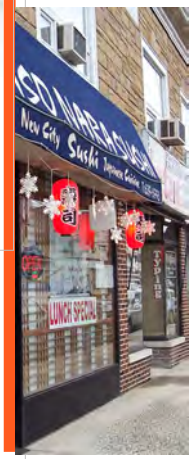
SARATOGA ASSOCIATES

Town of Clarkstown Economic Development Strategy

Town of Clarkstown, New York

November 2008



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Executive Summary

Section 1

1.1 INTRODUCTION

What will it be like living and working in Clarkstown five years from now? Ten years from now? What steps does the Town need to take to make life in Clarkstown the best it can possibly be? An Economic Development Strategy is a vehicle through which a community can respond to these questions. It enables a community to set a vision for its economic development future, and then outline the policies and projects required to achieve that vision. Through its policy recommendations, it can foster new ways to approach business attraction and retention, workforce issues, and quality of life.

It is important to note that the Economic Development Strategy is a flexible document that is intended to evolve as the community's needs and desires change over time. The Strategy focuses on a wide range of issues affecting the community. The Strategy does not, however, examine project-specific issues. Rather, the Strategy examines a broader set of community wide economic development issues, provides recommendations to address such issues, and outlines an implementation plan to achieve success.

1.2 PLANNING PROCESS

The Economic Development Strategy was developed through a year-long planning process. Plan development was guided by the Economic Development Strategy Advisory Committee, which was comprised of 14 members selected by the Town.

Advisory Committee Members

Alex Bourghol
Chris Cefola
Michael DiBella
Karen Franchino
Ronald Hicks
Dom Riolo
Al Samuels
Jeff Ventola
Shirley Washington
Russ Woolley
Catherine Nowicki
Rudy Damonti
Joe Simoes
Ken Seltman
Alex Gromack
Rudolph J. Yacyshyn

1.3 Plan Organization

The Town of Clarkstown's Economic Development Strategy is comprised of the following sections:

> **Section 1: Inventory and Analysis**
At the beginning of the planning process, existing conditions within the Town were inventoried. Development of the inventory involved information gathering at both the local and regional levels with regards to economic and demographic trends, labor force characteristics, and quality of life.

> **Section 2: Economic Base Analysis**
The purpose of an Economic Base Analysis is to identify potential target industries that will provide Clarkstown with high employment growth and a competitive advantage. The analysis included identification of existing industry clusters in the Hudson Valley Region, conducting a location quotient analysis, and the identification of existing academic and research initiatives in the County, as well as private research initiatives.

Based on the Economic Base Analysis, the following target industries are recommended for the Town of Clarkstown:

- Biotechnology
- Clean technology /alternative energy
- Educational services
- Financial services
- Information technology
- Medical devices
- Professional and technical services

> **Section 3: Commercial and Industrial Strategies**
This section of the report provides an inventory of existing commercial and industrial development space available in the Town, as well as an estimate of future demand based on occupational projections.

Key findings indicate that the Town of Clarkstown has the potential to add approximately 196,000 square feet of non-residential real estate annually between 2004-2014. This figure compares to an estimated 653,000 square feet of annual non-residential real estate growth projected for Rockland County during the same time period.

> **Section 4: Mall Redevelopment Study**
Many communities today are faced with outdated, failing shopping centers. This section of the report provides the Town with a guidebook for potential mall revitalization projects by examining the history of shopping centers, current trends in reuse and revitalization, and a benchmarking study that looks at six case studies of communities that applied mall reinvestment, adaptive reuse, and single- and multi-use development.

The study also revealed that the Town of Clarkstown has the necessary conditions in place to support the conversion of a failed shopping center into a Mixed-Use Town Center (also known as a Lifestyle Center). According to the Congress for New Urbanism, those conditions include:

- Trade area with a high median household income
- Visible location, with easy freeway access
- Conditions that will support a diversity of housing and commercial options
- Property owners (of shopping center) who can attract and retain national and regional stores
- Community that is ready for a change
- Developer that is willing to engage the community in visioning and development.

> **Section 5: Housing Strategies**

Like most communities located at the outskirts of the New York Metropolitan Area, Clarkstown is experiencing pressure to build residential units that will cater to the growing number of residents moving out of New York City. This outward movement to the suburbs has resulted in higher housing costs and exacerbated the need for more affordable and workforce housing in Clarkstown, in addition to increasing pressures to develop more residential sites.

This section of the report provides a housing analysis to determine housing affordability for both homeowner and rental units based on the income profile of the community's residents. The findings from this analysis resulted in specific policy guidelines regarding housing development to increase housing diversity to cater to different sectors of the community.

> **Section 6: Land Use and Development**

The development of an economic development strategy is closely tied to the understanding of current and future land use trends, local and regional, the readiness of areas to sustainably accommodate growth through updated comprehensive, land use and other economic development plans, effective zoning and other land use regulations, and a comprehensive understanding of the number, locations and environmental conditions of appropriate sites for future development.

Recommendations for Land Use and Development, include:

- Increasing the available space for industrial and office uses, through redevelopment of underutilized retail strip centers, revitalization of hamlet centers, and land assembly
- Attract and retain businesses by maximizing Empire Zones and providing local tax incentives, and streamlining the re/development application process

> **Section 7: Business Climate**

Overall, the business climate in the Town of Clarkstown is strong. As part of the research process, the Saratoga Associates project team interviewed several business owners in the community to identify the Town's strengths, weaknesses and overall business climate.

Based on the interview results, some of the Town strengths include:

- A strategic location which is favorable for both residential and economic development
- Good transportation access due to proximity of the New York State Thruway and Palisades International Parkway
- Business-friendly environment, including town staff and others that are willing and able to support small business owners

Some of the issues and concerns that were raised by business owners include:

- Availability of land, buildings and labor
- Utilities
- Infrastructure, specifically improvements to Route 303
- Taxes, energy costs

> **Section 8: Vision Statement**

A vision statement for the Town of Clarkstown's Economic Development Strategy was compiled from information provided by citizens during town- and neighborhood-wide planning sessions and a visioning exercise completed by the members of the Advisory Committee.

> The Town of Clarkstown will be a destination for economic growth by creating a climate that supports the growth of existing businesses, attracts new businesses, fosters entrepreneurship, creates a world-class workforce, and strives for a higher quality of life.

> **Section 9: Plan Recommendations**

To implement the Town's economic vision, the following goals and recommendations were set forth:

Business Retention and Expansion

Goal: Facilitate the retention and expansion of local business and industry in the Town of Clarkstown.

Recommendations:

- Continue to partner with local economic development organizations, such as the

County of Rockland Economic Development Corporation and Rockland Business Association, to expand and improve outreach efforts to existing business.
- Develop a marketing and information program to support business retention and expansion efforts in Clarkstown.

Business Attraction

Goal: Diversify the Town's economy by attracting new business and industry to Clarkstown through targeted marketing efforts.

Recommendations:

- Develop a Community Preparedness strategy that includes the development of an up-to-date community profile, mock prospect visit program, and property database of available commercial and industrial properties.
- Develop a Marketing Strategy, including a web-based marketing program.
- Form target industry teams.
- Fast track target industry businesses.
- Continue to secure and facilitate federal and State financial and tax incentive programs.
- Explore feasibility of a hotel/convention center.

Entrepreneurship & Technology

Goal: Create an environment in the Town of Clarkstown that fosters the start-up, growth and expansion of small high tech businesses and entrepreneurship.

Recommendations:

- Work with local Chamber to establish an Entrepreneurs Association.
- Develop an Entrepreneurship Committee to give direction and leadership to small business development efforts.
- Establish an entrepreneurship center.
- Create a youth entrepreneurship program.
- Host a one-day Entrepreneurship Education Workshop.
- Connect local technology entrepreneurs to existing angel investor networks.
- Grow seed and venture capital funds.
- Work with local lenders and existing non-traditional funding organizations.
- Conduct a business incubator feasibility study.

Workforce Development & Education

Goal: Expand upon our skilled, educated and globally competitive workforce and ensure that it meets the needs of existing businesses and emerging industries in the Town of Clarkstown.

Recommendations:

- Identify the future needs of the local companies regarding long-term employment
- Determine academic programs presently available at colleges and high schools that meet the present and future employment needs including: new skill sets that are anticipated for the future.
- Support Internship and Mentoring Programs for high school students.
- Support and promote apprentice programs for those new to workforce or those re-entering the workforce as a result of retirement, imprisonment, immigration, and career changers.

Land Use and Development

Goal: Ensure the availability of industrially and commercially zoned land to support existing businesses as well as providing diverse opportunities for new businesses to locate in Clarkstown.

Recommendations:

- Encourage redevelopment of underutilized retail strip centers and shopping centers into industrial/commercial.
- Redevelop Hamlet Centers with additional office uses.
- Acquire/assemble underutilized property, especially Brownfields.
- Maximize Empire Zones (EZ) to encourage greater economic growth.
- Streamline re/development application process.

Quality of Life

Goal: Strive for a higher quality of life in Clarkstown and improve those elements most likely to attract young professionals and businesses among the recommended target industries.

Recommendations:

- Coordinate with the Comprehensive Plan Housing Subcommittee and support their recommendations.
- Encourage infill development, adaptive reuse, and mixed use in specified areas (hamlet centers).
- Adopt design standards for the Hamlet Center
- Continue to prioritize pedestrians, not parking.
- Continue to encourage volunteer landscape efforts.
- Pursue public arts opportunities throughout the hamlet centers.
- Establish a young professionals network.
- Continue to recruit young professionals to serve on local boards and advisory committees.
- Encourage residential units above retail in designated hamlet centers.
- Conduct a Retail Market Analysis to identify/attract commercial and retail services that appeal to young professionals

- Provide a variety of active sports programs that will appeal to young professionals and the creative class.

Establish an Economic Development Advisory Committee

It is further recommended that an Economic Development Advisory Committee, comprised of representatives from the public and private sectors, be established to help guide the implementation of these strategies.

> **Section 10: Implementation Plan**

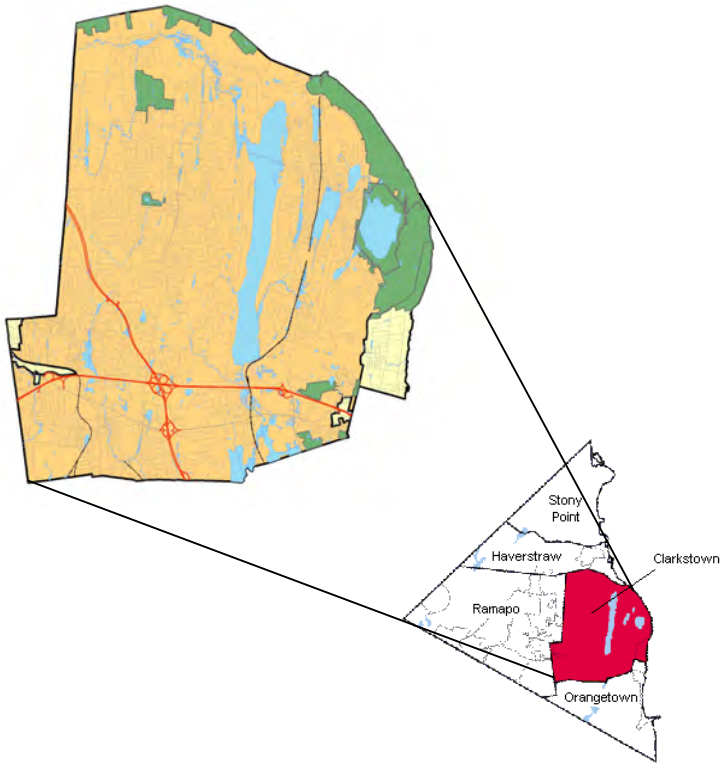
The information obtained during the planning process was used as a basis for plan recommendations. The Advisory Committee, working with Saratoga Associates, developed specific policies and actions to address the issues and concerns identified by the committee, local residents and business owners. Finally, a strategy for implementing the recommended was created. The Plan prioritizes actions, and where appropriate, identified resources for implementation.

Section 1: Economic Inventory

Section 1

Summary of Key Findings

The Town of Clarkstown is comprised of eight hamlets: Bardonia, Central Nyack, Congers, Nanuet, New City, Rockland Lake, Valley Cottage and West Nyack. However, the U.S. Census Bureau does not recognize Central Nyack and Rockland Lake as places, and therefore, data is only presented for the six hamlets shown in the accompanying tables and graphs. The entire Village of Upper Nyack, as well as portions of the Villages of Nyack and Spring Valley are also within the Town's boundaries.



Population Characteristics

- Clarkstown has experienced a steady population base since 1990. Population has increased by 3.4% between 1990 and 2000 and is forecasted to increase an additional 0.9% between 2000 and 2012. The Town witnessed the least amount of growth over the 1990s when compared to the County, the Tri-County region, Orange County, Bergen County and the CBSA. Orange County and Bergen County are the two geographic areas under study that have experienced the greatest overall growth since 1990.
- Population has fluctuated among the Town's various subsets. While the Village of Upper Nyack experienced considerable population loss over the 1990s, the Hamlet of Nanuet witnessed an increase of nearly 19% between 1990 and 2000. With the exception of Bardonia and West Nyack, all hamlets have experienced moderate growth since 1990.
- Reflective of the population growth, the number of households has increased in nearly every study area, both between 1990 and 2000 (with the exception of the Village and West Nyack), as well as the projected growth between 2000 and 2011/2012. Rockland County and Orange County are the two geographic areas under study that have experienced the greatest overall growth since 1990.

- Valley Cottage and Nanuet are the sections of the Town that are projected to experience the greatest growth in terms of the number of households, indicating the continued attractiveness of these Town hamlets.
- The number of households increased at a faster rate than the population in each study area, indicating a shift toward smaller household sizes throughout Clarkstown and the region.
- The Town is relatively older – by 1 to 7 years – than the population throughout Rockland County, the Tri-County region, Orange County, Bergen County and the CBSA. This indicates the likeliness of older families and individuals – especially in the Village of Upper Nyack and the Hamlet of Bardonia who both have substantial populations over the age of 55 years – settling into the area, perhaps due to housing affordability issues.
- Bardonia, New City, West Nyack and the Village of Upper Nyack are the subsets of the Town with the highest household incomes and the highest per capita incomes. Per capita incomes in the Village of Upper Nyack are especially high, at nearly $58,000 per capita.
- As of 2000, over 3,000 Clarkstown residents, or 3.7% of the Town's population are below the poverty level. This compares to 9.3% in Rockland County, 8.4% in the Tri-County region, 10.2% in Orange County, 4.9% in Bergen County and 13.3% in the CBSA.
- Roughly 13.1% of the families living in Clarkstown could be considered extremely low-income or low-income, earning less than or equal to $35,450 per year. Each subset of Clarkstown is relatively on par with the income levels seen within the Town in its entirety. All other areas under study have a higher percentage of extremely low-income and low-income households than the Town and its subsets.

Economic Condition

- The Town's prospering economy is evidenced by its low unemployment rate. However, the low unemployment rates seen in both Clarkstown and throughout Rockland County have resulted in the challenge to find experienced help, especially in the retail trade industry. This indicates an apparent need for additional workforce development programs to assist inexperienced workers gain the appropriate tools and skills needed for continued prosperity in the local economy.
- As of 2005, Retail Trade was Clarkstown's leading industry, with nearly 7,900 employees employed within 515 establishments. However, the industry is declining, and the Health Care and Social Assistance industry is likely to replace Retail Trade as the Town's leading industry in the near future.
- The industries located in Clarkstown that saw considerable growth in both the number of establishments and the number of employees between 2000 and 2005 were Utilities; Transportation and Warehousing; Real Estate and Rental and Leasing; Health Care and Social Assistance
- The Town's declining industries in terms of both the number of establishments and the number of employees between 2000 and 2005 were: Wholesale Trade; Retail Trade; Finance and Insurance;

Management of Companies and Enterprises; Administrative Support, Waster Management and Remediation Services.

Labor Force Characteristics

- Residents in the Town of Clarkstown have higher educational attainment levels than those residing in all other geographic areas under study. As of 2006, nearly 60% of the Town's residents over the age of 25 have a college degree, be it Associate, Bachelor, Graduate or Professional. Furthermore, a mere 6.4% of these residents have less than a high school education – down from 10% in 2000. The Town, and the region as a whole, should continue to create strategies that attract and maintain additional high-skilled employees and jobs to the area.
- Nearly half of Clarkstown's workforce composition is employed within Management and Professional occupations. This data indicates that Clarkstown likely has higher percentages of higher-paid workers than the rest of the region. These higher-paid workers are reflective of the higher educational attainment levels, which are reflected in the higher household and per capita income levels seen throughout the Town.
- Only 15.3% of residents live and work in Clarkstown. Although the figure has slightly increased since 2000, continued efforts should be made to encourage additional employment opportunities within the Town.
- Numerous workforce development initiatives exist in Rockland County, presenting many opportunities for individuals wishing to upgrade their skill set, or for local businesses to utilize for training their employees. In addition, over 40 academic institutions or campuses exist within the Tri-County region. While few are actually located in Clarkstown, they have the potential of teaming with organizations within the community to provide residents and employees with necessary skills training that could be used to meet the needs of business and industry.

Physical Condition

- Residential land use dominates the Town's landscape, with over 23,000 parcels comprising 87.5% of all parcels, and 48.8% of the Town's total acreage. There are also a significant number of commercial parcels, however they combine to constitute a mere 4.7% of the town's acreage. Approximately 7.6% of the Town is vacant land. These vacant parcels, which are predominantly located along the northern portion of the Town as well as between State Route 303 and the waterfront, may represent opportunities for future development or opportunities to create additional community service areas or recreation areas.

Business Climate

- Relatively speaking, the property and school tax rates in the Town of Clarkstown are lower than the majority of the other Towns within Rockland County. Clarkstown's existing business climate is quite advantageous, acting as a major factor in attracting and retaining business to the Town.

- Clarkstown's strategic location is favorable for both residential growth and economic development. The Town is located at the crossroads of the New York State Thruway and the Palisades International Parkway, making it easily accessible to New York and New Jersey, Connecticut and Pennsylvania. In addition, Clarkstown is within a one-hour drive of six major airports, and is easily accessible via rail, water and numerous modes of public transportation.

Quality of Life

- While Clarkstown has added 400 units to its housing stock, the Town's vacancy rate has significantly increased between 2000 and 2006. This could be indicative of a future lull or lessening demand in the region's housing market. As such, there is likely to be an abundance of housing options for existing and future residents. There may be a perception that additional housing is still needed, but in reality, the housing market may have slightly loosened.
- Other subsets of the Town, most notably Nanuet, Valley Cottage and West Nyack, may still be an attractive and affordable option for residents in the Town. This is reflected in the substantial growth in the number of housing units, and a decreasing vacancy rate between 2000 and 2006.
- The school districts serving the Town of Clarkstown are excellent. Three out of the four districts have significantly outperformed students throughout New York State in elementary and secondary testing. The weaker performance levels in the East Ramapo Central School District, however, should be addressed through initiatives including after school programs, internships, job shadowing and mentoring programs, and partnerships with local businesses and higher educational institutions in the region.
- The crime rate in Clarkstown has dropped by nearly 32% between 1990 and 2005.
- As of 2005, crime rates were higher in Clarkstown than in the rest of Hudson Valley and Bergen County. They were, however, substantially lower than the statewide crime rates in both New York State and New Jersey. Although Clarkstown has seen a vast decrease in the number of crimes over the past 15 years, the Town still needs improvement, most notably among property crimes. As of 2005, there were 1,459 incidents of larceny theft, comprising over 84% of all crimes committed within the Town.

1.0 POPULATION CHARACTERISTICS

Population trends allows for insight on the demographic makeup of the community, the potential labor pool, the nature of the market that will support the local economy, and those that will use the community's resources.

1.1 POPULATION TRENDS

The Town of Clarkstown has experienced steady growth between 1990 and 2000, and is forecasted to continue at a similar, yet slightly lower rate through 2010. Rockland County, the Tri-County region (Putnam, Rockland and Westchester counties), Orange County, Bergen County, and the New York – Northern New Jersey – Long Island, NY-NJ-PA, CBSA[1] each saw considerable growth between 1990 and 2000. However, all areas are also anticipated to experience a smaller percentage of growth over the first decade of the 21st century than what was seen over the 1990s.

