul style="list-style-type: none"> <li>Business/professional offices</li> </ul>
<ul style="list-style-type: none"> <li>Commercial recreation (e.g. bowling alleys, dance halls, billiard parlors, driving ranges and miniature golf courses)</li> </ul>

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<ul style="list-style-type: none"> <li>• Service establishments, including frozen-food lockers and sale of grain feed, agricultural products, building materials and monuments</li> </ul>
<ul style="list-style-type: none"> <li>• Commercial dog kennels and animal hospitals (provided that no kennel, runway or exercise pen is located within 200 feet of any R District boundary)</li> </ul>
<ul style="list-style-type: none"> <li>• Automotive and machinery repair shops and open automobile and trailer sales lots, subject to additional use regulations</li> </ul>
<ul style="list-style-type: none"> <li>• Automobile salesrooms</li> </ul>
<ul style="list-style-type: none"> <li>• All types of manufacturing uses (except those specifically prohibited in <a href="#">§ 4.4</a>) subject to performance standards procedure, <a href="#">§ 4.12</a>, and additional use regulations</li> </ul>
<ul style="list-style-type: none"> <li>• Wholesale sales or storage; warehouses</li> </ul>
<p><i>Uses by special permit:</i></p>
<ul style="list-style-type: none"> <li>• Railroad and public utility rights-of-way</li> </ul>
<ul style="list-style-type: none"> <li>• High-tension transmission lines, accessory poles and towers*</li> </ul>
<ul style="list-style-type: none"> <li>• Mixed-use developments on sites of 10 acres or larger, with frontage on the Palisades Interstate Parkway, and with frontage on, and/or with direct access to, Route 303, as provided in <a href="#">§ 4.32(O)</a></li> </ul>
<ul style="list-style-type: none"> <li>• Mixed-use expansions on sites of not less than 0.5 acre nor more than 2 acres in areas that adjoin a site for which a mixed-use development special permit has been issued as provided in <a href="#">§ 4.32(P)</a></li> </ul>
<ul style="list-style-type: none"> <li>• Advertising signs subject to <a href="#">§ 4.32(E)</a></li> </ul>
<ul style="list-style-type: none"> <li>• Adult uses as defined in <a href="#">§ 4.32</a></li> </ul>
<p>*Provided that all brush and cut timber are disposed of in accord with approved forestry practices and as provided by the Town Board</p>
<p><i>Conditional uses:</i></p>
<ul style="list-style-type: none"> <li>• Skating rinks</li> </ul>
<ul style="list-style-type: none"> <li>• Public parking garages</li> </ul>
<ul style="list-style-type: none"> <li>• Auction establishments, farmer's markets and stores specializing in secondhand merchandise</li> </ul>
<ul style="list-style-type: none"> <li>• Auto laundries, subject to special requirements* and provided there shall be reservoir space of 300 square feet per automobile on the lot for not less than 15 automobiles per washing machine, and that adequate provision are made for disposal of wastewater in accordance with town requirements</li> </ul>
<ul style="list-style-type: none"> <li>• Filling stations, on lots with an area of at least 20,000 square feet and a minimum lot frontage of 150 feet, provided that all gasoline pumps and service facilities are set back at least 20 feet from the front lot line and subject to additional use regulations and conditional use standards**</li> </ul>
<ul style="list-style-type: none"> <li>• Dry-cleaning, rug-cleaning, and laundry plants</li> </ul>
<ul style="list-style-type: none"> <li>• Bus, truck, and railroad freight terminals, major public utility transformers and stations, and railroad yards</li> </ul>
<ul style="list-style-type: none"> <li>• Bulk storage of fuel oil and bottled gas and other open storage yards, except those expressly prohibited in <a href="#">§ 4.4</a></li> </ul>
<ul style="list-style-type: none"> <li>• Concrete- and pavement-mixing plants</li> </ul>
<ul style="list-style-type: none"> <li>• Gas holders, coal yards and refrigeration plants; storage and bailing of papers within a completely enclosed building</li> </ul>
<ul style="list-style-type: none"> <li>• Satellite dish antennas</li> </ul>
<ul style="list-style-type: none"> <li>• Child day-care centers with all parking and outdoor play areas complying with all required yards, as provided for in <a href="#">§ 3.12</a></li> </ul>
<ul style="list-style-type: none"> <li>• Nightclubs</li> </ul>
<p>*The facility must be necessary to service the surrounding residential or retail area and be so located as to draw a minimum of vehicular traffic to and through residential streets or past an elementary school, park or playground</p>
<p>**No conditional use for a filling station within a distance of 2,000 feet from any other filling station with a certificate of occupancy in force prior to the submission of such application. Said distance shall be measured in a straight line between the nearest points of each of the lots or premises, regardless of the district where either premises are located</p>
<p><i>Accessory uses:</i></p>
<ul style="list-style-type: none"> <li>• Accessory production and servicing of goods subject to additional use regulations</li> </ul>
<ul style="list-style-type: none"> <li>• Accessory storage subject to additional use regulations</li> </ul>
<ul style="list-style-type: none"> <li>• Other accessory buildings</li> </ul>



