

H. Socio-Economic/Fiscal

1. Demographics

a. Existing Conditions

Based on the 2000 Census information, the unincorporated portion of the Town of Mount Pleasant had a population of 20,531 people, which represented approximately 2.22% of the total population of Westchester County population of 923,459.

Between 2000 and 2009, the population of the Town as a whole and Westchester County increased slightly. Population trends for the Town, Village of Briarcliff Manor and Westchester County are summarized in the Tables below

**Table III.H-1
Population Trends 2000 – 2014**

Location	Population				
	2000	2009 est.	% Change	2014 project	% Change
Town of Mt. Pleasant (unincorporated portion only)	20,531	20,864	1.62	20,978	0.54
Village of Briarcliff Manor	7,696	8,131	5.6	8,273	1.75
Westchester County	923,459	956,748	3.60	969,514	1.33

Source: US Census and ESRI forecasts

**Table III.H-2
Population Characteristics
Total Households**

Location	Total Households				
	2000	2009	% Change	2014 projection	% Change
Town of Mt. Pleasant	6,585	6,616	0.47	6,642	0.39
Village of Briarcliff Manor	2,435	2,530	3.90	2,571	1.62
Westchester County	337,142	344,129	2.07	347,920	1.10

Source: US Census and ESRI Projections

**Table III.H-3
Populations Characteristics
Average Household Size**

Location	Average Household Size				
	2000	2009	% Change	2014	% Change
Town of Mt. Pleasant	3.03	3.05	0.66	3.06	0.33
Village of Briarcliff Manor	2.84	2.88	1.40	2.89	0.34
Westchester County	2.67	2.71	1.50	2.00	-

Source: US Census and ESRI Projections

**Table III.H-4
Populations Trends**

Location	Age of Population by Percent		
	0-19	20-54	55+
Town of Mt. Pleasant			
2000	31.8	47.4	20.8
2009	32.7	41.4	25.4
2014	30.7	40.1	29.2
Village of Briarcliff Manor			
2000	30.2	45.4	24.4
2009	32.9	40.9	26.2
2014	30.7	38.8	30.5
Westchester County			
2000	27.2	49.5	23.3
2009	27.2	46.4	25.9
2014	26.7	44.8	28.5

Source: US Census and ESRI Projections

As indicated in Table III.H-4 above, population projections for all three demographic areas note that the percentage of the population age 55+ is increasing. This reinforces the Applicants contention that there is a market for an empty nester housing product.

b. Anticipated Impacts and Proposed Mitigation

It is anticipated by the Applicant that the Proposed Action would generate approximately 51 new residents. It is listed that the Proposed Action calls for eight of the proposed 16 residential lots to be marketed as empty nester housing. However, for worst-case projection purposes, it has been assumed that all units would have market rate characteristics.

**Table III.H-5
Demographic Projections**

Unit Type	# of Units	Multiplier	Population*
Single Family Unit (4BR)	8	3.67	29
Empty Nester Unit (3BR)	8	2.83	22
Total			51

Source: Rutgers University, Center for Urban Policy Research, *Residential Demographic Multipliers* Report, 2006

* It is noted that a worst-case projection of anticipated residents would be projected if the empty nester units were occupied as market rate.

**Table III.H-6
Demographic Projections
Public School Age Children**

	# of Units	Multiplier	Population
Single Family Unit (4BR)	8	0.87	7
Empty Nester Unit (3BR)*	8	0.28	2
Total			9

Source: Rutgers University, Center for Urban Policy Research, *Residential Demographic Multipliers* Report, 2006

*For worst case projections public school age multipliers have been applied.

As noted above in Tables III.H-5 and III.H-6 the Proposed Action would generate approximately 50 residents and 9 public school age children. Based on projections from the aforementioned Residential Demographic Multipliers, the Proposed Action would generate approximately 3 (25%) school age children that would attend private or parochial school. It is noted that some of the residents living in the new community would already be residents of the Mt. Pleasant/Briarcliff community. The estimated population projection of 51 residents is equivalent to an approximately 0.24 percent increase in town-wide population. For further discussion refer to Section J.2 below.

2. Fiscal Analysis

a. Existing Conditions

The current tax rate for residential property in the western portion of the Town of Mt. Pleasant is \$1,809.44 per thousand (2009) if the property is located in the North East Briarcliff Fire Protection District and \$1,816.05 if the property is within the Eastern Briarcliff Fire Protection District. The northern portion of Parcel A is located in the Eastern Briarcliff Fire Protection District (±4.2 acres) and the balance of the site is located in the North East Briarcliff Fire Protection District (±25.8 acres). The Subject Site currently pays approximately \$48,575.45 per annum in property taxes to all taxing jurisdictions. Table III.H-7 below provides a breakdown of existing taxes generated. It is noted that majority of the site is within the Eastern Briarcliff Fire Protection District.