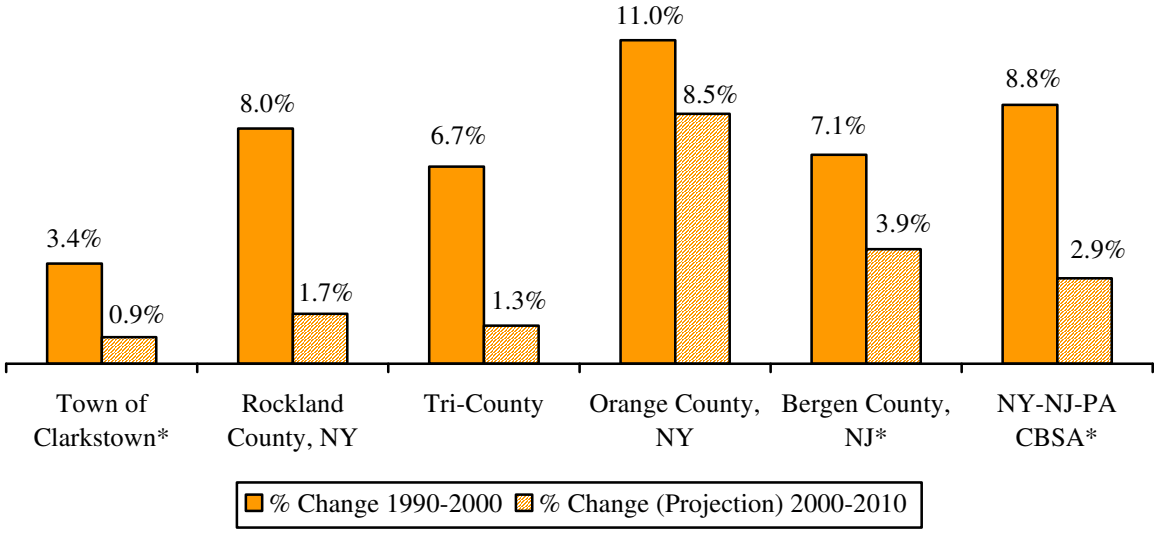
Population Trends: 1990 – 2010
(Source: U.S. Census Bureau; Cornell Institute for Social and Economic Research; 2006 American Community Survey; EASI Demographics)

	Town of Clarkstown	Rockland County, NY	Tri-County	Orange County, NY	Bergen County, NJ	NY-NJ-PA CBSA[2]
1990	79,346	265,475	1,224,282	307,647	825,380	16,937,653
2000	82,082	286,753	1,305,957	341,367	884,118	18,425,439
2006	81,430	294,965	1,344,923	376,392	904,037	18,929,455
2010 (Projection)	82,812*	291,706	1,322,290	370,521	918,727*	18,965,590
% Change 1990 – 2000	3.4%	8.0%	6.7%	11.0%	7.1%	8.8%
% Change 2000 – 2006	-0.8%	2.9%	3.0%	10.3%	2.3%	2.7%
% Change (Projection) 2006 – 2010	1.7%*	-1.1%	-1.7%	-1.6%	1.6%*	0.2%
% Change (Projection) 2000 – 2010	0.9%*	1.7%	1.3%	8.5%	3.9%*	2.9%

*Note: Population projections for 2012 were used for the Town of Clarkstown, Bergen County and the CBSA

[1] CBSA's are Core Based Statistical Areas, a new census geography stemming from the results of Census 2000. CBSAs include both Metropolitan Areas (formerly MSAs) and new Micropolitan Areas.
[2] It is important to note that the geographic areas included in the CBSA slightly differed between 1990, 2000 and 2006. However, each was adjusted so that the same geographic areas were examined over time.

Change in Population: 1990 - 2010
(Source: U.S. Census Bureau, Cornell Institute for Social and Economic Research; EASI Demographics)



*Note: Population projections for 2012 were used for the Town of Clarkstown, Bergen County and the CBSA.

The Town of Clarkstown has experienced steady growth between 1990 and 2000, increasing 3.4%. While population within the Town as a whole has increased steadily, the population has vastly fluctuated among the Town's various subsets over the same time. While hamlets including Congers, New City and Valley Cottage experienced slight growth since 1990, Bardonia, West Nyack, and especially the Village of Upper Nyack all experienced slight population decline. Conversely, Nanuet experienced tremendous growth over the 1990s, indicating the exceptional quality of life, and overall attractiveness of the community.

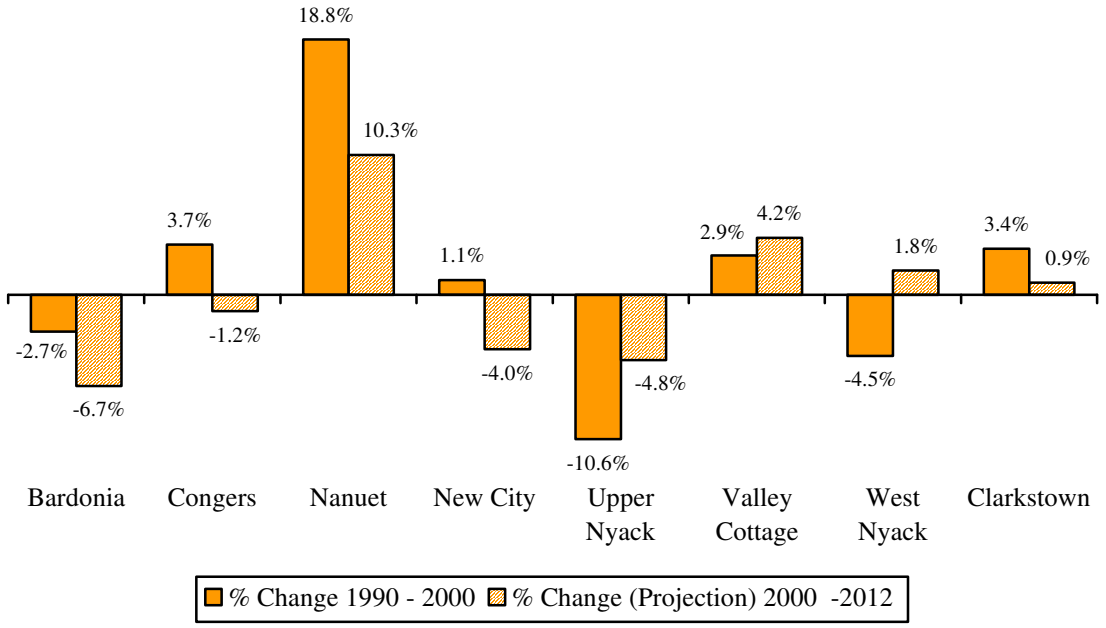
As illustrated in the table on the following page, the Town of Clarkstown is projected to experience slight growth – by 0.9% between 2000 and 2012. Much of this growth can be attributed to the continued expansion of Nanuet's population base. Nanuet is forecasted to grow by an additional 10.3% through 2012. Similarly, yet on a slightly smaller scale, Valley Cottage is anticipated to witness a 4.2% population increase between 2000 and 2012. However, population projections are anticipated to slow throughout all of the other hamlets; Bardonia, Congers, New City, and Upper Nyack are all forecasted to decline in population between 2000 and 2012. The vast differences seen among each subset of the Town indicate that there are parts of Clarkstown that are more attractive than others. This could be attributed to the availability and costs of housing, crime, school district boundaries, or other factors that would attract and/or retain residents to these parts of town.

Population Trends, Town and Subsets of Clarkstown: 1990 – 2012 (Source: U.S. Census Bureau; EASI Demographics)								
	Bardonia	**Congers**	**Nanuet**	**New City**	**Upper Nyack**	**Valley Cottage**	**West Nyack**	**Clarkstown**
1990	4,487	8,003	14,065	33,673	2,084	9,007	3,437	79,346
2000	4,367	8,303	16,707	34,038	1,863	9,269	3,282	82,082
2007 (Estimate)	4,119	8,250	17,817	33,293	1,807	9,572	3,327	82,779
2012 (Projection)	4,074	8,202	18,427	32,681	1,773	9,660	3,341	82,812
% Change 1990-2000	-2.7%	3.7%	18.8%	1.1%	-10.6%	2.9%	-4.5%	3.4%
% Change (Estimate) 2000-2007	-5.7%	-0.6%	6.6%	-2.2%	-3.0%	3.3%	1.4%	0.8%
% Change (Projection) 2007-2012	-1.1%	-0.6%	3.4%	-1.8%	-1.9%	0.9%	0.4%	0.0%
% Change (Projection) 2000-2012	-6.7%	-1.2%	10.3%	-4.0%	-4.8%	4.2%	1.8%	0.9%

*Note: Population projections for 2012 were used for the Town of Clarkstown, Bergen County and the CBSA.

Change in Population, Town and Subsets of Clarkstown: 1990 - 2012

(Source: U.S. Census Bureau; EASI Demographics)



1.2 HOUSEHOLD TRENDS

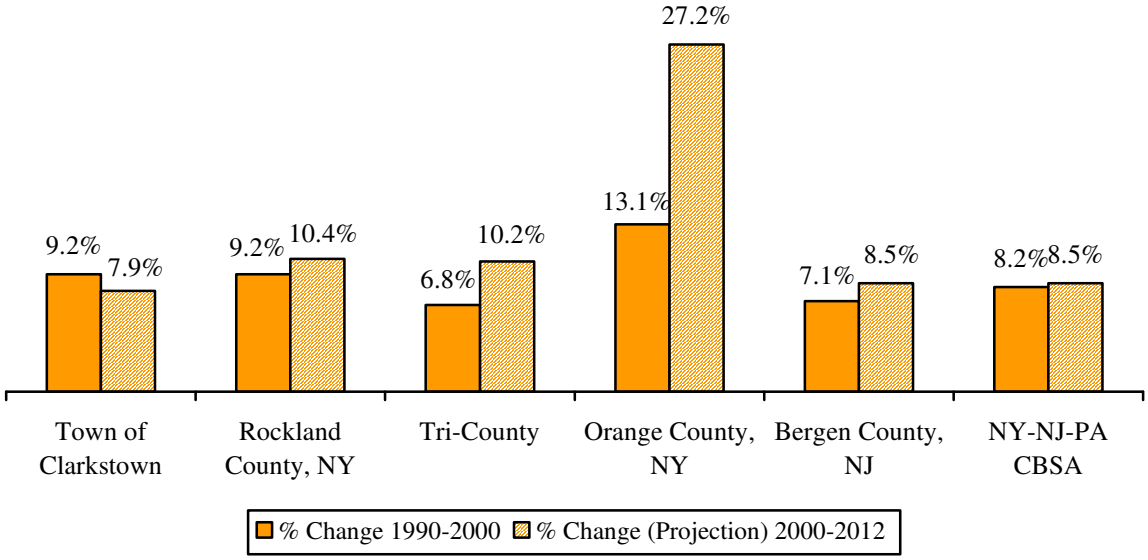
As important as population growth, the trends in household growth can determine Clarkstown's future physical characteristics. As the population shifts to different localities throughout the Town, Rockland County and the region, the number of households may grow at a faster pace in some areas, compared with slow or little growth in others. Reflective of the population growth, the number of households has increased in each study area between 1990 and 2000. This growth is projected to continue to increase throughout each study area between 2000 and 2012. Clarkstown has experienced a 9.2% increase in the number of households between 1990 and 2000, and is projected to continue this trend through 2012.

The greatest amount of overall growth between 1990 and 2012 is seen in Orange County. The County saw a 13.1% increase in the number of households over the 1990s and is projected to increase by an additional 27.2%, or 31,000 households between 2000 and 2012. The number of households increased at a faster rate than the population in each study area (with the exception of the CBSA between 1990 and 2000), indicating a shift toward smaller household sizes throughout the region.

Household Trends: 1990 – 2012
(Source: U.S. Census Bureau; 2006 American Community Survey, EASI Demographics)

	Town of Clarkstown	Rockland County, NY	Tri-County	Orange County, NY	Bergen County, NJ	NY-NJ-PA CBSA
1990	25,357	84,874	432,998	101,506	308,880	6,208,891
2000	27,697	92,675	462,520	114,788	330,817	6,715,623
2006	27,152	92,115	458,773	121,887	333,469	6,750,638
2012 (Projection)	29,875	102,339	509,898	145,991	358,951	7,284,951
% Change 1990 – 2000	9.2%	9.2%	6.8%	13.1%	7.1%	8.2%
% Change 2000 – 2006	-2.0%	-0.6%	-0.8%	6.2%	0.8%	0.5%
% Change (Projection) 2006 – 2012	10.0%	11.1%	11.1%	19.8%	7.6%	7.9%
% Change (Projection) 2000 – 2012	7.9%	10.4%	10.2%	27.2%	8.5%	8.5%

Change in the Number of Households: 1990 - 2012
(Source: U.S. Census Bureau, EASI Demographics)

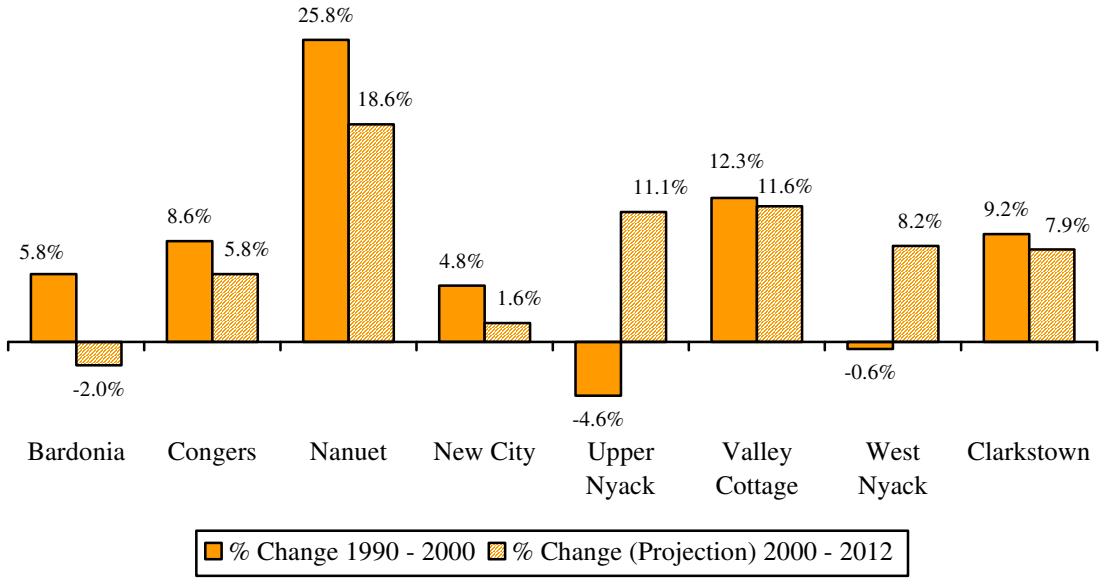


Although the population trends varied among the Town's subsets, the household trends were fairly similar among the Village and each of the Town's hamlets. Not surprisingly, Nanuet experienced the greatest growth in terms of the number of households, and the Village and West Nyack experienced a decline in the number of households between 1990 and 2000. All geographic areas are projected to witness an increase in the number of households between 2000 and 2012. Valley Cottage and Nanuet are projected to experience the greatest growth, indicating the continued attractiveness of these sections of the Town.

As was seen in the larger geographic areas, the number of households increased at a faster rate than the population within each study area, indicating a shift toward smaller household sizes in the Village and each of Clarkstown's hamlets.

Household Trends, Town and Subsets of Clarkstown: 1990 – 2012 (Source: U.S. Census Bureau; EASI Demographics)								
	Bardonia	**Congers**	**Nanuet**	**New City**	**Upper Nyack**	**Valley Cottage**	**West Nyack**	**Clarkstown**
1990	1,403	2,526	4,694	10,364	746	3,028	1,085	25,357
2000	1,484	2,743	5,904	10,857	712	3,399	1,078	27,697
2007 (Estimate)	1,471	2,845	6,591	11,012	717	3,665	1,135	29,131
2012 (Projection)	1,454	2,901	7,005	11,036	720	3,794	1,166	29,875
% Change 1990-2000	5.8%	8.6%	25.8%	4.8%	-4.6%	12.3%	-0.6%	9.2%
% Change (Estimate) 2000-2007	-0.9%	3.7%	11.6%	1.4%	0.7%	7.8%	5.3%	5.2%
% Change (Projection) 2007-2012	-1.2%	2.0%	6.3%	0.2%	0.4%	3.5%	2.7%	2.6%
% Change (Projection) 2000-2012	-2.0%	5.8%	18.6%	1.6%	1.1%	11.6%	8.2%	7.9%

Change in Number of Households,
Town and Subsets of Clarkstown: 1990 - 2012
(Source: U.S. Census Bureau; EASI Demographics)



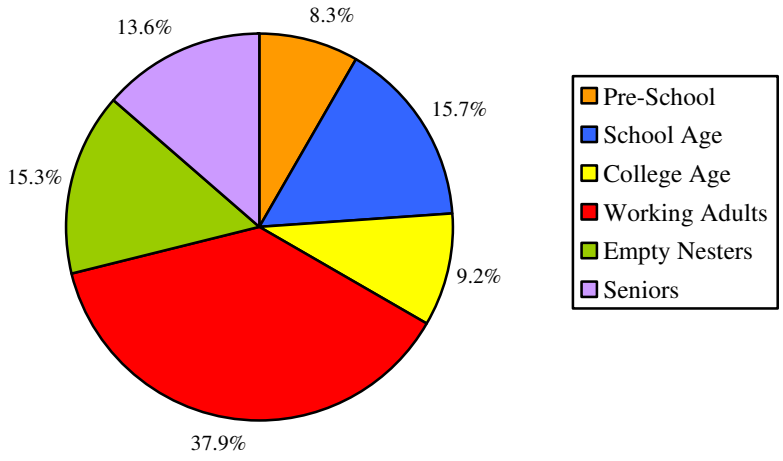
1.3 AGE COHORT PROFILE

The population can be broken down into cohorts or groups, by age. An analysis of these age cohorts is an important component in determining the demographic profile of the geographic divisions under study. Following typical age cohort profiles, Baby Boomers are those born from 1946 to 1964. Those that belong to Generation X were born from 1965 to 1976, while the Generation Y or Echo Boomers were born from 1977 to 1994. As the decade moves on, these age cohorts mature and take on the characteristics of older generations, therefore changing the population trends and needs over time. As a result of these population adjustments, age cohorts help determine the types of development that a community may need to adapt to future change.

For purposes of this study, age cohort profiles will be examined based on the following classifications:

- Pre-school: less than 6 years old
- School Age: 6 to 17 years old
- College Age: 18 to 24 years old
- Working Adults: 25 to 54 years old
- Empty Nesters: 55 to 64 years old
- Seniors: 65+ years old

Age Cohort Profile, Town of Clarkstown: 2006
(Source: 2006 American Community Survey)



An age cohort analysis indicates that the Town is relatively older – by 1 to 7 years – than the population throughout Rockland County, the Tri-County region, Orange County, Bergen County, and the CBSA. Relatively speaking the Town has a small percentage of pre-school, school age, and college age persons.

This indicates the likeliness of older families and individuals – rather than younger families with children – settling into the area, perhaps due to housing affordability issues. Orange County, on the other hand, has a substantial portion of younger cohorts, and less than 20% of the County's population is aged 55 or older. There are a greater portion of empty nesters and seniors residing within the Town than all other study areas. Approximately 28.9% of the Town's population is comprised of persons 55 years or older. The substantial empty nester and senior population, combined with the progression in aging of the population, indicates that a greater demand for senior housing and senior services may be needed in the community.