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<ul style="list-style-type: none"> <li>Waste incineration subject to <a href="#">§ 4.32(F)</a></li> </ul>
<ul style="list-style-type: none"> <li>Heliports by special permit of the Town Board only as an accessory use to a use permitted by right, special permit or conditional use</li> </ul>
<ul style="list-style-type: none"> <li>Accessory signs, same as LIO for those uses permitted in LI District</li> </ul>
<ul style="list-style-type: none"> <li>Same as CC for those uses allowed in the LI District except that the total sign area shall not exceed 60 square feet, and the illuminated portion shall not exceed 30 square feet                     <ul style="list-style-type: none"> <li>For mixed-use developments and mixed-use expansions, the sign regulations included in <a href="#">§ 4.32(O)vi</a> and <a href="#">4.32(P)viii</a>, respectively, shall control in instances where such provisions are inconsistent with this table or any other provision of the Zoning Law</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li><i>Location of signs:</i> <ul style="list-style-type: none"> <li>(a) <i>A sign attached to a building</i> may not project more than 3 feet from the building wall or 1 foot from the roof of an arcade, but no sign shall project over a street, which shall include sidewalk</li> <li>(b) <i>Maximum height:</i> 30 feet above ground level</li> <li>(c) <i>All signs</i> shall be set back at least 30 feet from the front lot line, <i>except</i> that any sign accessory to a building in existence on the effective date of this code need not be set back from the front lot line a greater distance than the set back of such building</li> <li>(d) Near R District boundaries, see additional use regulations and <a href="#">§ 4.32(E)</a></li> </ul> </li> <li>Child day-care centers with all parking and outdoor play areas complying with all required yards, as provided for in <a href="#">§ 3.12</a></li> </ul>
<b>General bulk regulations:</b>
<ul style="list-style-type: none"> <li>Max FAR: 0.30-0.50</li> <li>Minimum lot area: none to 2 acres</li> <li>Max land coverage shall not exceed 75% (including buildings, parking, road, road widening) and open area shall be minimum 25%</li> <li>Minimum lot width: 100-150 ft.</li> <li>Minimum street frontage: 50-150 ft.</li> <li>Required front, side, rear yards: 30-50 ft., 25-50 ft., 25-50 ft., respectively</li> </ul>
Max building height: 1 ft. per ft. from lot line for building greater than 22 ft; 6 in. per ft. from lot line

**Commercial—Office (CO)**

<i>As-of-right uses:</i>
<ul style="list-style-type: none"> <li>Business, medical and other professional offices</li> <li>Churches, parish houses and rectories; hospitals, clinics, nursing homes and schools of special instruction; fire and police stations; libraries, museums, public art galleries and similar public buildings and government offices</li> <li>Banks</li> <li>Neighborhood or community centers, fraternal halls and similar uses</li> <li>Telephone exchanges</li> <li>Photographic studios, jewelry and art shops</li> </ul>
<i>Uses by special permit:</i>
<ul style="list-style-type: none"> <li>Housing for senior citizens</li> <li>Railroad and public utility rights-of-way</li> <li>High-tension transmission lines, accessory poles and towers*</li> <li>Undertakers</li> <li>Small craftsman industries, provided that there shall be no more than 3 employees and performance standards are approved</li> </ul>
*Provided that all brush and cut timber are disposed of in accord with approved forestry practices and as provided by the Town Board
<i>Conditional uses:</i>
<ul style="list-style-type: none"> <li>Hotels and motels</li> <li>Public utility substations contained within a building conforming to the character of the surrounding neighborhood</li> <li>Restaurants</li> <li>Satellite dish antennas</li> <li>Fast-food restaurants</li> </ul>