**Table III.H-7
Current Residential Tax Rate Structure**

Taxes and Fees	Current Rate Per \$1000 Assessed Value		Percentage of Total	
	NEBFPD	EBFPD	NEBFD	EBFPD
County	208.31		11.6	11.5
County Waste	19.71		1.0	1.0
Town	106.42		5.9	5.9
Town Waste	24.61		1.4	1.3
Fire Protection - NE Briarcliff FPD - E Briarcliff FPD	8.17	14.78	0.5	0.8
Library	15.94		0.9	0.9
Lighting	6.59		0.3	0.4
Sewer	36.32		2.0	2.0
School	1383.37		76.4	76.2
Total	1809.44	1816.05	100%	100%

Source: Town of Mt. Pleasant Tax Assessment Records and Saccardi & Schiff, Inc. calculations

b. Anticipated Impacts and Proposed Mitigation

In order to calculate anticipated tax revenue comparable assessments were evaluated using residential development in proximity to the Project Site. The proposed units are anticipated to be approximately 3,200 square feet in size for the empty nester units and 4,000 square feet for the balance. Based on a per square foot evaluation it is anticipated that the project would yield a conservative estimate of more than \$538,000 annually to all taxing jurisdictions. A breakdown of the tax projection calculations is provided below.

**Table III.H-8
Tax Rate Structure and Projected Revenue
Per Single Family Unit**

Taxes and Fees	Rate/\$1,000	Est. Assessed Value	Total Per Unit	Total Per Project (8Units)
County	208.31	21,609	4,501.37	36,010.96
County Waste	19.71	21,609	425.91	3,407.28
Town	106.42	21,609	2,299.62	18,396.96
Town Waste	24.61	21,609	531.79	4,254.32
Fire Protection		21,609		
NEBFPD	8.17		176.54	353.08
EBFPD	14.78		319.38	1,916.28
Library	15.94	21,609	344.44	2,755.52
Sewer	36.32	21,609	784.83	6,278.64
School	1383.37	21,609	29,893.24	239,145.92
Total			NEBFPD \$38,957.75 EBFPD \$39,100.59	\$312,518.96

Source: Town of Mt. Pleasant Tax Assessment Office and Saccardi & Schiff, Inc. calculations

**Table III.H-9
Tax Rate Structure and Projected Revenue Per Empty Nester Unit**

Taxes and Fees	Rate/ \$1,000	Est. Assessed Value	Total Per Unit	Total Project Per (8 Units)
County	208.31	15,637	3,257.34	26,058.74
County Waste	19.71	15,637	308.21	2,465.64
Town	106.42	15,637	1,664.09	13,312.71
Town Waste	24.61	15,637	384.82	3,078.61
Fire Protection		15,637		
EBFPD	14.78		231.11	1,848.91
Library	15.94	15,637	249.25	1,994.03
Sewer	36.32	15,637	567.94	4,543.48
School	1383.37	15,637	21,631.75	173,054.05
Total			\$28,294.51	\$226,356.08

Source: Town of Mt. Pleasant Tax Assessment Office and Saccardi & Schiff, Inc. Calculations

Based on the preceding analysis, it is estimated that the Proposed Action would generate a conservative estimate of slightly more than \$535,000 in annual tax revenue to all jurisdictions. These revenues could be used to cover costs to service the community.

With respect to potential fiscal impacts to the Town of Mt. Pleasant Police Department resulting from the Proposed Action, it is noted that the Police Department budget represents approximately 26 percent of the total 2009 budget for the Town. This equates to approximately \$268 per Mt. Pleasant resident in cost. Based on a projected project population of 51 residents, anticipated cost using the per capita figure noted above would be approximately \$13,668. As noted in Tables III.H-8 and III.H-9, the Proposed Action is anticipated to generate approximately \$32,000 in Town taxes annually. It is further noted that the Applicant intends on using a security service to patrol the proposed residential community throughout the course of the day. This would be a service provided out of HOA fees.

While the Proposed Action contemplates the addition of public school age children to the district, school tax revenue would also be produced.

Based on school district records, the per pupil cost paid by local taxes was \$24,053. The addition of the projected nine public school age children would result in a conservative estimated cost of \$254,650 to the District. It is anticipated that the project would generate approximately \$412,200 in school taxes generating a surplus to the school district. It is anticipated that the public school age children generated by the project would be spread throughout all grade levels and would not necessitate any capital expenditures on behalf of the school district.

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