Age Cohort Profile: 2006
(Source: 2006 American Community Survey)

	Town of Clarkstown	Rockland County, NY	Tri-County	Orange County, NY	Bergen County, NJ	NY-NJ-PA CBSA
Pre-School	8.3%	9.0%	8.1%	8.3%	7.0%	8.0%
School Age	15.7%	17.9%	16.9%	18.2%	15.3%	15.9%
College Age	9.2%	10.2%	9.1%	10.7%	8.1%	9.2%
Working Adults	37.9%	37.9%	40.9%	43.1%	43.0%	43.5%
Empty Nesters	15.3%	12.4%	11.7%	9.9%	12.0%	10.7%
Seniors	13.6%	12.5%	13.3%	9.9%	14.6%	12.7%
Median Age	41.5 years	37.4 years	39.1 years	34.6 years	40.8 years	37.4 years

An age cohort analysis of the Village and hamlets within Clarkstown indicate that for the most part, the Town's hamlets are relatively younger than the Town on the whole. Congers and New City are the two hamlets with the greatest pre-school and school age population, comprising 25.9% and 25.8% of their respective populations. This could be indicative of younger families moving into these hamlets.

The Village of Upper Nyack, on the other hand, has a median age that is four years greater than the Town. Not surprising, the Village has the greatest percentage of persons over 55 years old, when compared to all of the Town's geographic subsets. Roughly 29% of all residents in the Village of Upper Nyack are comprised of empty nesters and seniors. Bardonia also has a considerable empty nester and senior population, comprising 28% of the hamlet's population. When examining the possibility of new senior housing and senior services within the Town, areas including Upper Nyack and Bardonia should be considered primary targets. However, the Town should ensure an appropriate generational mix throughout each of their individual communities, and hamlets with relatively younger populations should not be overlooked for such senior-related types of development.

Age Cohort Profile, Subsets of Clarkstown: 2006 (Source: EASI Demographics)							
	Bardonia	**Congers**	**Nanuet**	**New City**	**Upper Nyack**	**Valley Cottage**	**West Nyack**
Pre-School	7.3%	8.8%	8.2%	7.8%	6.4%	6.9%	8.1%
School Age	17.5%	17.2%	15.6%	18.0%	15.4%	14.1%	16.2%
College Age	7.5%	7.1%	7.9%	6.4%	4.4%	7.0%	6.3%
Working Adults	39.6%	46.2%	45.1%	42.6%	44.8%	45.9%	43.8%
Empty Nesters	15.1%	10.9%	11.9%	13.6%	13.8%	12.3%	13.3%
Seniors	12.9%	9.9%	11.4%	11.5%	15.2%	13.8%	12.3%
Median Age	41.6 years	37.5 years	37.8 years	40.7 years	45.5 years	41.2 years	40.4 years

1.4 Racial Composition

Reflective of most suburban communities of the New York Metropolitan area, the majority of residents in the Town of Clarkstown are white. A mere 8.0% of the Town is black or African-American, and 10.0% is Hispanic or Latino. The minority population within the Town is much lower than the other geographic areas under study. However, the Town's Asian population is relatively large. With the exception of Bergen County, the Town has a far greater Asian population than all other areas under study.

While the Town's racial composition has remained relatively unchanged between 2000 and 2006, there have been several slight fluctuations. The white population has decreased by roughly 2.0% over the six-year span, giving way to larger Asian and the Hispanic/Latino populations between 2000 and 2006.

Racial Composition: 2000 – 2006 (Source: U.S. Census Bureau; 2006 American Community Survey)												
	Town of Clarkstown		**Rockland County**		**Tri-County**		**Orange County, NY**		**Bergen County, NJ**		**NY-NJ-PA CBSA**	
	2000	2006	2000	2006	2000	2006	2000	2006	2000	2006	2000	2006
White	80.0%	77.8%	76.9%	77.6%	74.2%	71.8%	83.7%	77.1%	78.4%	74.4%	61.8%	59.8%
Black/African American	7.9%	8.0%	11.0%	11.3%	12.6%	12.5%	8.1%	8.9%	5.3%	5.7%	18.1%	17.5%
Asian	7.9%	10.3%	5.5%	6.2%	4.5%	5.4%	1.5%	2.7%	10.7%	13.9%	7.4%	9.2%
Other	2.2%	2.3%	4.1%	3.5%	5.9%	8.4%	4.1%	9.0%	3.2%	4.6%	9.2%	11.9%
Hispanic/Latino	6.9%	10.0%	10.2%	12.7%	13.7%	16.6%	11.6%	15.4%	10.3%	14.1%	19.4%	21.1%
Two or more races	2.0%	1.7%	2.5%	1.4%	2.8%	1.5%	2.2%	2.4%	2.3%	1.4%	3.6%	1.7%
Note: Figures may not add up to 100%. Hispanic population may be included in other races.												

1.5 INCOME

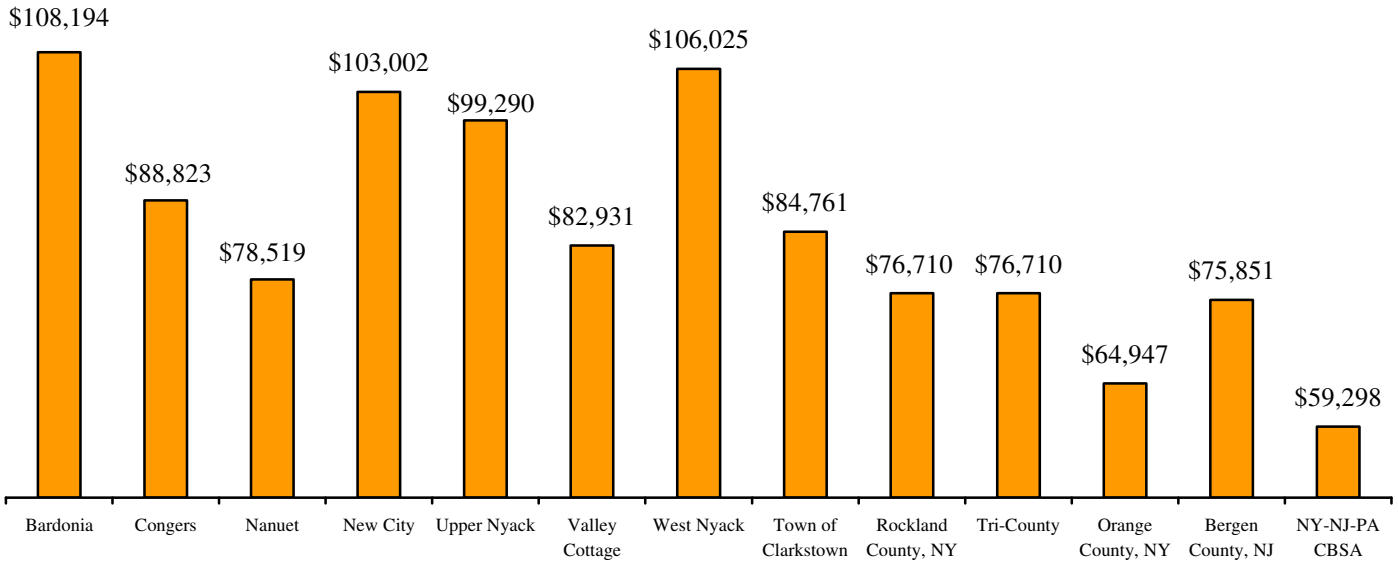
The median household incomes and per capita incomes for the Village of Upper Nyack and all other geographic subsets of the Town, the Town of Clarkstown, Rockland County, the Tri-County region, Orange County, Bergen County and the CBSA are depicted in the accompanying charts and tables.

Bardonia, New City, West Nyack and the Village of Upper Nyack seem to be the portions of the Town with the highest household income levels. On the other hand, Nanuet and Valley Cottage have median household levels lower than that of the Town. All of the Town's subsets have higher household income levels than Rockland County and the Tri-County region, as well as Orange and Bergen counties and the CBSA. Orange County and the CBSA are the geographic areas under study with the lowest household income levels.

The average household incomes in each study area are much greater than that of each area's median household incomes. This indicates the presence of substantial income gaps within each area under study. Income gaps are reflective of numerous households with greater household incomes, thus skewing the average household income to reflect higher income levels. The widest income gap under study is in the Village of Upper Nyack, where the median household income is 67.7% of, or over $47,000 less than, the average household income. However, there are still significant income gaps in other parts of Clarkstown, as well as the rest of the region.

Median Household Income: 2006

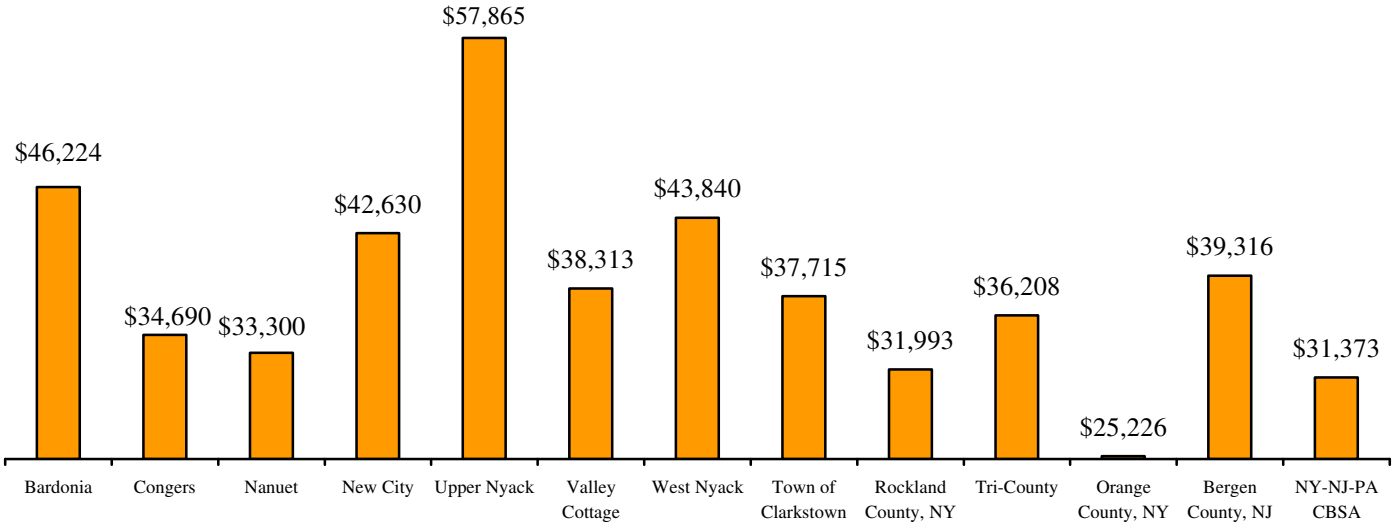
(Source: 2006 American Community Survey; EASI Demographics)



The per capita income levels are reflective of the median household income levels seen within each geographic study area. As such, Bardonia, New City and West Nyack are the hamlets with the highest

per capita incomes, where Congers and Nanuet have lower per capita incomes than the Town as a whole. At nearly $58,000 per capita, incomes in the Village of Upper Nyack are much greater than those found within each study area, and are nearly double those found in the CBSA and Rockland County.

Per Capita Income: 2006
(Source: 2006 American Community Survey; EASI Demographics)



While median household income and per capita income help depict the financial state of a neighborhood, the poverty levels are what actually determine whether or not there is economic hardship or need. Poverty is measured by federal thresholds and the income that is associated with these thresholds. The official definition uses 48 thresholds that take into account family size, ranging from one to nine people, and the presence and number of family members under 18 years old. Seen as a major discrepancy, poverty thresholds are not adjusted for regional, state, or local variation in the cost of living.

As of 2000, the poverty threshold ranged from $7,990 for one person over 65 years old to $37,076 for a family of nine people or more with one related child under 18 years old. Each additional person over 18 years old added to the family unit increases the poverty threshold by approximately $3,000 to $5,000, however, each related child under 18 years old decreases the threshold by a slight amount[3]. For the purpose of this analysis, the individuals that are below the poverty level pertain to those people who do not generate enough income to reach these aforementioned thresholds.

Reflective of the higher incomes seen throughout Clarkstown, the Town has a much lower poverty rate than all other geographic areas under study. According to the U.S. Census Bureau, over 3,000 Clarkstown residents, or 3.7% of the Town's population are below the poverty level. This compares to 9.3% in

[3] U.S. Census Bureau, 2000

Rockland County, 8.4% in the Tri-County region, 10.2% in Orange County, 4.9% in Bergen County, and 13.3% in the CBSA.

Household Income Characteristics: 2006 (Source: U.S. Census Bureau; 2006 American Community Survey)						
	Town of Clarkstown	**Rockland County, NY**	**Tri-County**	**Orange County, NY**	**Bergen County, NJ**	**NY-NJ-PA CBSA**
Median Household Income	$84,761	$76,710	$76,710	$64,947	$75,851	$59,298
Average Household Income	$109,331	$98,447	$104,982	$73,990	$103,418	$84,542
Per Capita Income	$37,715	$31,993	$36,208	$25,226	$39,316	$31,373
Individuals Below Poverty Level (2000)	3,060	26,772	109,849	34,672	43,417	2,457,267
% of Total Population (2000)	3.7%	9.3%	8.4%	10.2%	4.9%	13.3%

As illustrated in the table on the following page, a distribution of household incomes in each geographic area reflects similar trends as were seen when examining household and per capita income levels. As of 2006, only 5.6% of the households in the Town have incomes below $15,000. On the contrary, over 43% of the Town's households have incomes in excess of $100,000. This is compared to 36.4% in Rockland County, 38.2% in the Tri-County region, 25.7% in Orange County, 36.5% in Bergen County, and 27.4% in the CBSA. It is clear that household incomes among Clarkstown residents are considerably higher when compared to the surrounding region.

Household Income Characteristics: 2006 (Source: U.S. Census Bureau; 2006 American Community Survey)						
	Town of Clarkstown	**Rockland County, NY**	**Tri-County**	**Orange County, NY**	**Bergen County, NJ**	**NY-NJ-PA CBSA**
Less than $15,000	5.6%	8.5%	7.9%	9.7%	7.9%	13.4%
$15,000 - $24,999	3.0%	7.0%	6.8%	8.7%	7.0%	9.0%
$25,000 - $34,999	4.2%	6.7%	7.7%	8.1%	6.6%	8.6%
$35,000 - $49,999	10.9%	10.6%	10.4%	11.5%	10.7%	11.9%
$50,000 - $74,999	17.5%	16.1%	16.3%	20.1%	17.3%	17.1%
$75,000 - $99,999	15.7%	14.8%	12.7%	16.2%	14.0%	12.5%
$100,000 - $149,999	21.8%	17.8%	17.1%	18.2%	17.9%	14.3%
$150,000 - $199,999	12.0%	10.1%	8.4%	4.3%	8.1%	6.1%
$200,000+	9.3%	8.5%	12.7%	3.2%	10.5%	7.0%

A detailed analysis of the 2007 Household Income Characteristics for the Town of Clarkstown, including the Village and other subsets of the town is provided in the Section 5 (Housing Strategies) of this report.

1.6 HUD – Income Classifications

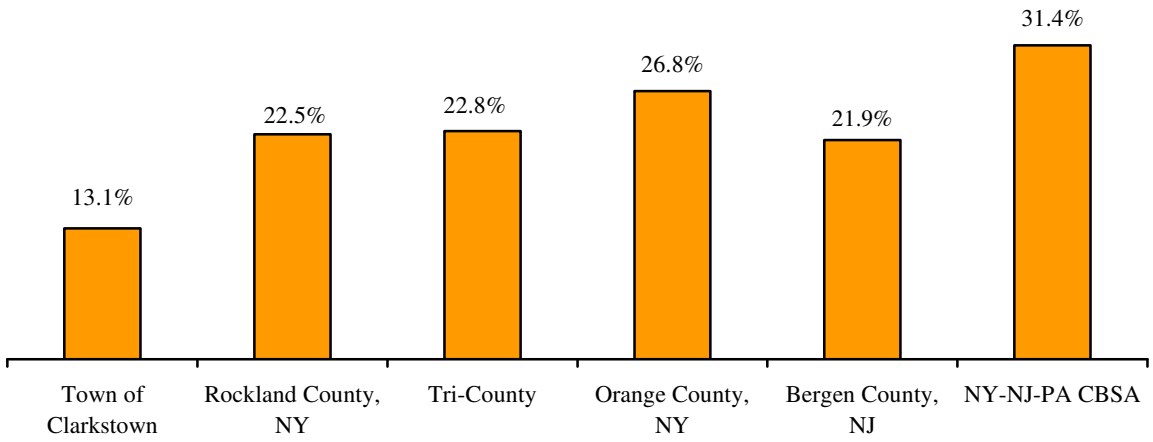
The HUD-Area Median Family Income (HAMFI) is often used to determine eligibility for many federal and state programs. The Department of Housing and Urban Development (HUD) classifies households into the following categories:

- Extremely Low-Income: ≤ 30% HAMFI (≤ $21,270)
- Low-Income: 31% to 50% HAMFI ($21,270 to $35,450)
- Moderate Income: 51% to 80% HAMFI ($35,450 to $56,720)
- Middle Income: 81% to 95% HAMFI ($56,720 to $67,355)
- All Other Income: > 95% HAMFI (> $67,355)

In 2006, New York-Northern New Jersey-Long Island, NY-NJ-PA, CBSA's HUD-Area Median Family Income (HAMFI) is $70,900. This figure is used to determine household income classification for the Town of Clarkstown (including the Village and other subsets of the Town), Rockland County, the Tri-County region, Orange County, Bergen County, and the CBSA.

As was the case with household and per capita incomes, there is much variation among residents throughout the Town. Only 13.1% of the families could be considered extremely low-income or low-income, earning less than or equal to $35,450 per year. In comparison, Rockland County has 22.5%, the Tri-County region has 22.8%, Orange County has 26.8%, Bergen County has 21.9%, and the CBSA has 31.4% of their population that is deemed extremely low-income or low-income.

Extremely Low-Income and Low-Income Households: 2006
(Source: 2006 HUD-Area Median Family Income; 2006 American Community Survey; EASI Demographics)



Distribution of Households by Income Cohort: 2006 (Source: 2006 HUD-Area Median Family Income, 2006 American Community Survey)						
	Town of Clarkstown	**Rockland County, NY**	**Tri-County**	**Orange County, NY**	**Bergen County, NJ**	**NY-NJ-PA CBSA**
Extremely Low-Income	**2,036**	**11,848**	**56,109**	**18,450**	**40,993**	**1,286,800**
% of Total Households	7.5%	12.9%	12.2%	15.1%	12.3%	19.1%
Low-Income	**1,526**	**8,845**	**48,251**	**14,232**	**31,908**	**833,197**
% of Total Households	5.6%	9.6%	10.5%	11.7%	9.6%	12.3%
Moderate-Income	**4,156**	**13,424**	**66,369**	**20,165**	**50,165**	**1,090,559**
% of Total Households	15.3%	14.6%	14.5%	16.5%	15.0%	16.2%
Middle-Income	**2,027**	**6,298**	**31,759**	**10,400**	**24,528**	**489,760**
% of Total Households	7.5%	6.8%	6.9%	8.5%	7.4%	7.3%
All Other Income	**17,408**	**51,699**	**256,286**	**58,639**	**185,875**	**3,050,322**
% of Total Households	64.1%	56.1%	55.9%	48.1%	55.7%	45.2%

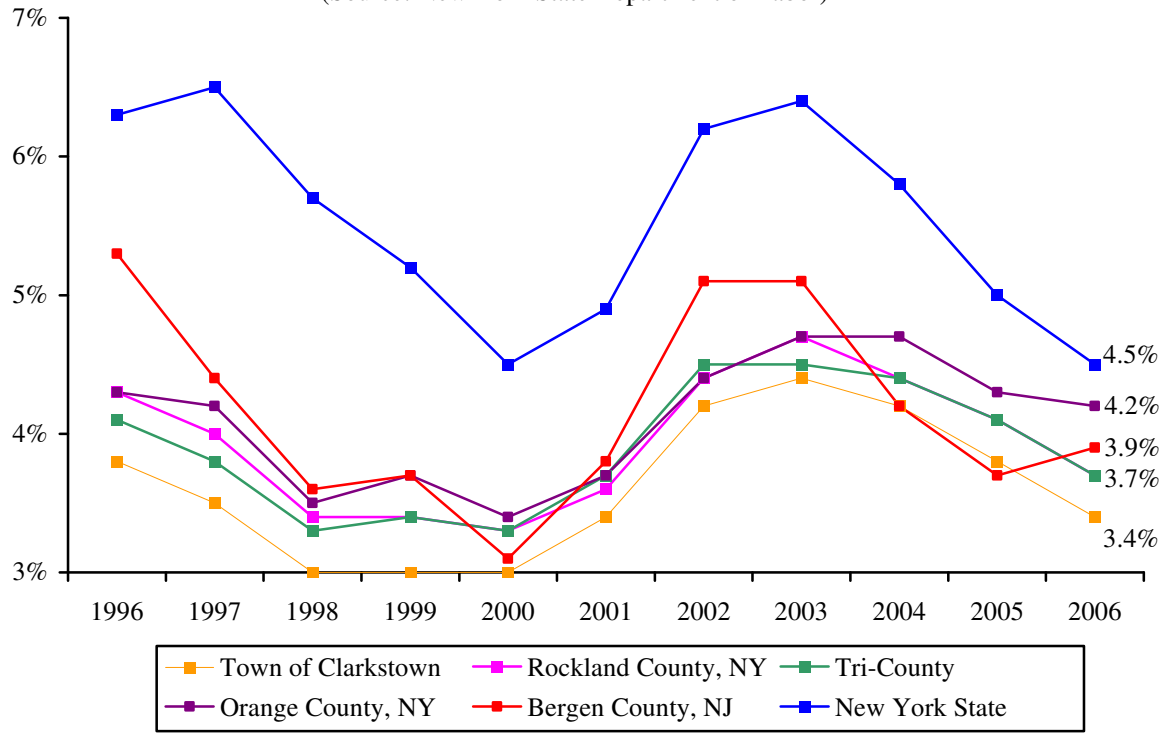
A detailed analysis of the 2007 HUD-AREA Median Family Income (HAMFI) for the Town of Clarkstown, including the Village and other subsets of the town is provided in the Section 5 (Housing Strategies) of this report.