<i>Accessory uses:</i>
• Radio/TV towers
• Incidental repair and servicing for products sold and distributed by firms maintaining offices
• Child day-care centers with all parking and outdoor play areas complying with all required yards, as provided for in <a href="#">§ 3.12</a>
• Accessory parking and loading as permitted in <a href="#">§ 6.1, 6.2</a>
• The total sign area shall not exceed 12 square feet
• For medical arts buildings and other office buildings, restaurants and undertakers, 1 sign not over 6 square feet in area, which may be illuminated, provided that the light source is not flashing or visible from any lot line
• For each practicing doctor or dentist within a medical arts building and for each professional or office within any other office building, 1 nameplate not over 2 square feet in area and not illuminated
• Child day-care centers in conjunction with churches and similar places of worship, schools, offices, hotels and motels, with all parking and outdoor play areas complying with all required yards, as provided for in <a href="#">§ 3.12</a>
<i>General bulk regulations:</i>
• Max FAR: 0.20
• Minimum lot area for offices: 15,000 sq. ft. plus 1,500 sq. ft. per office
• Minimum lot area for other uses: 30,000 sq. ft.
• Maximum land coverage shall not exceed 75% (including buildings, parking, road, road widening) and open area shall be a minimum 25%
• Minimum lot width: 125-150 ft.
• Minimum street frontage: 50 ft.
• Required front, side, rear yards: 30, 30-35, 35-50 ft., respectively
• Max building height: 6-8 in. per ft. from lot line

### General Residence (RG)

<i>As-of-right uses</i>
• Single family detached residences
• Commercial agricultural operations* [ <i>nurseries, greenhouses, growing mushrooms provided no smokestacks exceed height regulations; orchards, truck gardening, field crops, vineyards, bush/berry crops</i> ]
• Churches and other places of worship, parish houses and rectories
• Community facilities (e.g. libraries)
• Public parks and playgrounds
• Schools (general and religious instruction)
• Conversion of a detached, owner-occupied, single-family dwelling so as to add 1 additional dwelling unit clearly subordinate to the main single family use (600 square feet of floor area or less) and subject to <a href="#">§ 4.5</a>
• Telephone exchange
• Fire, police and community-owned ambulance stations, government offices and office buildings, town garages, municipal parking lots and similar public buildings and governmental uses
<b>*Limits on commercial agricultural operations:</b> there shall be no greenhouse-heating plant where coal is used for fuel; no stables or similar animal housing or manure storage or other odor or dust producing substance or use, except spraying or dusting to protect vegetation, within 200 feet of any lot line
<i>Uses by special permit</i>
• Agency boarding home
• Agency group home
• Radio and television towers
• High-tension transmission lines, accessory poles and towers*
• Railroad and public utility rights-of-way
• Senior citizen housing
• All other types of residences except multifamily and single family detached residences (no subdivision shall contain 2 family residences nor be developed)
<b>*provided that all brush and cut timber are disposed of in accord with approved forestry practices and as provided by the Town Board</b>