2.0 ECONOMIC CONDITION

2.1 UNEMPLOYMENT RATE

Unemployment rates are a reflection of the current economic state of a community, and as seen in the accompanying chart, they have fluctuated in each study area between 1996 and 2006, corresponding to changes in the economy. Nevertheless, the unemployment rate in Clarkstown has remained lower than Rockland County, the Tri-County region, Orange County, Bergen County (with the exception of 2004 and 2005) and New York State as a whole. In 2006, the Town had an unemployment rate of only 3.4%, compared with 3.7% in both Rockland County and the Tri-County region, 3.9% in Bergen County, 4.2% in Orange County, and 4.5% in the CBSA. The Town's low unemployment rates are indicative of a prospering economy, where many of the employment gaps have already been filled. However, low unemployment rates throughout Rockland County have resulted in the challenge to find experienced help, especially within the County's retail trade industry. Job-training and workforce development programs will help inexperienced workers obtain the appropriate tools and skills needed for the region's continued prosperity.

Unemployment Rate Trend: 1996 - 2006
(Source: New York State Department of Labor)



Often times, there is a mismatch between available workforce and available jobs creating tension and higher unemployment rates. A low unemployment rate supports the hypothesis that the job supply is adequately matched to the population. Taking that a step further, however, this does not explain the location of where residents are employed. This information is important to determine what businesses, if any, are needed in a community and if they would have a sufficient workforce available in that community. With the evidence of suburban sprawl, it is easy to assume that many residents of Clarkstown are commuting out of the Town for employment, likely to other municipalities in Rockland and Westchester counties, New York City and New Jersey. If most residents are commuting outside the Town for work, then there is a spatial mismatch between jobs and workers, and this will need to be addressed in the future.

2.2 Clarkstown's Top Employers

As seen in the accompanying table, 39 out of Rockland County's top 100 employers are located in Clarkstown. These employers account for over 13,500 jobs throughout Clarkstown. Many of the County offices and departments are located in Clarkstown, accounting for over 36% of the employees within the Town's top employers. Other strong sectors within the Town include health care and retail. The health care and social assistance industries employ roughly 3,000 persons (excluding County jobs) within the Town's top employers. Retail jobs at Target, Macy's, Lord & Taylor, Boscov's, Costco, Home Depot, J.C. Penney and Sears, Roebuck & Co., account for nearly 2,000 of the employees within the top employers. In addition, the Town itself employs approximately 700 persons.

Top Employers, Town of Clarkstown: 2007
(Source: Rockland Economic Development Corporation)

Name of Employer	Location and Contact Information	Number of Employees	Comments
Rockland County	Ms. Patricia Prendergast, Commissioner of Personnel 18 New Hempstead Road New City, NY 10956 (845) 638-5224	3,385	County government
Jawonio, Inc.	Mr. Paul J. Tendler, LCSW, Executive Director/CEO 260 N. Little Tor Road P.O. Box 312 New City, NY 10956 (845) 634-4648	811	Center for people with disabilities and special needs

Name of Employer	Location and Contact Information	Number of Employees	Comments
BOCES of Rockland County	Dr. James M. Ryan, Chairman of the Association of Rockland County School Executives 65 Parrott Road West Nyack, NY 10994 (845) 627-4701	780	Educational services and resources
Town of Clarkstown	The Honorable Alexander J. Gromack, Supervisor 10 Maple Avenue New City, NY 10956 (845) 639-2050	700	Local government
A & T Healthcare, LLC	Ms. Toni Babington, President 339 N. Main Street, Suite 5B New City, NY 10956 (845) 638-4342	650	Health care
ARC of Rockland	Ms. Karyl Caplan, Executive Director 25 Hemlock Drive Congers, NY 10920 (845) 267-2500	633	Association for people with developmental disabilities
Camp Venture, Inc.	Mr. Daniel C. Lukens, Executive Director 25 Smith Street, Suite 510 Nanuet, NY 10954 (845) 624-3860	600	Provider for habilitative services to developmentally disabled
Tilcon New York, Inc.	Mr. John Cooney, Jr., President 162 Old Mill Road West Nyack, NY 10994 (845) 480-3285	400	Construction and materials
Prudential Rand Realty	Mr. Matt Rand, Managing Partner 10 Schriever Lane New City, NY 10956 (845) 825-8024	398	Real estate
Rockland Bakery, Inc.	Mr. Sal Battaglia, President 94 Demarest Mill Road Nanuet, NY 10954 (845) 623-5800	359	Bakery
Target	Ms. Charlene Hicks, Team Leader Human Resources 4120 Palisades Center Drive West Nyack, NY 10994 (845) 348-6440	250	Retail

Name of Employer	Location and Contact Information	Number of Employees	Comments
W&W Glass, LLC	Mr. Jeffrey Haber, Managing Partner 302 Airport Executive Park Nanuet, NY 10954 (845) 425-4000	250	Architectural glass and metal contractor
Sears, Roebuck & Co.	Ms. Auria Fernandez, General Manager 100 Route 59 Nanuet, NY 10954 (845) 627-4500	246	Retail
Intercos America, Inc.	Ms. Anne Hayden, Controller 200 Route 303 N. Congers, NY 10920 (845) 267-3601	205	Global cosmetics contract manufacturer
The Salvation Army	Lawrence R. Moretz, Commissioner 440 W. Nyack Road West Nyack, NY 10994 (845) 620-7200	202	Charity organization
Costco Wholesale, Inc.	Mr. Steve Marchionni, Manager 50 Overlook Boulevard Nanuet, NY 10954 (845) 425-1469	200	Retail
Friedwald Center for Rehab & Nursing	Mr. Barry Winet, CEO 475 New Hempstead Road New City, NY 10956 (845) 678-2000	200	Health care/ rehabilitative services
Home Depot	Mr. Fred Munk, General Manager 43 Hutton Avenue Nanuet, NY 10954 (845) 627-2038	200	Retail
Lord & Taylor	Ms. Lisa Damian, General Manager 1825 Palisades Center Drive West Nyack, NY 10994 (845) 353-6440	200	Retail
Nyack Manor Nursing Home	Ms. Christine O'Toole, Administrator 476 Christian Herald Road Valley Cottage, NY 10989 (845) 268-6861	200	Nursing home

Name of Employer	Location and Contact Information	Number of Employees	Comments
Home Depot	Mr. Jeremy Zitofsky, General Manager 2024 Palisades Center Drive West Nyack, NY 10994 (845) 348-0566	185	Retail
Technical Traffic Consultants	John N. Mecchella, Esq., President 30 Hemlock Drive Congers, NY 10920 (845) 623-6144	185	Transportation data management services
United Parcel Service	Mr. Jerry Delorenzo, Manager 31 Murray Hill Drive Nanuet, NY 10954 (845) 352-2731	183	Transportation and material moving
St. Agatha of the New York Foundling	Ms. Patricia Hackler, Executive Director 135 Convent Road Nanuet, NY 10954 (845) 623-3461	161	Social services/ Social assistance
Macy's	Ms. Ericka Murphy, Store Manager 200 Nanuet Mall, Route 59 Nanuet, NY 10954	160	Retail
The Bank of New York	Ms. Alena Segro, Regional Manager 250 S. Middleton Road Nanuet, NY 10954 (845) 624-2565	160	Finance and insurance
Mental Health Association of Rockland County, Inc.	Dr. Karen Oates, President and CEO 706 Executive Boulevard, Suite F Valley Cottage, NY 10989 (845) 267-2172	155	Social services
Bee-Alive, Inc.	Mrs. Madeline Balletta, President 7 New Lake Road Valley Cottage, NY 10989 (845) 268-0960	150	Health and beauty products
Boscov's Department Store	Ms. Barbara Vito, Store Manager 75 Route 59 W. Nanuet, NY 10954 (845) 627-0001	150	Retail
General Bearing Corporation	Mr. David L. Gussack, CEO 44 High Street West Nyack, NY 10994 (845) 358-6000	150	Manufacture and supply of bearing components and products

Name of Employer	Location and Contact Information	Number of Employees	Comments
Macy's	Ms. Jennifer Hicks, General Manager 1920 Palisades Center Drive West Nyack, NY 10994 (845) 358-7990	150	Retail
J.C. Penney	Ms. Darcy McClure, Store Manager 1403 Palisades Center Drive West Nyack, NY 10994 (845) 348-0382	125	Retail
Tolstoy Foundation Nursing Home	Ms. Dorothy Corbett, LNHA, Administrator 100 Lake Road Valley Cottage, NY 10989 (845) 268-6813	120	Nursing home
Valois of America, Inc.	Mr. Paul Heffernan, Controller 250 N. Route 303 Congers, NY 10920 (845) 639-3692	120	Design and manufacture of spray and delivery systems
Palisades Center	Mr. Peter L. Janoff, General Manager 1000 Palisades Center Drive West Nyack, NY 10994 (845) 348-1005	117	Retail
Cambridge University Press	Mr. Ian Bradie, Director, West Nyack & Press 110 Brook Hill Drive West Nyack, NY 10994 (845) 353-7500	109	Printing and publishing
Cablevision	Ms. Laura Florin, Human Resources Manger 235 W. Nyack Road West Nyack, NY 10994 (845) 624-3500	100	Telecommunications and entertainment
New York Health Care	Ms. Rosemarie Cappello, Branch Manager 200 E. Route 59, Suite 8 & 9 Nanuet, NY 10954 (845) 627-0610	100	Health care
Wide World of Cars, LLC	Mr. Gary Stone, General Manager 125 E. Route 59 Spring Valley, NY 10977 (845) 425-2600	100	Car dealership
TOTAL: TOP EMPLOYERS, TOWN OF CLARKSTOWN		**13,549**	

Rockland County is home to some of the top corporations from around the world. Foreign-based corporations include German-based Arri, Inc., a motion picture cameras and theatrical lighting equipment distributor; United Kingdom-based Camera Dynamics, Inc., a manufacture of robotic equipment; Charabot & Co., Inc., a French-based supplier of raw materials to the perfume industry; CWS Powder Coatings LP, a German-based manufacture of powder coatings; Daikin America, Inc., a Japanese-based fluoro-chemicals manufacturer; Emmi (USA) Inc., a Swiss-based importer and producer of cheeses and dairy products; Japanese-based Fujitsu Network Communications, Inc.; Genevac, Inc., a United Kingdom-based company that focuses on the distribution and service of centrifugal evaporators for pharmaceutical companies; Groupe Clarins, a French-based distribution and manufacturer of cosmetics; Instrumentation Laboratory, a Spanish-based manufacturer of reagents for medical testing; Intercos America, Inc., an Italian-based global cosmetics contract manufacturer; Konica Minolta Business Solutions, a Japanese-based company focused on the manufacture and distribution copier parts; Kratos Analytical, Inc., United Kingdom-based manufacture of scientific instruments; Novaris Pharmaceuticals Corporation, a Swiss-based Pharmaceutical company; Olympus Surgical & Industrial America, Inc., a United Kingdom-based company focused on the service and distribution of optical equipment; Opticon, Inc., a Japanese-based manufacture of barcode scanning equipment; Wacom Corporation, a Japanese-based importer and exporter of semiconductor manufacturing spare parts; Swiss-based Weleda USA, a company that focuses on homeopathic and anthroposophic medicines; and Wenger, N.A., a Swiss-based company that focuses on Swiss army knives and military watches.

2.3 Employment and Establishments by Industry

An analysis of the U.S. Census Bureau's Zip Code and County Business Patterns[4] between 2000 and 2005 illustrate the predominant industries within the Town of Clarkstown, as well as those in Rockland County, the Tri-County region, Orange County, Bergen County (NJ), and the CBSA. The industries are broken down to reflect those with the largest number of employees and establishments, as classified by NAICS (North American Industrial Classification System) code. A complete listing of the NAICS codes can be found in *Appendix A: NAICS Codes and Classifications.*

Industrial trends have fluctuated in the Town, as well as within each geographic area between 2000 and 2005. As of 2005, Retail Trade was Clarkstown's leading industry, with nearly 7,900 employees employed within 515 establishments. However, the industry is declining in the Town; the number of establishments decreased by 9.5%, whereas the number of employed persons in the industry declined by 14.5% in five years. If trends continue, Retail Trade will soon give way to the Health Care and Social Assistance Industry, which saw considerable growth in both the number of employees and the number of establishments in the Town. In five years, the industry added 37 establishments and over 760 employees,

[4] It is important to note that Zip Code and County Business Patterns do not report data for self-employed persons, employees of private households, railroad employees, agricultural production workers, and for government employees (except for those working in wholesale liquor establishments, retail liquor stores, Federally-chartered savings institutions, Federally-chartered credit unions, and hospitals).

resulting in a 10.7% increase in the number of establishments, and a 12.5% increase in the number of persons employed in the industry.

The industries located in Clarkstown that saw considerable growth in both the number of establishments and the number of employees between 2000 and 2005 were the:

- Utilities Industry;
- Transportation and Warehousing Industry;
- Real Estate and Rental and Leasing Industry;
- Health Care and Social Assistance Industry

The Town's declining industries in terms of both the number of establishments and the number of employees between 2000 and 2005 were the:

- Wholesale Trade Industry;
- Retail Trade Industry;
- Finance and Insurance Industry;
- Management of Companies and Enterprises Industry;
- Administrative Support, Waste Management and Remediation Services Industry

The industry that saw the most growth in terms of both the number of establishments and the number of employees in the Town was the Forestry, Fishing, Hunting and Agricultural Support Industry. Although the industry is quite small, the number of establishments increased by 200% (from one in 2000 to three in 2005), and the number of employees increased by over 1,200% (from three in 2000 to 34 in 2005). While this industry also grew substantially in Orange County and the CBSA, it served as the industry in Rockland County that saw the greatest loss in terms of the number of employees. The Forestry, Fishing, Hunting and Agricultural Support Industry also experienced the greatest loss in terms of the number of employees in the Tri-County region.

The industry that saw the least growth in the Town of Clarkstown was the Mining Industry. The last mining-related industrial establishment closed between 2000 and 2005, removing all 35 of its employees out of Clarkstown. As of 2005, the industry is no longer operating in the Town. The Mining Industry saw no growth in Rockland County, declined in terms of both the number of establishments and employees in the Tri-County region, declined in terms of employment in Bergen County, yet increased in terms of the number of establishments in Orange County and the CBSA.

It is interesting to note that while both the Retail Trade and the Finance and Insurance industries declined in terms of the number of establishments and the number of employees in Clarkstown, the same industries considerably increased in all other areas under study (with the exception of Bergen County). This

indicates that there has been a shift in the local economy, with such industries being attracted to other parts of the region.

In addition, both the number of utility establishments and the number of persons employed in the utilities industry has increased in each geographic area (with the exception of Rockland County, which did not experience any growth in terms of the number of establishments, and saw a 0.6% decrease in the number of employees). Moreover, the transportation and warehousing industry increased in terms of the number of establishments and employees in each geographic area. The arts, entertainment and recreation industry experienced an increase in the number of establishments in each area, as well as in increase in the number of employees in each geographic area except Clarkstown. Emerging trends among industrial sectors and sub-sectors will be discussed in further detail in *Section 2: Economic Base Analysis.*

Industrial Trends: 2000 – 2005 (Source: Zip Code Business Patterns, County Business Patterns: U.S. Census Bureau)												
	Town of Clarkstown		Rockland County		Tri-County		Orange County, NY		Bergen County, NJ		NY-NJ-PA CBSA	
	2000	2005	2000	2005	2000	2005	2000	2005	2000	2005	2000	2005
11---Forestry, Fishing, Hunting and Agriculture Support												
Establishments	1	3	7	5	47	59	14	25	6	5	325	326
# Employees	3	34	60	60	244	69	60	60	10	10	1,949	1,760
21---Mining												
Establishments	1	0	3	3	20	10	6	8	7	6	153	145
# Employees	35	0	175	175	244	234	60	60	60	10	3,337	2,351
22---Utilities												
Establishments	2	3	9	9	26	33	9	13	25	26	406	528
# Employees	210	226	1,175	1,168	3,099	4,468	375	759	839	1,133	36,865	36,470
23---Construction												
Establishments	320	313	839	991	4,633	5,298	999	1,191	2,877	3,076	42,368	48,404
# Employees	2,080	2,336	5,391	5,908	34,568	33,061	4,686	4,807	17,750	19,699	339,627	341,036
31 - 33---Manufacturing												
Establishments	89	75	308	284	1,213	1,091	336	334	1,693	1,378	23,282	19,559
# Employees	1,263	1,408	9,859	9,643	29,487	38,075	9,586	7,690	53,477	43,709	599,694	104,760
42---Wholesale Trade												
Establishments	236	185	677	636	2,700	2,551	458	488	3,690	3,562	42,395	41,205
# Employees	2,222	1,482	6,318	6,433	32,834	25,266	7,275	8,509	54,397	50,097	478,633	514,061
44 - 45---Retail Trade												
Establishments	569	515	1,236	1,276	5,738	5,799	1,484	1,561	4,278	4,263	74,536	77,765
# Employees	9,216	7,884	13,858	14,716	65,056	66,197	18,343	21,548	54,715	52,896	802,099	842,751
48 - 49---Transportation and Warehousing												
Establishments	46	52	154	163	727	817	200	238	860	886	12,790	13,950
# Employees	363	465	1,695	2,197	10,144	14,238	4,417	4,513	14,127	15,459	301,436	288,065