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<i>Conditional uses</i>
<ul style="list-style-type: none"> <li>• Golf courses and tennis clubs or private swim clubs not less than 5 acres in area, yacht or similar clubs</li> </ul>
<ul style="list-style-type: none"> <li>• Museums and public art galleries</li> </ul>
<ul style="list-style-type: none"> <li>• Public utility substations and pump stations, housed in buildings that harmonize with the character of the neighborhood and having adequate fences and other safety devices and landscaping and subject to performance standards procedure, <a href="#">§ 4.12</a></li> </ul>
<ul style="list-style-type: none"> <li>• Elevated standpipes and water tanks located at a distance from any lot line equal to the height of the structure</li> </ul>
<ul style="list-style-type: none"> <li>• Commercial forestry, as provided in <a href="#">§ 4.32(D)</a></li> </ul>
<ul style="list-style-type: none"> <li>• Satellite dish antennas</li> </ul>
<ul style="list-style-type: none"> <li>• Attached veteran housing, and single or attached adult housing residential uses as provided in Note 15 of the Notes to the Use and Bulk Tables                             <ul style="list-style-type: none"> <li>• Adult housing (but not attached veteran housing) shall be limited to families with 1 adult over age 50 and no child under 18 years</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• Neighborhood or community centers, fraternal halls, and similar uses serving primarily local residents</li> </ul>
<ul style="list-style-type: none"> <li>• Medical arts offices in existing residential structures that conform to the neighborhood</li> </ul>
<i>Accessory uses:</i>
<ul style="list-style-type: none"> <li>• Keeping not more than 2 non-transient boarders or roomers</li> </ul>
<ul style="list-style-type: none"> <li>• Private greenhouses, barns, silos, toolsheds, garages, swimming pools and tennis courts</li> </ul>
<ul style="list-style-type: none"> <li>• Home occupations</li> </ul>
<ul style="list-style-type: none"> <li>• Accessory parking as permitted in <a href="#">§ 6.1</a></li> </ul>
<ul style="list-style-type: none"> <li>• Accessory loading as permitted in <a href="#">§ 6.2</a></li> </ul>
<ul style="list-style-type: none"> <li>• Keeping not more than 1 unoccupied trailer or commercial vehicle of not over 1,000 pounds' capacity, subject to §§ <a href="#">6.1</a> and <a href="#">11.2</a></li> </ul>
<ul style="list-style-type: none"> <li>• No more than 3 dogs more than 6 months old shall be kept (no horses, cows, pigs, sheep, goats, etc., or fowl)</li> </ul>
<i>General bulk regulations:</i>
<ul style="list-style-type: none"> <li>• More expansive max FAR (0.20-0.30)</li> </ul>
<ul style="list-style-type: none"> <li>• Varying minimum lot area</li> </ul>
<ul style="list-style-type: none"> <li>• 10,000 sq. ft. per dwelling for single-family detached dwelling</li> </ul>
<ul style="list-style-type: none"> <li>• 10,000 sq. ft. per office up to 3,000 sq. ft. floor area, plus 1,500 sq. ft. for medical arts offices</li> </ul>
<ul style="list-style-type: none"> <li>• Can be up to 15,000 sq. ft. for other uses</li> </ul>
<ul style="list-style-type: none"> <li>• Minimum lot width: 75-200 ft.</li> </ul>
<ul style="list-style-type: none"> <li>• Minimum street frontage same as R-22</li> </ul>
<ul style="list-style-type: none"> <li>• Smallest possible required front, side, and rear yards at 25, 10, and 25 ft., respectively</li> </ul>
<ul style="list-style-type: none"> <li>• Maximum building height: 4-16 in per ft. from lot line</li> </ul>
<ul style="list-style-type: none"> <li>• Minimum front yard depth: 20 ft.**</li> </ul>
<p><b>**Note 6</b></p>

**Planned Adult Community (PAC)**

<i>Eligible sites:</i>
<ul style="list-style-type: none"> <li>• Districts other than R-80, R-40, R-22, or LI</li> </ul>
<ul style="list-style-type: none"> <li>• Prohibited in historic districts (unless it is a conversion of an existing building)</li> </ul>
<ul style="list-style-type: none"> <li>• Site must have access to or frontage on a major or secondary road (with state or county jurisdiction) or have suitable access determined by Town Board</li> </ul>
<i>As-of-right uses:</i>
<ul style="list-style-type: none"> <li>• Apartment-style, attached, semi-attached, or detached dwellings with full kitchens and designed for senior citizens (<a href="#">§4.65</a>) for sale or rent                             <ul style="list-style-type: none"> <li>• At least 75% of units in development should be 2 bedrooms and not more than 10% can be 3 bedrooms</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• Dwelling unit for one caretaker/property manager (must be included in overall base density of development)</li> </ul>
<ul style="list-style-type: none"> <li>• Ground floor uses in mixed-use buildings with senior citizen housing above:                             <ul style="list-style-type: none"> <li>• Retail stores, personal services, offices, and restaurants</li> </ul> </li> </ul>