Industrial Trends: 2000 – 2005 (Source: Zip Code Business Patterns, County Business Patterns: U.S. Census Bureau)												
	Town of Clarkstown		Rockland County		Tri-County		Orange County, NY		Bergen County, NJ		NY-NJ-PA CBSA	
	2000	2005	2000	2005	2000	2005	2000	2005	2000	2005	2000	2005
51---Information												
Establishments	60	61	174	177	932	959	117	131	710	649	11,283	11,352
# Employees	1,600	1,271	3,852	4,188	20,769	18,294	2,988	2,316	21,550	21,254	361,911	325,629
52---Finance and Insurance												
Establishments	158	152	435	465	2,183	2,434	393	441	1,626	1,749	30,315	28,266
# Employees	1,191	1,083	4,461	4,537	25,442	26,069	4,134	4,414	26,454	26,362	641,695	620,138
53---Real Estate and Rental and Leasing												
Establishments	119	131	361	443	2,433	2,714	296	414	1,395	1,472	29,364	33,402
# Employees	560	650	1,323	1,508	10,849	11,674	1,299	1,614	9,586	7,891	166,157	184,801
54---Professional, Scientific and Technical Services												
Establishments	453	476	1,115	1,235	5,528	6,046	676	837	4,553	4,540	63,899	68,891
# Employees	2,921	2,687	5,198	7,657	30,235	32,554	3,901	5,102	30,473	33,304	631,959	675,237
55---Management of Companies and Enterprises												
Establishments	9	7	25	27	205	221	28	30	261	297	3,303	2,740
# Employees	309	47	1,321	1,611	18,899	10,896	1,349	1,596	32,631	28,272	253,515	263,449
56---Administrative Support, Waste Management and Remediation Services												
Establishments	225	208	507	521	2,508	2,592	367	414	1,995	1,897	26,514	26,948
# Employees	4,752	1,981	7,817	4,216	41,584	27,349	4,742	5,153	42,066	45,524	592,810	534,152
61---Educational Services												
Establishments	40	52	121	159	590	693	80	109	389	424	5,729	6,799
# Employees	635	620	4,305	4,679	19,012	18,816	1,863	2,035	9,533	9,337	238,138	101,041
62---Health Care and Social Assistance												
Establishments	346	383	969	1,087	4,336	4,821	870	928	3,025	3,358	47,713	53,774
# Employees	6,093	6,856	19,179	21,994	91,576	86,657	15,083	18,510	48,695	65,054	1,106,164	1,227,337

Industrial Trends: 2000 – 2005 (Source: Zip Code Business Patterns, County Business Patterns: U.S. Census Bureau)												
	Town of Clarkstown		Rockland County		Tri-County		Orange County, NY		Bergen County, NJ		NY-NJ-PA CBSA	
	2000	2005	2000	2005	2000	2005	2000	2005	2000	2005	2000	2005
71---Arts, Entertainment and Recreation												
Establishments	56	65	162	189	789	919	124	148	383	448	8,457	10,291
# Employees	826	652	1,489	1,750	9,921	10,583	1,309	1,584	4,884	5,566	118,233	134,082
72---Accommodation and Food Services												
Establishments	196	204	554	652	2,511	2,916	653	782	1,874	2,167	34,357	39,756
# Employees	3,254	2,943	6,961	6,830	29,887	30,055	6,907	8,678	24,272	27,269	449,126	506,599
81---Other Services (except Public Administration)												
Establishments	281	267	802	841	4,203	4,370	830	885	3,032	3,150	50,547	53,468
# Employees	1,669	1,706	4,948	5,243	26,222	25,912	4,617	4,860	19,102	17,655	339,334	355,674
95---Auxiliaries (except Corporate, Subsidiary and Regional Management)												
Establishments	0	N/A	8	N/A	528	N/A	17	N/A	66	N/A	788	N/A
# Employees	0	N/A	1,453	N/A	40,851	N/A	674	N/A	4,134	N/A	60,684	N/A
99---Unclassified Establishments												
Establishments	34	7	126	43	602	174	119	21	430	145	8,538	2,150
# Employees	115	14	175	60	985	64	274	60	375	175	12,819	1,760
TOTAL												
Number of Establishments	**3,241**	**3,159**	**8,592**	**9,206**	**41,986**	**44,517**	**8,076**	**8,998**	**33,175**	**33,498**	**517,062**	**539,719**
Actual Number of Employees	**34,404**	**34,328**	**100,520**	**104,581**	**512,356**	**511,609**	**93,961**	**103,838**	**469,175**	**470,635**	**7,593,794**	**7,590,195**

Note: The numbers of employees within each industry are estimates and may not add up to the actual total number of employees in each area under study.

Change in Establishments and Employees: 2000 – 2005 (Source: Zip Code Business Patterns, County Business Patterns: U.S. Census Bureau)						
	Town of Clarkstown	Rockland County	Tri-County	Orange County, NY	Bergen County, NJ	NY-NJ-PA CBSA
11---Forestry, Fishing, Hunting and Agriculture Support						
Establishments	200.0%	-28.6%	25.5%	0.3%	78.6%	-16.7%
# Employees	1260.0%	0.0%	-71.7%	-9.7%	0.0%	0.0%
21---Mining						
Establishments	-100.0%	0.0%	-50.0%	-5.2%	33.3%	-14.3%
# Employees	-100.0%	0.0%	-4.1%	-29.5%	0.0%	-83.3%
22---Utilities						
Establishments	50.0%	0.0%	26.9%	30.0%	44.4%	4.0%
# Employees	7.6%	-0.6%	44.2%	-1.1%	102.4%	35.0%
23---Construction						
Establishments	-2.2%	18.1%	14.4%	14.2%	19.2%	6.9%
# Employees	12.3%	9.6%	-4.4%	0.4%	2.6%	11.0%
31 - 33---Manufacturing						
Establishments	-15.7%	-7.8%	-10.1%	-16.0%	-0.6%	-18.6%
# Employees	11.5%	-2.2%	29.1%	-82.5%	-19.8%	-18.3%
42---Wholesale Trade						
Establishments	-21.6%	-6.1%	-5.5%	-2.8%	6.6%	-3.5%
# Employees	-33.3%	1.8%	-23.0%	7.4%	17.0%	-7.9%
44 - 45---Retail Trade						
Establishments	-9.5%	3.2%	1.1%	4.3%	5.2%	-0.4%
# Employees	-14.4%	6.2%	1.8%	5.1%	17.5%	-3.3%
48 - 49---Transportation and Warehousing						
Establishments	13.0%	5.8%	12.4%	9.1%	19.0%	3.0%
# Employees	28.3%	29.6%	40.4%	-4.4%	2.2%	9.4%
51---Information						
Establishments	1.7%	1.7%	2.9%	0.6%	12.0%	-8.6%
# Employees	-20.5%	8.7%	-11.9%	-10.0%	-22.5%	-1.4%
52---Finance and Insurance						
Establishments	-3.8%	6.9%	11.5%	-6.8%	12.2%	7.6%
# Employees	-9.1%	1.7%	2.5%	-3.4%	6.8%	-0.3%
53---Real Estate and Rental and Leasing						
Establishments	10.1%	22.7%	11.5%	13.8%	39.9%	5.5%
# Employees	16.2%	14.0%	7.6%	11.2%	24.2%	-17.7%
54---Professional, Scientific and Technical Services						
Establishments	5.1%	10.8%	9.4%	7.8%	23.8%	-0.3%
# Employees	-8.0%	47.3%	7.7%	6.8%	30.8%	9.3%

Change in Establishments and Employees: 2000 – 2005 (Source: Zip Code Business Patterns, County Business Patterns: U.S. Census Bureau)						
	Town of Clarkstown	**Rockland County**	**Tri-County**	**Orange County, NY**	**Bergen County, NJ**	**NY-NJ-PA CBSA**
55---Management of Companies and Enterprises						
Establishments	-22.2%	8.0%	7.8%	-17.0%	7.1%	13.8%
# Employees	-84.8%	22.0%	-42.3%	3.9%	18.3%	-13.4%
56---Administrative Support, Waste Management and Remediation Services						
Establishments	-7.6%	2.8%	3.3%	1.6%	12.8%	-4.9%
# Employees	-58.3%	-46.1%	-34.2%	-9.9%	8.7%	8.2%
61---Educational Services						
Establishments	30.0%	31.4%	17.5%	18.7%	36.3%	9.0%
# Employees	-2.3%	8.7%	-1.0%	-57.6%	9.2%	-2.1%
62---Health Care and Social Assistance						
Establishments	10.7%	12.2%	11.2%	12.7%	6.7%	11.0%
# Employees	12.5%	14.7%	-5.4%	11.0%	22.7%	33.6%
71---Arts, Entertainment and Recreation						
Establishments	16.1%	16.7%	16.5%	21.7%	19.4%	17.0%
# Employees	-21.0%	17.5%	6.7%	13.4%	21.0%	14.0%
72---Accommodation and Food Services						
Establishments	4.1%	17.7%	16.1%	15.7%	19.8%	15.6%
# Employees	-9.6%	-1.9%	0.6%	12.8%	25.6%	12.3%
81---Other Services (except Public Administration)						
Establishments	-5.0%	4.9%	4.0%	5.8%	6.6%	3.9%
# Employees	2.2%	6.0%	-1.2%	4.8%	5.3%	-7.6%
95---Auxiliaries (except Corporate, Subsidiary and Regional Management)						
Establishments	N/A	N/A	N/A	N/A	N/A	N/A
# Employees	N/A	N/A	N/A	N/A	N/A	N/A
99---Unclassified Establishments						
Establishments	-79.4%	-65.9%	-71.1%	-74.8%	-82.4%	-66.3%
# Employees	-87.8%	-65.7%	-93.5%	-86.3%	-78.1%	-53.3%
TOTAL						
Establishments	-1.2%	7.1%	6.0%	4.4%	11.4%	1.0%
# Employees	-0.2%	4.0%	-0.1%	0.0%	10.5%	0.3%

An examination of the business starts provides further information on the Town's and region's up-and-coming industries. According to the U.S. Census Bureau, the industry with the highest number of net business starts (total number of businesses that opened, less the number of businesses that closed in the same time period) in the Town is the Health Care and Social Assistance Industry. In the five years

between 2000 and 2005, a net total[5] of 37 businesses have emerged within this industry, in the Town alone. The Health Care and Social Assistance Industry is also on the rise in the region; a net total of 118 businesses have emerged in Rockland County, 485 in the Tri-County region, 58 in Orange County, 333 in Bergen County, and over 6,000 Health Care and Social Assistance-related businesses have emerged in the CBSA between 2000 and 2005. Another important emerging industry is that of Professional, Scientific and Technical Services; a net total of 23 businesses in the industry have either started up or relocated in the Town of Clarkstown between 2000 and 2005. The same is true for the region: a net total of 120 businesses have emerged in Rockland County, 518 in the Tri-County region, 161 in Orange County, and nearly 5,000 in the CBSA. Other thriving industries throughout the region include Transportation and Warehousing, Real Estate and Rental and Leasing, Educational Services, Arts, Entertainment and Recreation, and Accommodation and Food Services.

An analysis of the business starts, coupled with the Industrial Trends in the previous tables, indicates that there has been a shift in the location of businesses within certain industries. The Town of Clarkstown experienced a net loss of 82 establishments between 2000 and 2005. Perhaps the most significant loss was within the Retail Trade industry – a net total of 54 businesses have closed between 2000 and 2005. This is especially surprising given the fact that the Town of Clarkstown is a major retail hub – several major shopping centers, including the Palisades Mall and the Nanuet Mall are located within the Town's boundaries. This could be indicative of a declining retail base within the Town. Strategies regarding possible redevelopments within the industry should be considered.

Over 2,000 Finance and Insurance-related businesses and 563 Management businesses have left the New York – Northern New Jersey – Long Island, NY-NJ-PA, CBSA between 2000 and 2005. While Clarkstown has also seen several of these businesses leave town, Rockland County, the Tri-County region, Orange County and Bergen County have all seen a substantial number of net business starts in both industries, most notably the Finance and Insurance industry. This indicates that such industries have likely shifted out of New York City, and into these nearby counties. This could be attributed to the mass relocation of businesses following September 11, 2001.

[5] It is important to note that this section analyses both the number of new businesses that have started and the number of businesses that have closed, and the data illustrates this with a net number.

Net Business Starts (or Closures): 2000 – 2005 (Source: Zip Code Business Patterns, County Business Patterns: U.S. Census Bureau)						
	Town of Clarkstown	**Rockland County, NY[6]**	**Tri-County**	**Orange County, NY**	**Bergen County, NJ**	**NY-NJ-PA CBSA**
11 – Forestry, Fishing, Hunting and Agriculture Support	2	(2)	12	11	(1)	1
21 – Mining	(1)	0	(10)	2	(1)	(8)
22 – Utilities	1	0	7	4	1	122
23 – Construction	(7)	152	665	192	199	6,036
31 - 33 – Manufacturing	(14)	(24)	(122)	(2)	(315)	(3,723)
42 – Wholesale Trade	(51)	(41)	(149)	30	(128)	(1,190)
44 - 45 – Retail Trade	(54)	40	61	77	(15)	3,229
48 - 49 – Transportation and Warehousing	6	9	90	38	26	1,160
51 – Information	1	3	27	14	(61)	69
52 – Finance and Insurance	(6)	30	251	48	123	(2,049)
53 – Real Estate and Rental and Leasing	12	82	281	118	77	4,038
54 – Professional, Scientific and Technical Services	23	120	518	161	(13)	4,992
55 – Management of Companies and Enterprises	(2)	2	16	2	36	(563)
56 – Administrative Support, Waste Management and Remediation Services	(17)	14	84	47	(98)	434
61 – Educational Services	12	38	103	29	35	1,070
62 – Health Care and Social Assistance	37	118	485	58	333	6,061
71 – Arts, Entertainment and Recreation	9	27	130	24	65	1,834
72 – Accommodation and Food Services	8	98	405	129	293	5,399
81 – Other Services (except Public Administration)	(14)	39	167	55	118	2,921

[6] It is important to note that Rockland County's figures are inclusive of the Town of Clarkstown, as well as all other municipalities located within the County. Therefore, a net total of 614 business starts among all industries in Rockland County reflects the 82 businesses that have closed in all industries in the Town of Clarkstown, in addition to the 696 businesses that have emerged in other parts of Rockland County.

Net Business Starts (or Closures): 2000 – 2005 (Source: Zip Code Business Patterns, County Business Patterns: U.S. Census Bureau)						
	Town of Clarkstown	**Rockland County, NY[6]**	**Tri-County**	**Orange County, NY**	**Bergen County, NJ**	**NY-NJ-PA CBSA**
95 – Auxiliaries (except Corporate, Subsidiary and Regional Management)	N/A	N/A	N/A	N/A	N/A	N/A
99 – Unclassified Establishments	(27)	(83)	(428)	(98)	(285)	(6,388)
TOTAL: ALL INDUSTRIES	**(82)**	**614**	**2,531**	**922**	**323**	**22,657**

2.4 INDUSTRIAL WAGES

Industrial wages were examined at the sector level, to determine the top-paying industries in the region. While this information was not available at the Town level, Rockland County's top paying jobs fall within the Management of Companies and Enterprises industry. Employees within this industry average annual wages of just over $91,000 – far greater than every other industrial sector. Other high paying industries in the County include Utilities, with annual wages of $77,253; Manufacturing, with annual wages of $66,706; Information, with annual wages of $63,215; and Wholesale Trade, with annual wages of $61,336.

While industrial wages seem to be relatively high in Rockland County, they are actually among the lowest paying geographic areas under study, second only to the wages seen in Orange County. Rockland County's only competitive paying industries are in Construction and Manufacturing industries. Rockland County pays higher than the majority of areas under study in both of these industries. This indicates that Rockland County may have a competitive advantage in these industries, and thus is able to attract and retain a skilled workforce to the community. In turn, this results in the ability for employers in Rockland County to pay wages higher than those seen in other parts of the region.

While wages in the Construction and Manufacturing industries are relatively competitive, wages in all of the other industries are not as competitive. The areas in direct competition with Rockland County – Bergen County, NJ, and the CBSA, have wages that are 20-30% higher than wages in Rockland County. This lack of competitive wages is likely to explain the driving force behind the large share of residents who commute outside of the County for work.

Industrial Wages: 2005 (Source: New York State Department of Labor, New Jersey Department of Labor and Workforce Development)						
	Town of Clarkstown	**Rockland County, NY**	**Tri-County**	**Orange County, NY**	**Bergen County, NJ**	**NY-NJ-PA CBSA**
11 – Forestry, Fishing, Hunting and Agriculture Support	N/A	$28,675	$31,911	$20,576	$31,057	$31,754
21 – Mining	N/A	N/A	N/A	$61,482	$32,778	$95,794
22 – Utilities	N/A	$77,253	$88,508	$77,912	$85,322	$84,619
23 – Construction	N/A	$53,593	$51,378	$41,347	$50,611	$54,365
31 - 33 – Manufacturing	N/A	$66,706	$68,353	$40,442	$57,511	$49,609
42 – Wholesale Trade	N/A	$61,336	$61,411	$44,832	$71,702	$64,689
44 - 45 – Retail Trade	N/A	$25,971	$27,811	$24,637	$30,835	$30,684
48 - 49 – Transportation and Warehousing	N/A	$31,144	$38,804	$36,122	$42,783	$41,176
51 – Information	N/A	$63,215	$63,479	$44,352	$69,882	$79,248
52 – Finance and Insurance	N/A	$56,304	$72,836	$44,101	$74,795	$141,487
53 – Real Estate and Rental and Leasing	N/A	$34,647	$40,555	$29,898	$61,413	$52,172
54 – Professional, Scientific and Technical Services	N/A	$59,183	$63,249	$46,492	$74,788	$74,784
55 – Management of Companies and Enterprises	N/A	$91,025	$142,547	$81,504	$106,873	$118,735
56 – Administrative Support, Waste Management and Remediation Services	N/A	$30,376	$33,842	$25,308	$40,326	$36,737
61 – Educational Services	N/A	$29,980	$34,038	$26,327	$37,322	$37,364
62 – Health Care and Social Assistance	N/A	$38,910	$40,812	$33,776	$47,943	$41,889
71 – Arts, Entertainment and Recreation	N/A	$22,201	$24,248	$17,471	$59,009	$43,755
72 – Accommodation and Food Services	N/A	$17,750	$17,776	$14,048	$18,028	$21,808
81 – Other Services (except Public Administration)	N/A	$20,889	$24,695	$22,893	$30,584	$31,670
99 – Unclassified Establishments	N/A	$27,154	$29,902	$21,386	$24,818	$31,988
TOTAL: ALL INDUSTRIES	N/A	**$43,061**	**$46,417**	**$35,218**	**$51,807**	**$56,258**

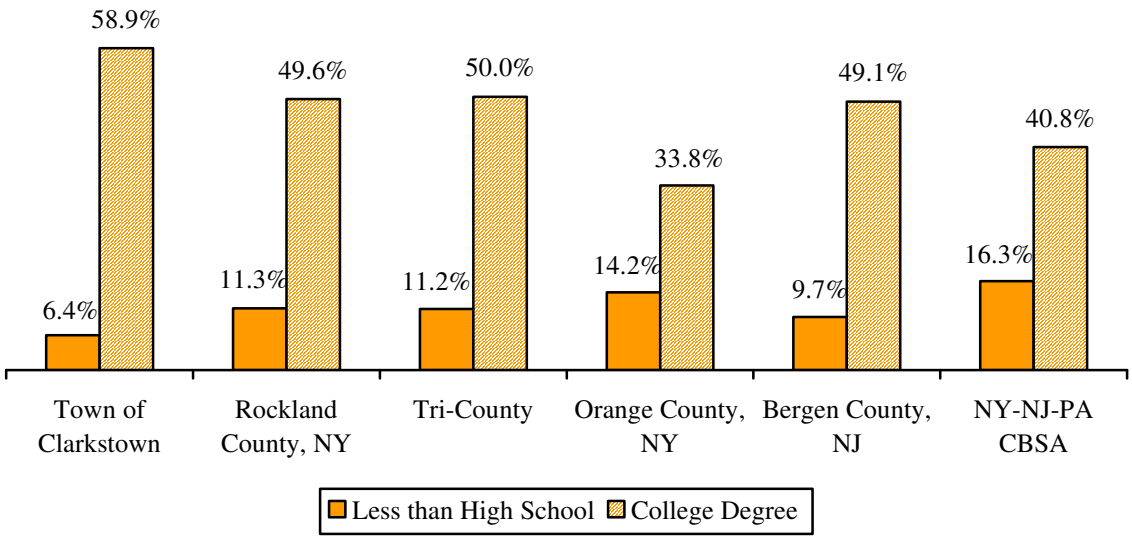
3.0 LABOR FORCE CHARACTERISTICS

3.1 EDUCATIONAL ATTAINMENT

Educational attainment refers to the highest level of education that a person has attained, whether it is the highest grade completed or the highest degree received. Educational data is important to understand, as education levels strongly influence the economic success of a community. As there are a number of collegiate opportunities within the immediate region, the levels of education are steady.