<i>Accessory uses:</i>
• Indoor and outdoor recreation/leisure facilities
• Congregate dining facilities
• Meeting rooms
• Off-street parking
• Maintenance buildings
• Other structures/facilities incidental to principal uses
<i>General bulk regulations for PAC in “hamlet center”:</i>
• Minimum lot area: 1.25 acres
• Base density: 6 dwelling unit/acre
• *Potential bonus density of 1 dwelling unit/acre for affordable housing
• Max FAR: 0.40
• Max building coverage: 65%
• Minimum open space: 25%
• Max building height: 2 stories or 35 ft.
• *3 stories may be allowed by Town Board
• Minimum front, side, rear yards: 50 ft.
• Minimum street frontage: 100 ft.
• Minimum building setback from internal roads: 25 ft.
<i>General bulk regulations for PAC in redevelopment sites within designated CS districts:</i>
• Minimum lot area: 1 acre
• Same density as previous
• Same max FAR as previous
• Max building coverage: TBD
• Minimum open space: TBD
• Same max building height as previous
• Minimum front, side, rear yards: TBD
• Same minimum street frontage as previous
<i>General bulk regulations for all other PAC sites:</i>
• Minimum lot area: 10 acres
• Base density: 4 dwelling unit/acre
• *Potential bonus density of 1 dwelling unit/acre for affordable housing
• Max FAR: 0.35
• Max building coverage: 40%
• Minimum open space: 40%
• Max building height: 2 stories or 35 ft.
• Minimum front, side, rear yards: 100 ft.
• Minimum street frontage: 100 ft.
• Minimum building setback from internal roads: 25 ft.

## SECTION VI: COMMUNITY DESIRES

This section synthesizes the comments received at the October 2, 2018 Public Workshop, the Pearl River Day informational booth, and the online survey. The engagement process focused on identifying the strengths, weaknesses, and potential strategies for the downtown. The facilitators consisted of staff from the Land Use Law Center and Kevin Dwarka LLC.

The event was promoted through emails, flyers, the Town’s website and social media outlets. The Town also used participatory poster boards to engage residents in feedback. Finally, the Town used a visual preference survey.

At all meetings and events, facilitators asked participants for feedback regarding four land use themes:

- Retail/Restaurant/Business/Entertainment;
- Housing;
- Municipal Service/Infrastructure/Transportation/Parking;
- Parks/Open Space/Natural Resources.

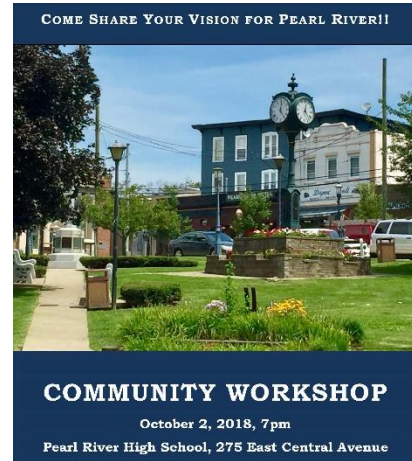
For each discussion theme, facilitators asked: “What is good now, what is not working, and what are some strategies to overcome what is not working?” As participants discussed each theme, facilitators recorded exact responses on flipcharts. Once the meeting, events, poster boards, and survey concluded, staff compiled all recorded comments and handouts.

### October 2, 2018 Workshop Overview

A public meeting was held on October 2<sup>nd</sup>, 2018 at the Pearl River High School from 7:00 – 9:00 pm. Representatives from the Land Use Law Center and Kevin Dwarka LLC facilitated this meeting, which attracted over 120 residents. The meeting had a welcome table, where name tags, index cards for private comments, and agendas were distributed. Following registration, the Supervisor welcomed all participants and introduced the consulting team. Kevin Dwarka presented an overview of market trends (both commercial and residential), demographic information, and existing conditions of Pearl River.



The Land Use Law Center staff then explained the meeting agenda, discussion questions, and ground rules, noting the importance of collecting information from participants. Participants divided into small groups to enhance effective conversation with participants. A trained facilitator led each small group of 15-20 participants, asking the same three questions for each of four discussion topics. The small groups discussed each topic for 30 minutes then groups rotated to a new facilitator and topic. For each discussion topic, facilitators recorded all responses using a large paper flip-chart, markers, and easels. Participants were able to attend three stations during the allocated time.



The Town of Orangetown seeks your ideas for revitalizing downtown Pearl River. We want to know your ideas for improving Municipal Services and Infrastructure; Transportation and Parking; Parks, Open Space and Natural Resources; Housing Choices; Retail, Restaurants, and Personal Services; & Recreation, Culture, and Entertainment.