As seen in the accompanying chart, residents in the Town of Clarkstown have higher educational attainment levels than those residing in every other area under study. As of 2006, nearly 60% of the Town's residents over the age of 25 have a college degree, be it Associate, Bachelor, Graduate or Professional. Furthermore, a mere 6.4% of residents in Clarkstown have less than a high school education – down from 10% in 2000. It is clear that efforts have been made to further increase the educational attainment levels throughout both the Town and the region between 2000 and 2006. Each study area has witnessed increasing percentages of their residents choosing to complete high school, going on to obtain a college degree. Continued efforts should be made, not only within the Town, but in the region as a whole, in order to attract and maintain additional high-skilled employees and jobs to the area.

Educational Attainment: 2006
(Source: 2006 American Community Survey)



Educational Attainment, Population 25+ Years Old: 2000 – 2006 (Source: U.S. Census Bureau; 2006 American Community Survey)												
	Town of Clarkstown		Rockland County, NY		Tri-County		Orange County, NY		Bergen County, NJ		NY-NJ-PA CBSA	
	2000	2006	2000	2006	2000	2006	2000	2006	2000	2006	2000	2006
Less than High School	10.0%	6.4%	14.7%	11.3%	15.6%	11.2%	18.2%	14.2%	13.4%	9.7%	21.2%	16.3%
High School	20.0%	21.0%	22.5%	24.5%	22.6%	25.5%	31.1%	34.7%	26.2%	25.6%	26.4%	28.4%
Some College	17.4%	13.6%	17.9%	14.6%	16.1%	13.2%	20.1%	17.4%	17.0%	15.6%	16.5%	14.5%
Associate Degree	7.4%	11.6%	7.4%	9.8%	6.0%	6.8%	8.2%	8.9%	5.1%	6.4%	5.6%	6.3%
Bachelor Degree	24.8%	27.8%	21.2%	22.1%	21.0%	22.2%	13.2%	14.8%	24.0%	26.9%	17.8%	20.4%
Graduate or Professional Degree	20.4%	19.6%	16.3%	17.8%	18.6%	21.0%	9.3%	10.1%	14.2%	15.8%	12.5%	14.1%

3.2 Labor Force Participation

Labor force participation is a reflection of the current economic state of a community. The Town of Clarkstown, Rockland County, the Tri-County region, Orange County, Bergen County and the CBSA all have high labor force participation rates. Approximately 78.7% of the Town's population is of working age, 65.5% of which are in the labor force.

Employment Statistics: 2006 (Source: 2006 American Community Survey)						
	Town of Clarkstown	Rockland County, NY	Tri-County	Orange County, NY	Bergen County, NJ	NY-NJ-PA CBSA
Working Age Population as % of Total Population	78.7%	76.1%	77.9%	76.7%	80.3%	78.7%
Population in Labor Force as % of Working Age Population	65.5%	66.2%	63.7%	66.7%	65.9%	64.1%

3.3 Employment by Occupation

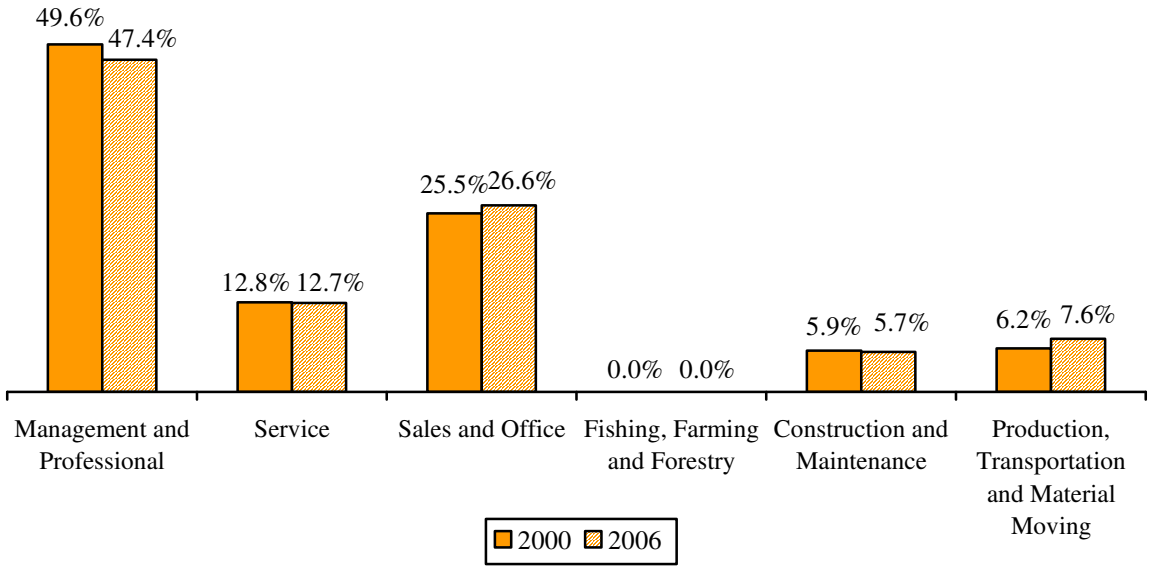
Data on Employment by Occupation indicates that Clarkstown's workforce composition has higher percentages of Management and Professional occupations than the other geographic areas under study. There are not a significant number of Farming, Fishing and Forestry occupations in Clarkstown, nor

throughout the region. This data indicates that Clarkstown likely has higher percentages of higher-paid, white-collar workers than the rest of the region. These higher-paid workers are reflective of the higher educational attainment levels, which are reflected in the higher household and per capita income levels seen throughout the Town.

There have been slight fluctuations in the Town's occupational distribution between 2000 and 2006. Whereas minimal changes occurred within the majority of occupations, the number of workers in Management and Professional occupations has decreased between 2000 and 2006, with over 2,200 workers leaving the occupation. On the contrary, the number of workers in the Sales and Office, as well as the Production, Transportation and Material Moving occupations has increased.

Employment by Occupation, Civilian Population 16+ Years Old, Town of Clarkstown: 2000 - 2006

(Source: U.S. Census Bureau; 2006 American Community Survey)



Employment by Occupation, Civilian Population 16+ Years Old: 2000 – 2006 (Source: U.S. Census Bureau; 2006 American Community Survey)												
	Town of Clarkstown		Rockland County, NY		Tri-County		Orange County, NY		Bergen County, NJ		NY-NJ-PA CBSA	
	2000	2006	2000	2006	2000	2006	2000	2006	2000	2006	2000	2006
Management, Professional, and Related	49.6%	47.4%	44.2%	41.6%	44.9%	43.8%	33.2%	34.7%	43.1%	43.5%	38.4%	38.2%
Service	12.8%	12.7%	15.1%	16.8%	14.4%	16.8%	16.5%	15.6%	10.9%	11.9%	15.4%	18.0%
Sales and Office	25.5%	26.6%	25.9%	25.4%	26.1%	24.6%	27.6%	28.4%	30.2%	30.9%	28.1%	26.7%
Farming, Fishing, and Forestry	0.0%	0.0%	0.1%	0.1%	0.1%	0.2%	0.4%	0.6%	0.0%	0.1%	0.1%	0.1%
Construction, Extraction, and Maintenance	5.9%	5.7%	7.0%	9.0%	7.5%	8.3%	10.2%	9.7%	6.6%	5.7%	7.3%	7.7%
Production, Transportation, and Material Moving	6.2%	7.6%	7.7%	7.2%	6.9%	6.3%	12.1%	11.1%	9.1%	7.9%	10.7%	9.4%

3.4 COMMUTING PATTERNS

Outside of the CBSA, there has not been a significant change in the transportation patterns to work since 2000, in Clarkstown or throughout the rest of the region. In 2006, approximately 86.7% of Clarkstown residents commuted to work via automobile. This includes those who carpooled. Only 6.5% of residents utilized public transportation to get to and from work. However, the mean travel time has decreased by over three minutes, from 33.8 minutes in 2000 to 30.6 minutes in 2006. Residents in Rockland County, the Tri-County region, Orange County, Bergen County and the CBSA depend less on the automobile, and more on alternate means of transportation, including public transportation, walking and biking. Such means of transportation have become increasingly popular, especially in Bergen County and the CBSA, most likely in part to rising prices of gasoline.

Transportation Patterns to Work, Employees 16+ years old: 2000 – 2006 (Source: U.S. Census Bureau; 2006 American Community Survey)												
	Town of Clarkstown		Rockland County, NY		Tri-County		Orange County, NY		Bergen County, NJ		NY-NJ-PA CBSA	
	2000	2006	2000	2006	2000	2006	2000	2006	2000	2006	2000	2006
Car, Truck, Van	87.1%	86.7%	84.8%	81.1%	75.4%	71.6%	87.6%	85.1%	82.5%	78.3%	62.2%	58.3%
Public Transportation	6.9%	6.5%	8.2%	8.6%	16.7%	16.9%	4.7%	4.1%	11.0%	12.8%	28.1%	29.7%
Other Transportation	2.0%	3.3%	3.5%	5.3%	4.2%	6.5%	5.0%	5.5%	3.4%	4.8%	6.8%	8.3%
Work at Home	4.1%	3.6%	3.5%	4.9%	3.7%	4.9%	2.7%	5.2%	3.1%	4.1%	2.9%	3.7%
Mean Travel Time to Work (minutes)	33.8	30.6	32.6	29.1	34.6	32.4	32.5	31.7	29.7	28.2	34.0	34.1

While data is not available for specific occupations, the majority of persons living in Clarkstown commute outside of the Town for work. In addition, a good portion commutes outside of the State for work. According to the 2006 American Community Survey, 86.2% of Clarkstown's residents work in New York State, leaving the remaining 13.8% of the Town's population commuting out of state – most likely crossing the border into Bergen or other counties in New Jersey. Approximately 55.4% of the Town's residents are employed in Rockland County, up more than 5% from 2000. Only 15.3% of residents, however, live and work in Clarkstown. Although the figure has slightly increased since 2000, continued efforts should be made to encourage additional employment opportunities, as well as healthy and safe transportation alternatives within the Town.

Place of Employment, Residents of the Town of Clarkstown: 2000 – 2006 (Source: U.S. Census Bureau; 2006 American Community Survey)			
	2000	2006	Change: 2000-2006
Employed within New York State	87.0%	86.2%	(0.8%)
Employed within Rockland County	50.1%	55.4%	5.3%
Employed within Clarkstown	14.9%	15.3%	0.4%

3.5 Existing Workforce Development Programs

There are several workforce development-training programs and initiatives that local employers could avail. These are sponsored by statewide, countywide and local agencies and organizations.

The Career Life Skills Center

Located in West Nyack, New York, the Career Life Skills Center seeks to provide job counseling for the disabled in Orange, Rockland, Sullivan and Westchester counties. Services offered include vocational assessment, counseling and job placement.

Community Action Program of Rockland County, Inc.

The Community Action Program of Rockland County, Inc. (CAP), offers numerous programs that are dedicated to improving the overall wellbeing of Rockland County by helping low-income people help themselves and each other. CAP offers various programs to the public, ranging from providing support to prison families, to fostering family development, to assisting first time homebuyers with a HomeStore of sorts. One of the most interesting programs, however, is the Micro-Enterprising program. The Entrepreneurship Program offers youth counseling, mentoring, reading enrichment and reinforcement, training and placement and a literacy program that attempt to teach young people how to start their own business.

Rockland Board of Cooperative Educational Services (BOCES)

Rockland BOCES is located on Parrott Road in West Nyack, New York. The BOCES program offers basic and intermediate job-training programs in several occupations. These programs include but not limited to Administrative Medical Office Specialist, Advanced Medical Billing and Coding, Certified Nursing Aide, EKG Technician, Medical Assistant and Microsoft. Classroom training is available for all of these training programs. Both daytime and evening classes are offered in a classroom setting for most programs. All courses are taught in English, with the duration of the programs ranging between 75 hours and 250 hours, with a cost of $610 to $1,990 per course.

Rockland Business Association

Rockland Business Association (RBA) is a business membership organization located in Pearl River, with services and links of special interest to small businesses. Its mission is to educate, inform and provide beneficial services to members and actively represent, promote and support the business community of Rockland County. RBA also serves those firms throughout the Hudson Valley and New Jersey wishing to do business in Rockland County.

Rockland County Youth Bureau

The Rockland County Youth Bureau offers several programs out of its New City, New York office. Programs are offered for training in Youth Assessment and Youth Case Management. In addition, the Bureau offers basic job experience on a work site and basic pre-employment training for youth.

Rockland Economic Development Corporation

The Rockland Economic Development Corporation (REDC) provides economic development services for Rockland County. REDC strives to foster the creation and attraction of new business and the retention and expansion of existing businesses in Rockland County. The Procurement Technical Assistance Center

is a resource for small businesses to access information to effectively market and sell products and services to government agencies. Clients of the Assistance Center have been credited with creating and retaining a total of nearly 4,000 jobs in 2006.

Small Business Development Center

The U.S. Small Business Association supports the Small Business Development Center (SBDC). The There are several outreach offices, serving Putnam, Rockland and Westchester counties. The Mercy Outreach office is located at Mercy College in Dobbs Ferry, New York; the White Plains Outreach office is located in White Plains, New York; and the Rockland Outreach Office is located at the SUNY Rockland Community College in Spring Valley.

The SBDC is a small business resource for small businesses and entrepreneurs, which provides specific and individualized management and technical assistance. Such assistance includes helping residents of the Tri-County start a business, understand the importance and provide assistance in preparing a business plan, discover sources of funding, prepare for e-commerce, identify avenues for exporting goods and services, assess an invention's viability, and comply with licensing and regulations. The SBDC regularly offers seminars, classes and training events in conjunction with local experts.

State University of New York Rockland Community College

State University of New York Rockland Community College (SUNY RCC) offers students approximately 40 programs within disciplines including Social and Behavioral Sciences, Liberal Arts and Humanities, Information and Engineering Technologies, Business Technologies, Community Health, Mathematics and Sciences, and a Mentor/Talented Student Honors Program.

SUNY RCC is home to the Center for Personal and Professional Development. The Center offers E-Learning and classroom training in basic and specialized programs and workshops including Certificate Programs in Entrepreneurship Series, and Project Management Essentials, a Real Estate Sales Licensing Course, and various personal development offerings. SUNY RCC specializes in Job-training programs for Health Professionals, with specific programs including Dialysis Technicians, Spanish for the Healthcare Professional as well as Trauma Nursing for Children and Adults. Corporate Training is offered at the Technology Center

The Institute for Senior Education offers courses and workshops to adults over 50 years old. The Center for Personal and Professional Development also caters to students through several programs, including a Homework Help Center and Skill Builders program; A.C.T. Prep for college-bound students, College Advisement, Elementary Reading programs, Educational and Sports camps, and other programs geared to improving education among students of all ages.

Tomorrow's Workplace

Tomorrow's Workplace serves as Rockland County's One Stop Center. Located in Spring Valley, New York, Tomorrow's Workplace is a high-tech employment resource center serving Rockland County residents and residents of the regional tri-state area. The organization is accessible via public transportation. The employment center assists both job seekers and employers with tools and resources without cost. The center provides access to personal computers with up-to-date professional software including resume makers, career path assessment software, and business plan software. Books, reference materials, brochures and videos to assist in such tasks as entrepreneurial planning, preparing cover letters and resumes, applying to college, interviewing, and networking are available for the public to utilize. Moreover, weekly workshops are offered on computer basics, resume and cover letter writing, interviewing skills and the Internet.

Washington Online Learning Institute

The Washington Online Learning Institute offers a Paralegal Certificate Program. The program is a 10-month online course based in Nanuet, New York. The course is a web-based distance-learning program, offering both daytime and evening courses in English. The program is offered at a cost of $6,490.

Westchester Community College

Westchester Community College (WCC) provides educational and related services to individuals and businesses in Westchester County. WCC's main campus is located in Valhalla, with extension centers in Mahopac, Mt. Vernon, New Rochelle, Ossining, Peekskill, Port Chester, Shrub Oak, White Plains and several locations in Yonkers. WCC offers 50 programs leading to an associate degree, as well as numerous continuing education courses, and courses in personal and professional development. WCC offers an eight-week Small Business Training Program, and other courses designed for mature adults.

WCC offers a variety of short and long-term career training options geared toward those looking for a quick review of basic skills, as well as for those considering career changes. "Project Transition" helps displaced homemaker to enter or re-enter the paid workforce. The program provides computer software training, career decision counseling, work readiness coaching, job search and placement services and extensive information and referral services. Perkins Training Programs are designed for the mature adult. These programs offer a 75-hour computer-training course that provides 12 hours of job search training and 63 hours of computer training that includes basics of MS Word and Windows with an overview of Excel. In addition, a 30-hour workplace-training course provides 12 hours of job search training and 18 hours on how to succeed in the workplace and includes basic computer training. In addition, Operation Talent Bank is a 42-hour course co-sponsored by the Westchester County Office for Women that provides 12 hours of job search training and 30 hours of computer training.

Women's Enterprise Development Center

The Women's Enterprise Development Center (WEDC) is located in White Plains, and strives to help women achieve economic self-sufficiency by providing training and technical assistance through workshops and training programs. WEDC's core entrepreneurial training program consists of a fifteen-week course on how to start your own small business. Classes are offered in both English and Spanish. WEDC also provides training and technical assistance to women wishing to expand their businesses through special workshops on topics such as certifying your business, marketing strategies, advanced business planning, and networking events.

3.6 KNOWLEDGE – BASED RESOURCES

Knowledge-based resources, such as technical schools, community colleges, and higher-educational institutions are key to a community's economy, and overall quality of life. Numerous academic institutions or campuses exist in close proximity to the Town of Clarkstown. While there are few collegiate level educational facilities actually located within the Town's boundaries, there are numerous educational institutions within the region. Undergraduate, graduate, professional and other educational and job training programs in Rockland, Westchester and Orange counties include:

- Berkeley College, located in White Plains, New York
- Cochran School of Nursing, located in Yonkers, New York
- College of New Rochelle, located in New Rochelle, New York
- College of Westchester, located in White Plains, New York
- Concordia College, located in Bronxville, New York
- Dominican College, located in Orangeburg, New York
- Dominion Trading Institute, located in Hawthorne, New York
- Evci Career College, Inc., located in Yonkers, New York
- Fordham University, Graduate School of Business, located in Tarrytown, New York
- Iona College, Rockland Campus, located in Pearl River, New York
- Iona College, located in New Rochelle, New York
- Globe Institute of Technology, located in Monsey, New York
- Hoff-Barthelson Music School, located in Scarsdale, New York
- Institute of Socioeconomic Studies, West Harrison, New York
- Lamont-Doherty Earth Observatory, The Earth Institute at Columbia University, located in Palisades, New York
- Long Island University, Rockland and Westchester Graduate Campuses located in Orangeburg, and Purchase, New York
- Manhattanville College, located in Purchase, New York
- Marist College, located in Goshen, New York
- Marymount College, located in Tarrytown, New York
- Mercy College, located in Dobbs Ferry, Yorktown Heights and White Plains, New York

- Monroe College, located in New Rochelle, New York
- Mount St. Mary College, located in Newburgh, New York
- New York Medical College, located in Valhalla, New York
- Nyack College-Seminary-Graduate School, located in Nyack, New York—has an adult degree completion program
- Pace University, located in Pleasantville, Ossining and Briarcliff Manor, New York
- Polytechnic University, located in Hawthorne, New York
- Rockland BOCES, Adult and Business Education, located in West Nyack, New York
- Rockland Teachers' Center Institute, located in Thiells, New York
- Sanford Brown Institute, located in White Plains, New York
- Sarah Lawrence College, located in Bronxville, New York
- St. Thomas Aquinas College, located in Sparkill, New York
- State University of New York, Empire State College, located in New City, New York
- State University of New York, Empire State College, located in Hartsdale, New York
- State University of New York, Orange County Community College
- State University of New York – Purchase College, located in Purchase, New York
- State University of New York, Rockland Community College, located in Suffern and Hartsdale, New York
- State University of New York Westchester Community College
- Sunbridge College, located in Chestnut Ridge, New York
- Ultrasound Technical School, located in White Plains, New York
- United States Military Academy, located in West Point, New York
- Young Adult Institute, located in Tarrytown, New York

Many other colleges and universities are located in the neighboring Bergen County, New Jersey. These include Bergen Community College, Berkeley College, Dover Business College, Fairleigh Dickinson University, Felician College and Ramapo College of New Jersey.
The region is also home to a number of high-technology teaching and research centers, such as Nathan S. Kline Institute for Psychiatric Research in Orangeburg, Cornell Cooperative Extension, George Candrewva Environmental Center in Ossining, Center for Environmental Education in Valhalla, National Institute of Research and Development in White Plains, Eastview in the Towns of Greenburgh/Mount Pleasant, the Thomas Watson Research Center in Hawthorne and Yorktown, and the Hudson Valley Technology Development Center in Fishkill

Such academic institutions provide the community with a major asset that has yet to be fully tapped. Although the majority of these higher education institutions are located outside of Clarkstown, they have the potential of teaming with organizations within the community to provide residents and employees with necessary skills training that could be used to meet the needs of business and industry.

4.0 PHYSICAL CONDITION

4.1 EXISTING LAND USE

The accompanying Land Use Map illustrates the locations of various land uses in Clarkstown. Land uses are determined by the Town Assessor and are categorized according to property classification codes that are found in the New York State Office of Real Property Services. This organization of property into land use classifications allows for the breakdown and comparison of the local tax base composition.

The existing land use patterns will shape the future character of the Town. The type of development that occurs (i.e. residential, industrial or commercial), the form or design of that development, and the scale of that development can transform the appeal of a community. Land use can also impact the functionality of a community's infrastructure and roadway systems. Allowing new development in a previously undeveloped area, for example, could increase traffic along a corridor or require additional water and sewer infrastructure or roadways. Alternatively, allowing development in an area already equipped with sufficient infrastructure and roadways would likely reduce the impacts on a community.

Although land use within Clarkstown varies, Residential land use dominates the Town's landscape, with over 23,000 parcels comprising 87.5% of all parcels, and 48.8% of the Town's total acreage. There are also a significant number of commercial parcels, however they combine to constitute a mere 4.7% of the town's acreage. Approximately 7.6% of the Town is vacant land. These vacant parcels, which are predominantly located along the northern portion of the Town as well as between State Route 303 and the waterfront, may represent opportunities for future development or opportunities to create additional community service areas or recreation areas. Land use patterns will be discussed in further detail in *Section 7: Land Use and Zoning*.

Existing Land Use, Town of Clarkstown: 2007 (Source: Rockland County Geographic Information Systems Data)				
Land Use Classification	**Number of Parcels**	**Percent of Total Parcels**	**Acreage**	**Percent of Total Acreage**
Agricultural	18	0.1%	312	1.3%
Residential	23,688	87.5%	11,329	48.8%
Vacant Land	762	2.8%	1,755	7.6%
Commercial	974	3.6%	1,094	4.7%
Recreation and Entertainment	269	1.0%	3,252	14.0%
Community Services	220	0.8%	1,246	5.4%
Industrial	135	0.5%	716	3.1%
Public Services	168	0.6%	2,212	9.5%
Wild, Forested, Conservation Land and Public Parks	2	<0.1%	33	0.1%
No Data	838	3.1%	1,288	5.5%
TOTAL	**27,074**	**100.0%**	**23,237**	**100.0%**

4.2 EXISTING ZONING

The accompanying table shows the Town's existing zoning. It is important to note that the total acreage for the existing zoning within the Town differs from the total acreage for the existing land use in the aforementioned section. This is due to the fact that calculations for zoning include roadways and other rights of way. When measuring existing land uses, those public places are excluded. Most of the area is zoned commercial or industrial, including all of the land immediately fronting the roadway.

It is also of note that when conducting an analysis of the Clarkstown Zoning Map files using Geographic Information System (GIS) technology, some parcels fell into multiple zoning polygons, thereby increasing the total number of parcels.

Existing Zoning, Town of Clarkstown: 2007 (Source:)				
Zoning District	**Number of Parcels**	**Percent of Total Parcels**	**Acreage**	**Percent of Total Acreage**
R-160: Conservation Density Residence	1,657	5.32	6,359.43	25.31
R-40: Low Density Residence (40,000 SF)	3,745	12.02	3,809.52	15.16
R-15: Medium Density Residence (15,000 SF)	18,549	59.52	10,637.25	42.34
R-10: Medium High Density Residence (10,000 SF)	671	2.15	197.61	0.79
MF-1: General Residence, Low Density	388	1.25	106.86	0.43
MF-2: General Residence, Medium Density	3,842	12.33	609.66	2.43
LO: Laboratory Office	516	1.66	631.46	2.51
LS: Local Shopping	249	0.80	94.43	0.38
CS: Community Shopping	420	1.35	290.54	1.16
MRS: Major Regional Shopping	400	1.28	582.96	2.32
LIO: Light Industrial Office	180	0.58	851.32	3.39
M: Manufacturing	180	0.58	867.57	3.45
PED: Planned Economic Development	21	0.07	57.07	0.23

4.3 INVENTORY OF PARKING FACILITIES

There are several parking facilities located within the Town of Clarkstown, both used for local purposes, as well as for those who park and ride. While municipally and privately owned, the Town is reimbursed from the County for the costs associated with maintaining these lots. These include:

- Valley Cottage Hamlet Center – municipal lot owned by the Town of Clarkstown
- Town Hall – municipal lot owned by the Town of Clarkstown
- Route 59 in Nanuet – commuter lot
- Prospect Street in Nanuet – commuter lot
- Middletown Road in Nanuet – commuter lot
- Route 303/ Route 59 in Valley Cottage – commuter lot

5.0 BUSINESS CLIMATE

5.1 EXISTING TAXES

The business climate in Clarkstown is a major factor in determining whether new businesses decide to locate, or whether existing businesses decide to remain in the Town. Part of the attraction of living and doing business in an area such as Clarkstown are the low taxes, both property and school. Residents and business owners are likely to pay between $19 and $26 per $1,000 assessed valuation of their property, depending on their location within the Town. This does not include taxes paid to special districts within the Town; each special district tax rate ranges from $0.05 to $1.08 per $1,000 assessed valuation of their property, with the location of the property determining which of these special district taxes are paid.

Existing Property and School Tax Rates, Town of Clarkstown: 2006
(Source: New York State Office of Real Property Services)

Taxing Area	Rate (per $1,000 Assessed Valuation)
Town of Clarkstown (Range)	13.40 – 19.94
Cities, Towns outside Village Area, Villages	19.94
Towns inside Village Area	13.40
Rockland County	3.99
School Districts within Town of Clarkstown (Range)	39.73 – 54.33
Clarkstown Central School District	39.73
East Ramapo Central School District	49.22
Nanuet Central School District	48.51
Nyack Central School District	54.33
Total Overall (Range)	57.12 – 78.26
Equalization Rate (Municipal and County)	.3100
Equalization Rate (School Districts)	.3425
Total (Range)	**19.00 – 26.03**

Existing Special District Tax Rates, Town of Clarkstown: 2006 (Source: New York State Office of Real Property Services)	
Special District	**Rate (per $1,000 Assessed Valuation)**
Congers/Valley Cottage Ambulance District	0.21
Nanuet Ambulance District	0.16
New City Ambulance District	0.15
Nyack Ambulance District	0.16
Rockland Lake Fire 1	1.16
Valley Cottage Fire District #2	2.11
Congers Fire District #3	2.30
New City Fire District 4	0.85
West Nyack Fire District	1.23
Nanuet Fire	1.18
Moleston Fire	1.69
Nyack Joint Fire	3.49
Clarkstown Con Light	0.27
Rockland County Sewer #1	1.74
Clarkstown Sewer Area	1.81
Refuse/Garbage District	0.00
Clarkstown Con Water 1	0.36

Relatively speaking, the property and school tax rates in the Town of Clarkstown are lower than the majority of the other Towns within Rockland County. The chart below compares Clarkstown's tax rates with those of Haverstraw, Orangetown, Ramapo and Stony Point. Depending on the location of the property, taxes range from a rate of $19 to $26 in Clarkstown. This is on par with rates in Orangetown and Ramapo, yet much less than the rates seen in Haverstraw and Stony Point. It is clear that Clarkstown's existing business climate is quite advantageous, acting as a major factor in attracting and retaining business to the Town.

Existing Property and School Tax Rates, Equalized, Municipalities in Rockland County: 2006 (Source: New York State Office of Real Property Services)					
	Clarkstown	**Haverstraw**	**Orangetown**	**Ramapo**	**Stony Point**
Property Taxes (Range)	5.39 – 7.42	6.10 – 6.88	1.98 – 5.59	2.50 – 3.19	6.51
School Taxes (Range)	13.61 – 18.61	16.86 – 28.54	14.61 – 17.61	16.86 – 21.80	22.48
TOTAL: Property and School Taxes (Range)	**19.00 – 26.03**	**22.96 – 35.42**	**16.89 – 23.20**	**19.36 – 24.99**	**28.99**

Another important component of fiscal stability of a municipality is the sales tax revenue. The higher the revenue from sales tax, the lower property taxes will be, adding incentives for homeowners and prospective buyers to stay in or relocate to the area. Rockland County has a sharing agreement in place,

which in 2007 enabled the County to retain 99.75% of all revenues. The remaining 0.25% in sales tax revenues was distributed among the towns and villages, based on population.

Between December 1, 2006 and November 31, 2007, Rockland County allocated over $7.4 million in sales tax revenues to municipalities within the county. The Town of Clarkstown is the largest municipality within the County, and as such, received the greatest share of sales tax revenues - $2,060,177, or 27.7% of all revenues. Likewise, the County disbursed 17.1% of shared sales tax revenues to the Village of Nyack (totaling $127,565), an additional 9.4% of revenues to the Village of Spring Valley (totaling $699,060), and 0.5% of revenues to the Village of Upper Nyack (totaling $35,276). Clarkstown School districts in Rockland County do not benefit from such tax revenues.

5.2 Municipal Services

The capability of the Town's infrastructure, such as utilities, sewer and water systems, to accommodate both current and future development is a critical consideration. Improvements to existing infrastructure are constant and typically require significant financial resources. The addition of new or expansion of existing infrastructure requires public investment and can have dramatic impact on the character, function and safety of the Town. Such expansion requires careful thought with regard to growth inducing impacts.

5.2.1 Utilities

The entire Town of Clarkstown is serviced by Orange & Rockland Utilities, Inc., a subsidiary electric and gas company of Consolidated Edison, Inc. Cablevision and Comcast are the leading providers of Telephone, Internet and cable television services to those living and working in Clarkstown. Both Cablevision/Optimum and Comcast provide high-sped Internet, digital cable television and digital voice service to residents and businesses in Clarkstown. In addition, various local and nationwide satellite television providers service Clarkstown.

5.2.2 Water

The Town of Clarkstown is serviced by United Water New York, a company that provides water services to roughly 266,000 Rockland County residents. The current production capacity, average day (long-term) supply and peak day supply during normal conditions can be found in the following chart.

Existing Water Supply, United Water New York: 2008 (Source: United Water New York)			
Source of Supply	**Production Capacity (millions of gallons per day)**	**Average Day Supply (millions of gallons per day)**	**Peak Day Supply (millions of gallons per day)**
System Wells	21.5	15.0	20.5
Ramapo Valley Well Field	10.0	7.0	7.0
Lake DeForest Water Treatment Plant	20.0	10.0	20.0
Letchworth Water Treatment Plant	3.0	1.0	3.0
Total Supply (permitted)	**54.5**	**33.0**	**50.5**

The water supply is currently sufficient to meet the projected maximum day demand, however, the supply will need to be expanded to meet future projections. Projections for both the annual average demand and the maximum day demand determined that demand would be exceeded once in 20 years, due to the type of irrigation intensive growth that is occurring. In order to meet the projected water demands, United Water New York has developed a water supply plan to add 1.5 millions of gallons per day to the average capacity, and 7.1 millions of gallons per day to the peak capacity by 2015. This will be done through the Sparkill Air Stripper project (adding 0.58 millions of gallons per day peak), as well as through various well improvements.[7]

5.2.3 Sewer

The majority of the Town of Clarkstown is served by Rockland County Sewer District #1. This district has a maximum capacity of 28.9 millions of gallons per day, and currently operates at 20-21 millions of gallons per day. A portion of the Town (in the hamlet of Upper Nyack) is serviced by Orangetown's system, which has a capacity of 12.75 millions of gallons per day. The system currently operates at nine millions of gallons per day. There are no expansions planned for either system, and both systems utilize secondary treatment.

5.3 Existing Regulations and the Permitting Process

There exists various regulations and codes in Clarkstown, the most notable being the Town's zoning ordinance. The Town's zoning ordinance defines acceptable uses, minimum and maximum lot sizes, height, setbacks, permitted accessory uses, and permitted levels of noise, among others. The Town's Zoning Board of Appeals handles all variances concerning the zoning ordinance, as well as special permit applications, and other appeals regarding decisions of the Town's Building Inspector.

The Town of Clarkstown's Building Department provides building permits and certificates of occupancy for all new construction or renovations in any residential or commercial property. Upon submitting a

[7] Information provided by Bob Raczko, United Water New York, March 2008.

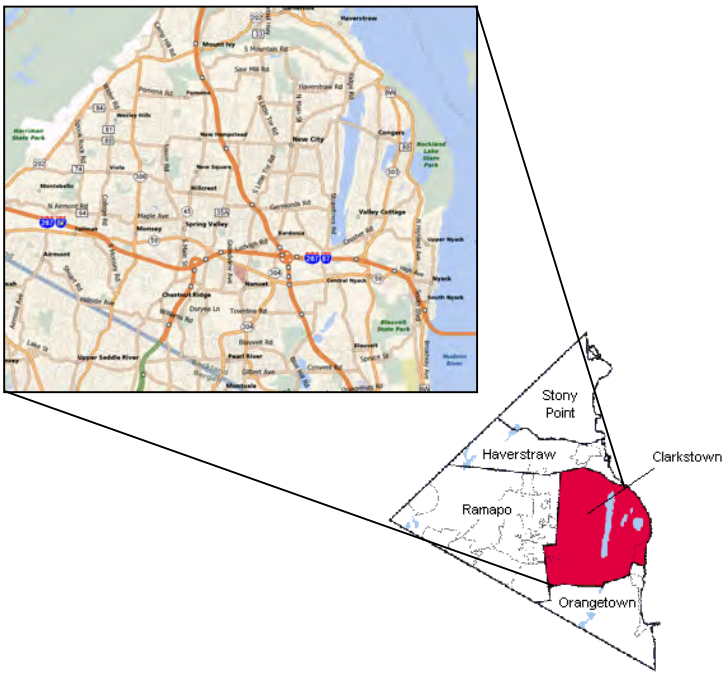
permit application, the Town's Building Department will review plans and assure that all building conforms to New York State Building Code. Fees for building permits vary, and are based upon the cost of the construction. Fees are also charged for sign permits, and special permits or variances. A certificate of occupancy will be issued if a building complies with the Town of Clarkstown Zoning Ordinance, as well as with all New York State Fire Prevention and Building codes, all applicable Town Codes, and the New York State Energy Code and Multiple Residence Law Town of Clarkstown Fire Code.

Certain occupancies – including (but not limited to) bowling alleys, dry cleaners, garage and service stations, junkyards, lumber yards, multiple residence buildings and those buildings that house explosives, flammable liquids, hazardous chemicals and liquefied petroleum gases – must obtain a Fire Permit to operate in the Town of Clarkstown. Such permits are granted on an annual basis, given the occupancy complies with fire codes. Fees vary based on the type of occupancy.

The Town of Clarkstown's Planning Board is responsible for reviewing and approving all land subdivisions, site developments, and certain special permit applications proposed throughout the Town. The Town of Clarkstown's Department of Environmental Control, the Technical Advisory Committee and the Architecture and Landscape Commission provide necessary advice and assistance to the Town's Planning Board. All new development is subject to the New York State Environmental Quality Review process.

5.4 TRANSPORTATION NETWORK

5.4.1 Road Access



There are approximately 300 miles of roads that traverse the Town of Clarkstown. Major roads include the New York State Thruway (Interstate 87) and Interstate-287, which run as one road along the southern portion of the Town. The Palisades Parkway traverses the western portion of the Town, where exits 9W and 9E of the Palisades Parkway intersect with exists 13N and 13S of the New York State Thruway. The 2.4 mile long Garden State Parkway Connector connects the New York State Thruway, via exit 14A, with the Garden State Parkway at the New Jersey border. The connector highway passes through the southwestern portion of the Town, serving as the only part of the New York State Thruway that prohibits commercial vehicles – per the Garden State Parkway's regulations.

Route 9W traverses the entire length of the eastern part of the Town, running north and south, parallel to the Hudson River. Route 59 runs east and west, crossing into the Town near its intersection with the New York State Thruway, and continues parallel and south of the Thruway into Nyack. Route 304 extends north from the southern boundary of the Town until its intersection with Route 80 where it veers northeast toward the Hudson River and meets up with Route 9W. Route 303 is parallel to the River and Route 9W, running between Congers Lake and Swarthout Lake before it meets with Route 9W in the northern part of the Town.

5.4.2 Air Access

The Town of Clarkstown is located within a one-hour driving distance of six major airports. The two closest airports are the Teterboro Airport, located in Teterboro, New Jersey, and the Westchester County Airport, located in White Plains, New York. Although these airports are smaller than the major hubs in the Metropolitan New York region, they provide service to a substantial number of passengers each year. The Teterboro Airport is approximately 26 miles and 34 minutes from Clarkstown, and is the oldest operating airport in the New York/New Jersey Metropolitan Area. The airport is owned and operated by the Port Authority of New York and New Jersey, and serves as a reliever airport in the region. The airport has 19 hangars and four runways, which in 2006 were responsible for nearly 190,000 aircraft movements.

Westchester County Airport is located approximately 27 miles and 35 minutes from Clarkstown. The airport provides non-stop commercial services to 24 major cities throughout the east coast, midwest and Canada. The airport is serviced by Air Canada, Air Tran, American, Continental, Delta, Jet Blue, Northwest, United and U.S. Airways, accommodating over 1 million passengers each year.

In addition to the regional airports, there are four international airports in close proximity to Clarkstown. The closest, Stewart International Airport, is located in New Windsor, New York. This is roughly 31 miles and a 41-minute drive from Clarkstown. La Guardia International Airport is located in Flushing, New York, roughly 34 miles and a 48-minute drive; Newark Liberty International Airport, located in Newark, New Jersey, is approximately 44 miles and a 54 minute drive; and John F. Kennedy International Airport, located in Jamaica, New York, is approximately 45 miles and an hour drive from the Town.

5.4.3 Rail Access

There are two rail lines currently serving or passing through the Town of Clarkstown. The West Shore Line, operated by CSX is currently used only for freight. The other line is for passenger service, provided via the Pascack Valley Line. The line is owned and operated by Metropolitan Transportation Authority, through Metro-North Railroad. The Pascack Valley Line runs north of

Nanuet to Spring Valley, and south crossing into New Jersey to Hoboken Terminal and across the river to Penn Station. Morning and evening commuter service is available through the Nanuet station on Prospect Street. In addition, one late-night train runs between Spring Valley and Hoboken, New Jersey. Commuters bound for lower Manhattan can take the PATH train from Hoboken.

5.4.4 Port Access

The easternmost boundary of the Town is shared with the Hudson River, and as such presents many opportunities for access – both commercial and recreational. However, there are no major ports located along the portions of the river along Clarkstown. Several marinas/boat repair shops include Action Marine Service and Julius Peterson, Inc., both located in Nyack, within the Town's boundaries. Numerous other marinas and boat launches are located just outside of Clarkstown and throughout Rockland County.

The Haverstraw-Ossining Ferry

Sponsored by New York State Department of Transportation and Rockland County Department of Public Transportation, the Ferry Xpress Bus is a free shuttle that originates in Mt. Ivy, and stops at Crystal Hill Club, Rosman and Highway 202, Central Highway and Highway 202, before making its way to the Haverstraw Ferry Dock. Although the shuttle does not stop in Clarkstown, it remains a valuable service to many residents, especially those who reside closest to Mount Ivy and Garnerville, in the northernmost parts of Clarkstown.