Facilitators from Pace’s Land Use Law Center will be on staff to take comments and guide the discussion. The Town will use your input to shape future policies and investments that will make downtown Pearl River an even better place to live, work, and play.

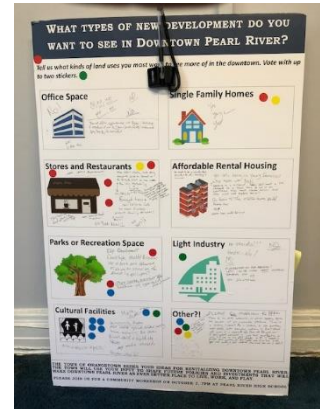
PLEASE JOIN US!



After participants discussed three topics, the public meeting concluded, and participants were able to provide input on the topics that they were not able to attend during the time period by filling out worksheets for that topic. Participants were thanked and attendees were encouraged to visit the website for the online survey.

### Pearl River Days Outreach

A facilitator from Land Use Law Center staffed an interactive booth at the Pearl River Day community event on October 6, 2018. The facilitator distributed information sheets to residents and summarized key findings from the October 2<sup>nd</sup> workshop. Visitors to the booth were invited to provide their own thoughts about downtown revitalization through oral comment as well as written feedback collected on poster boards furthered engagement opportunities. Residents were also encouraged to visit the online survey.



### Visual Preference Survey

The consulting team created a 10 question survey. The survey was launched directly after the workshop held on October 2<sup>nd</sup> and closed on October 17<sup>th</sup>. The visual preference survey discussed questions regarding walkability, mobility, land use choices, and aesthetics of downtown Pearl River. Over 800 residents took the survey.

### Results Overview

After collecting all recorded comments and comment cards, staff compiled the information into the various themes. Below, is a summary that presents these comments. In some instances, staff grouped identical and equivalent comments together under the discussion themes. Each discussion theme records the frequency of some comments to reflect how often each comment occurred.

### Retail/Restaurants/Business/Entertainment

Regarding the overall commercial development for Pearl River, participants were satisfied with the variety of restaurants and entertainment currently available in their downtown and spoke highly of the sense of community, safety, and town-friendly people. Many felt that there is a nice concentration of stores and noted the importance of its walkability and proximity to the train station. However, residents requested a greater diversity of entertainment, retail, and service establishments. In particular, they would like more cultural events, theaters, music, and entertainment for children. Additionally, participants want to prioritize local businesses and further promotion of shopping local. Many residents also believe retail and services mixed with diverse housing is appropriate for downtown. Other ideas included increasing working opportunities downtown through office and co-working space which would also assist in creating more foot traffic.

Participants expressed a desire to attract more consumers to the hamlet by improving dated storefront façades, filling current vacancies, beautifying lots and sidewalks, and adopting design standards for the community. Additionally, participants want the Town government to host more events, such as parades

and festivals, to attract consumers, and think the Town government should adopt policies to attract and support businesses. Suggested policies include tax abatements and other incentives.

The online survey reflected many of these comments above with 75% of survey participants stating that their opinion of Pearl River was neutral, but felt that the downtown did need some changes. Seventy-one percent (71%) of residents envisioned Pearl River's future as a location for shopping, dining and entertainment. Residents also showed their support for activities in Pearl River, such as dining (86%), socializing & walking (81%), shopping (77%), and entertainment (72%). When asked about what types of development should be furthered in Pearl River, 89% of residents wanted to see small stores and businesses instead of large businesses (17%) and seventy-two percent (72%) wanted to see restaurants.

### Housing

Some residents think the existing downtown is quaint and would like to maintain the architectural diversity, beauty, and character of the homes. Residents commented on enjoying the walkability into downtown and the access to the train and open spaces. Several residents believed that there are some current well-priced and affordable housing options in the downtown that are well-maintained. Conversely, several participants believe the Town government should create additional housing that serves seniors, young families and millennials, and want to create housing choices for these groups. These participants want to provide a greater variety of housing types, such as condos, townhomes, rentals, 1-2 bedroom units, and accessory dwelling units. Participants suggested locating housing appropriately, especially in the downtown of Pearl River, and support locating higher density housing downtown, as well as building more housing near the train station. However, zoning enforcement and building code enforcement were discussed as critical in maintaining the character of such new development. Others felt any new higher density housing would change the character of the downtown and felt it was not needed.

### Parks/Open Space/Natural Resources

A large number of participants noted the importance of the Pearl River's parks and open spaces. Participants noted the recreational, historical, and bucolic appeal of Central Avenue Field, Cherry Brook, Braunsdorf Park, Franklin Avenue Park, and Forrest Park. Participants commented on their love for the events and recreational amenities many of the parks serve in the hamlet. The online survey also revealed the community's desire for socializing and walking (81%) and the need for benches and picnic tables (76%). However, many residents were concerned about protecting and maintaining Pearl River's green, public open space and natural areas, including concerns over tree removal in the downtown. Other participants commented on the lack of identity of the Central Avenue Field, the vandalism at Central Avenue Field, and the lack of maintenance and landscaping needs around downtown and through the open spaces and fields. Participants also had concerns over flooding due to impervious surfaces. Participants suggested strategies, such as tree policies and regulations; more nature paths and open space; dog parks; community pool; butterfly gardens; more community events; and installation of raingardens, benches, planters, and community gardens. Participants suggested working with community groups and current committees to increase park/open space maintenance.

### Infrastructure & Mobility

For Infrastructure & Mobility, participants overwhelmingly expressed an interest in improving the train service in Pearl River. This included the need for more frequent express service to New York City and better overall scheduling and service. Residents also expressed a clear need to improve the sidewalks and road conditions in Pearl River. In particular, participants want to enhance the pedestrian experience by creating more sidewalks throughout the downtown, repairing current sidewalk conditions, and installing various traffic calming measures to improve safety for pedestrians and motorists. Further, participants want to improve sidewalk, trail, and bicycle path connections, particularly in downtown where added crosswalks and sidewalk connectivity would improve walkability. Additionally, participants suggested enhancing streetscapes with trees, landscaping, planters, and outdoor seating; and upgrading public transportation.

In addition to sidewalk and street improvements, participants would like better parking at the train station and downtown to improve access to commercial development and civic uses, as well as better and more parking generally. Suggested utility improvements include maintaining and burying power lines and other overhead wires.

Again, many of these comments were reflected in the online survey, with 35% of residents wanting improved pedestrian crossings and sidewalk space, a desire for increased frequency of train service (31%); and a need for further amenities, such as coffee shops, better waiting areas, and the need for better schedule information. Overall, the survey showed a dissatisfaction with the Pearl River train and 53% of residents reporting not using the train.

## CONCLUSIONS AND NEXT STEPS

The preceding assessment reveals that downtown Pearl River is well positioned physically and economically for some kind of infill redevelopment, especially in and around the station area. However, the scale of redevelopment must keep in line with the community character.

Key assets include a train station providing rail service to key employment markets in the New York metro region in addition to a fine-grain historic downtown with a walkable main street, parklands, and distinctive architecture. The land use assessment reveals that the existing urban form in and around the train station could accommodate a greater mix of uses, higher intensity of land use, and taller buildings.

Meanwhile, the hamlet's market fundamentals are relatively strong. Since 2000, downtown Pearl River's residential population has increased by 10% while income levels have increased by almost 52%. Though not as affluent as other parts of Rockland County, the combination of a growing population and rising income levels typically indicates an expanding market for infill housing and more intense commercial uses. Especially given the rising cost of single family homes in Rockland County and the hotness of New York City's real estate market, Pearl River is well poised to capture the growing regional demand for multi-family housing.

On the other hand, determining the optimal scale and type of infill development for the station area will require an integrated approach to downtown planning and close coordination with the existing community. Public input suggests that some residents may not fully embrace higher building heights or increased residential density around the station area. Many residents would like downtown to provide a

more diverse mix of retail establishments, restaurants, and cultural facilities. However, some residents are concerned that a major intensification of land use and multi-family housing would disrupt the quality of life that compels them to live in Pearl River. Many residents also desire transportation improvements that would improve parking access, increase the reliability and frequency of rail service, and improve road safety under existing development conditions.

As the hamlet undertakes any steps toward redevelopment, it will need to not only provide the community with a clear understanding of the pros and cons of different scales of redevelopment but also remedies for current and future infrastructural challenges.