5.4.5 Public Transportation Access

Transport of Rockland

The Rockland County Department of Public Transportation provides the Transport of Rockland (TOR), a bus system with 7 routes, three loops and a Ferry Express. As of May 2006, fares are $1.00 for adults, and $0.40 for senior citizens, with an additional $0.10 transfer fee.

Route 59 is the most prominent route that traverses Clarkstown, with weekday service beginning at 5:35am and continuing until 2:15am. Service is available on Saturdays beginning at 6:30am with the last stop at 1:36am, and on Sundays beginning at 8:00am with the last stop at 11:45pm. Route 59 is a fixed route, with stops beginning at Chestnut Street in Suffern, and continuing eastbound to Cedar and Main Streets in Nyack. The westbound route begins at Cedar and Main Street in Nyack, and reverses the eastbound trend until it makes its last stop at Chestnut Street in Suffern. Route 91 is also a fixed route, beginning at the Spring Valley Transportation Center in Spring Valley, continuing eastbound into Haverstraw before making several stops within the Town – in Congers, Valley Cottage and Nyack. Route 92 also begins at the Spring Valley Transportation Center and continues eastbound, with the route's last stop at Cedar and Main Streets in Nyack. Service to Clarkstown on Routes 93 and 97 are limited, whereas neither Routes 94 and 95, nor Loop #1, Loop #2 or Loop #3 traverse the Town of Clarkstown.

Clarkstown Mini Trans

Four Routes: Route A, Route B, Route C, Route D

Weekdays: Beginning 6:55am (7:30am Nanuet), ending 6:55pm (7:30pm Nanuet)

Saturday: 9-5:55, 9:35-6:30 Nanuet

Route A:

- Lakewood Drive – Route 9W
- Kings Highway – Congers
- Lake Road – Valley Cottage
- Mountainview – Route 59
- Palisades Mall
- Route 59 – 304
- Nanuet Mall
- After Mall, reverses back to Lakewood for a total of 1 hour and 10 min route
- Saturday has the same route
- Some Saturday routes only one-way and do not reverse. Total of 35 – 40 min routes, some afternoon routes that do reverse are 1 hour and 15 minutes

Route B:

- Zukor Park, New City
- Collyer Avenue – Main Street
- Little Tor – Germonds Road
- Germonds Park
- Clarksville Corners
- West Nyack Road – Route 304
- Nanuet Mall
- After Mall, reverses back to Zukor Park, New City for a total of 1 hour and 10 min route
- Saturday has the same route
- Some Saturday routes only one-way and do not reverse. Total of 35 – 40 min routes, some afternoon routes that do reverse are 1 hour and 15 minutes

Route C:

- South Mountain Road/ Little Tor Road
- New Hempstead Road
- West Clarkstown Road
- West Clarkstown Road – Lariat Court
- Middletown Road – Parkway

- Middletown Complex (service starts later and ends sooner)
- Middletown Road – Route 59
- Nanuet Mall
- After Mall, reverses back to South Mountain Road/ Little Tor Road (with exception of Middletown Road – Parkway stop, addition of New Hempstead Road – Little Tor Road stop) for a total of 1 hour and 10 min route
- Saturday has the same route
- Some Saturday routes only one-way and do not reverse. Total of 35 – 40 min routes, some afternoon routes that do reverse are 1 hour and 15 minutes

Route D:

- Waldron Avenue – Route 59
- Palisades Center
- Clarkesville Corners
- Rose – Townline Road
- Main Street – Prospect Avenue
- New Holland Village
- Nanuet Mall
- After Mall, reverses back to Waldron Avenue – Route 59 for a total of 1 hour and 10 min route
- Saturday has the same route
- Some Saturday routes only one-way and do not reverse. Total of 35 – 40 min routes, some afternoon routes that do reverse are 1 hour and 15 minutes

Park and Ride

There are twelve park and ride lots at seven designated places throughout Clarkstown. Three lots are located off of exit 12 of the New York State Thruway, on the outskirts of Palisades Mall. The three lots total 1,330 parking spaces, 24 of which are handicapped. There are three additional lots located off of exit 14 of the New York State Thruway, totaling 493 parking spaces, 19 of which are handicapped. There is a 25-space lot (two handicapped spaces) on Middletown Road, between Exxon and Stop & Shop at Route 59, and there is a 101-space lot (three handicapped spaces) located on North Middletown Road at exit 10 of the Palisades International Parkway. Two lots totaling 561 spaces (of which 24 are handicapped) are located at the Nanuet Rail Station, one lot with 286 parking spaces (seven handicapped spaces) located on Smith Street at the corner of Routes 59 and 304, and one 75-space lot (without handicapped spaces) in Valley Cottage on Rockland Lake Road and Kings Highway.

Transportation Resources Intra-County for Physically Handicapped and Senior Citizens, Inc.

Sponsored by the Rockland County Department of Transportation, Transportation Resources Intra-County for Physically Handicapped and Senior Citizens, Inc. (T.R.I.P.S.) is a curbside-to-curbside para-

transit bus service for Rockland County residents who are physically or mentally challenged or senior citizens over the age of 60 years old who find it difficult or impossible to use fixed-route bus service. Service is provided throughout Rockland County, Monday through Saturday and on select holidays. Fares are $1.00 each way, and $2.00 for a T.R.I.P.S. ADA fare. Service is only available via ride requests, which must be made within two weeks in advance of requested service.

Tappan ZEExpress

The Tappan ZEExpress originates in Suffern, and makes its way east into Airmont and Spring Valley before serving Clarkstown in Nanuet and Nyack before crossing over the Tappan Zee Bridge and concluding the route in either Tarrytown or White Plains. From there, Metro-North connections are made into Grand Central Terminal. The service runs weekdays, and on select Saturday holidays. Fares are $1.50 with an additional $0.40 for transfers, and $0.60 for seniors with an additional $0.20 for transfers. Unlimited weekly and monthly bus/rail passes are also available.

6.0 QUALITY OF LIFE

6.1 HOUSING UNITS, TENURE AND OCCUPANCY

The estimated number of housing units in Clarkstown has increased by 1.4% between 2000 and 2006, with nearly 400 new units in the Town's existing housing stock. At the same time, however, the number of occupied units has slightly decreased, giving way to a higher town-wide vacancy rate. The same is true throughout Rockland County, the Tri-County region, Orange County, and Bergen County: both the number of units and the vacancy rate slightly increased between 2000 and 2006. The increase in vacancy rates in each study area could be indicative of a future lull or lessening demand in the region's housing market. There is likely to be an abundance of housing options for existing and future residents. In addition, there may be a perception that additional housing is still needed, but in reality, the housing market has likely loosened.

A community's housing stock and owner to renter ratio is a strong indicator of its stability. Typically, a homeowner is more attentive to property maintenance, and tends to remain in their home for a longer period of time than a renter. This, in turn, reduces the amount of turnover in a neighborhood. These and other factors contribute to the level of investment in a neighborhood, and ultimately contribute to the value and character as well. There has been a minimal increase in the number of homeowners in Clarkstown between 2000 and 2006, resulting in a slightly lower percentage of the Town's residents who rent their homes. These trends are reflective of the region as a whole; slight increases in the homeownership rate occurred in every other geographic area under study, over the same time period.

Housing Characteristics: 2000 – 2006 (Source: U.S. Census Bureau; 2006 American Community Survey)												
	Town of Clarkstown		Rockland County		Tri-County		Orange County, NY		Bergen County, NJ		NY-NJ-PA CBSA	
	2000	2006	2000	2006	2000	2006	2000	2006	2000	2006	2000	2006
Number of Units	28,220	28,602	94,973	97,021	467,145	489,073	122,754	132,983	339,820	348,180	7,132,308	7,383,825
Occupied	98.1%	94.9%	97.6%	94.9%	96.5%	93.8%	93.5%	91.7%	97.4%	95.8%	94.2%	91.4%
Homeowners	82.0%	85.0%	71.7%	73.8%	64.0%	67.4%	67.0%	70.0%	67.2%	68.0%	50.9%	53.9%
Renters	18.0%	15.0%	28.3%	26.2%	36.0%	32.6%	33.0%	30.0%	32.8%	32.0%	49.1%	46.1%
Vacant	1.9%	5.1%	2.4%	5.1%	3.5%	6.2%	6.5%	8.3%	2.6%	4.2%	5.8%	8.6%

While the Town has experienced an overall increase in the number of housing units, there are substantial variations in this trend throughout the different portions of the Town. Not surprisingly, Nanuet and Valley Cottage were the two hamlets that saw significant growth in the number of housing units, increasing by 9.0% and 9.9% respectively. These sections of the Town were among those with the largest population growth and the growth in the number of households during the 1990s and the projections through 2011. However, these are also two of the Town's subsets with the lowest per capita and household incomes. Given this data, it is likely that sections of Clarkstown, such as New City and West Nyack, may have become unaffordable. Reflected in the recent growth patterns, other subsets of the Town including Nanuet and Valley Cottage, may still be an attractive and affordable option for residents in the Town.

The majority of the Town – Bardonia, Congers, New City and Upper Nyack – did not see substantial fluctuations in occupancy or tenure. In contrast, Nanuet, Valley Cottage and West Nyack each experienced a slight decrease in the vacancy rate, indicating that the housing market may be beginning to contract in these parts of Town. Nanuet and West Nyack also saw an increase in the homeownership rate, while Valley Cottage saw considerable growth, nearly 6% in the portion of the Town who rents. This indicates the likeliness that many of the hamlet's 339 new housing units, between 2000 and 2006, were rental units.

Housing Characteristics, Subsets of Clarkstown: 2000 – 2006
(Source: U.S. Census Bureau; EASI Demographics)

	Number of Units		Occupied		Vacant		Homeowners		Renters	
	2000	2006	2000	2006	2000	2006	2000	2006	2000	2006
Bardonia	1,468	1,479	98.8%	98.9%	1.2%	1.1%	85.6%	85.5%	14.4%	14.5%
Congers	2,743	2,854	98.3%	98.2%	1.7%	1.8%	85.8%	85.3%	14.2%	14.7%
Nanuet	6,134	6,684	97.4%	97.9%	2.6%	2.1%	70.9%	71.8%	29.1%	28.2%
New City	11,161	11,140	98.8%	98.9%	1.2%	1.1%	90.7%	91.3%	9.3%	8.7%
Upper Nyack	732	731	97.3%	97.5%	2.7%	2.5%	86.9%	87.4%	13.1%	12.6%
Valley Cottage	3,410	3,749	98.2%	98.6%	1.8%	1.4%	82.2%	76.3%	17.8%	23.7%
West Nyack	1,132	1,135	97.8%	98.9%	2.2%	1.1%	88.5%	90.2%	11.5%	9.8%

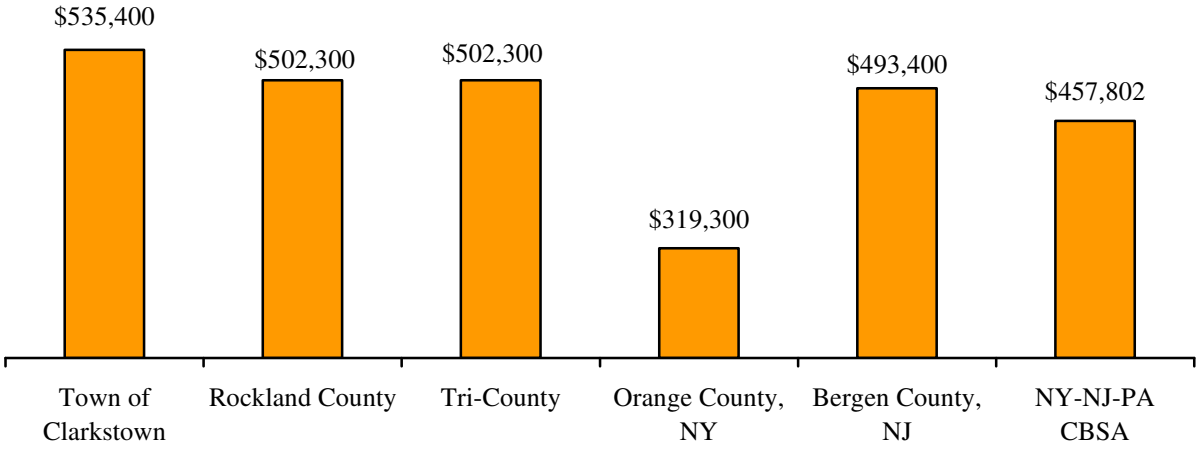
6.2 Housing Values and Rental Values

Housing prices have been on the rise in recent years, creating a shortage of affordable and decent housing. Some communities in Clarkstown are experiencing rapid increases in selling prices as more people want to locate there. This is reflected in the fact that Clarkstown has the highest median housing value and the highest monthly rent than all other geographic areas under study. The housing values have more than doubled in Clarkstown, with a median housing value rising from $255,700 in 2000 to over $535,000 in

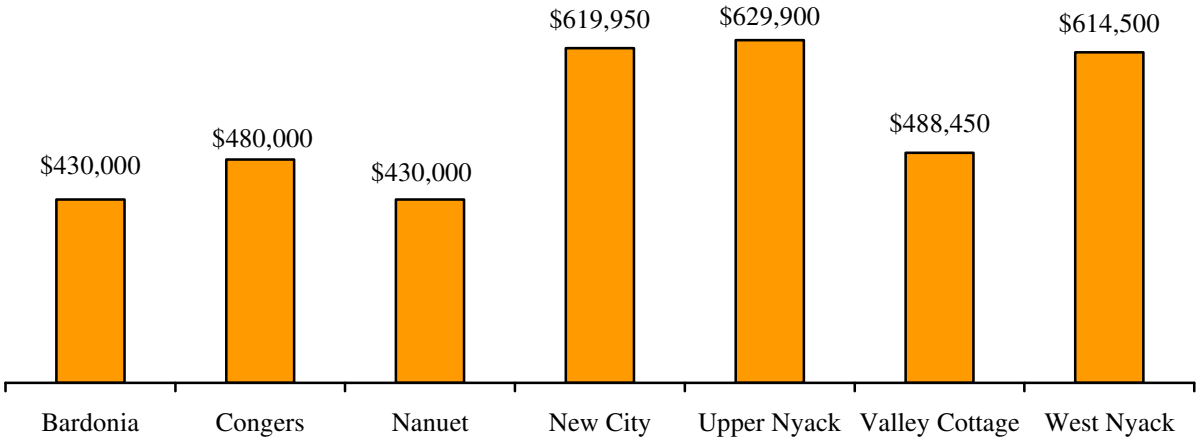
2006. These housing values are reflective of values throughout the region that have doubled or more than doubled since 2000.

Distribution of Housing Values: 2000 – 2006 (Source: U.S. Census Bureau; 2006 American Community Survey)												
	Town of Clarkstown		Rockland County		Tri-County		Orange County, NY		Bergen County, NJ		NY-NJ-PA CBSA	
	2000	2006	2000	2006	2000	2006	2000	2006	2000	2006	2000	2006
Less than $50,000	0.4%	1.1%	0.5%	0.8%	0.4%	0.6%	1.3%	2.2%	0.6%	0.6%	0.9%	1.3%
$50,000- $99,999	0.8%	0.0%	1.3%	0.5%	1.3%	1.9%	17.6%	2.3%	0.7%	1.4%	4.7%	1.6%
$100,000- $149,999	4.7%	0.8%	7.5%	2.1%	5.8%	3.3%	35.3%	4.7%	4.9%	1.3%	16.0%	2.4%
$150,000- $199,999	14.7%	0.6%	19.6%	1.9%	14.8%	4.0%	26.3%	10.0%	23.3%	1.9%	25.1%	3.8%
$200,000- $299,999	49.7%	6.0%	44.7%	8.0%	33.7%	7.4%	14.1%	24.8%	34.7%	7.4%	29.3%	11.0%
$300,000- $499,999	25.1%	35.1%	21.8%	36.4%	27.3%	26.4%	4.4%	43.4%	23.9%	38.9%	16.9%	38.5%
$500,000+	4.6%	56.3%	4.5%	50.3%	16.7%	56.4%	1.1%	12.6%	11.8%	48.5%	7.1%	41.5%
Median Housing Value	$255,700	$535,400	$242,500	$502,300	$242,500	$502,300	$144,500	$319,300	$250,300	$493,400	$217,200	$457,802

Median Housing Values: 2006
(Source: 2006 American Community Survey)



Median Housing Values: 2007
(Source: MLS Listing as of July 2007)

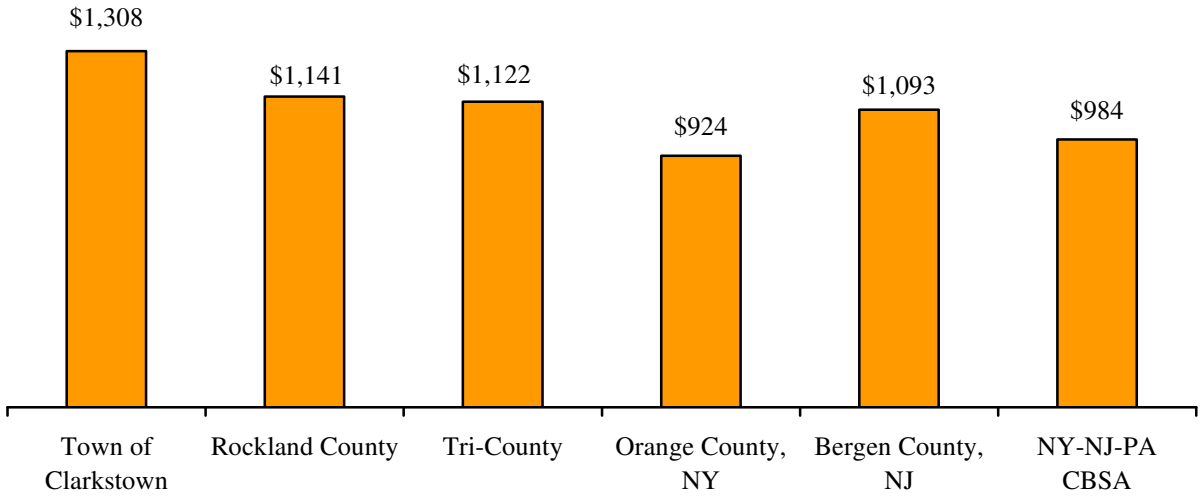


Distribution of Monthly Rent: 2006 (Source: U.S. Census Bureau; 2006 American Community Survey)												
	Town of Clarkstown		Rockland County		Tri-County*		Orange County, NY		Bergen County, NJ		NY-NJ-PA CBSA	
	2000	2006	2000	2006	2000	2006*	2000	2006	2000	2006	2000	2006
Less than $200	2.3%	N/A	3.8%	1.1%	3.5%	2.2%	2.1%	0.8%	2.1%	1.2%	5.4%	3.2%
$200-$499	7.2%	N/A	8.5%	8.8%	10.5%	7.1%	12.4%	7.1%	5.9%	5.0%	14.4%	9.8%
$500-$749	10.4%	N/A	17.5%	3.9%	22.1%	8.7%	39.0%	15.3%	20.5%	6.0%	30.1%	13.8%
$750-$999	24.5%	N/A	33.3%	21.8%	29.5%	20.5%	26.5%	32.9%	37.3%	26.4%	26.1%	23.3%
$1,000-$1,499	33.0%	N/A	25.2%	38.8%	23.5%	35.5%	12.2%	29.8%	20.9%	38.1%	14.9%	29.9%
$1,500+	17.3%	N/A	7.5%	22.6%	7.7%	23.0%	1.5%	8.9%	10.0%	18.8%	6.5%	17.0%
No Cash Rent	5.3%	N/A	4.1%	3.1%	3.3%	3.1%	6.3%	5.3%	3.3%	4.4%	2.5%	3.0%
Median Monthly Rent	$1,034	$1,308	$884	$1,141	$884	$1,122	$714	$924	$872	$1,093	$773	$984

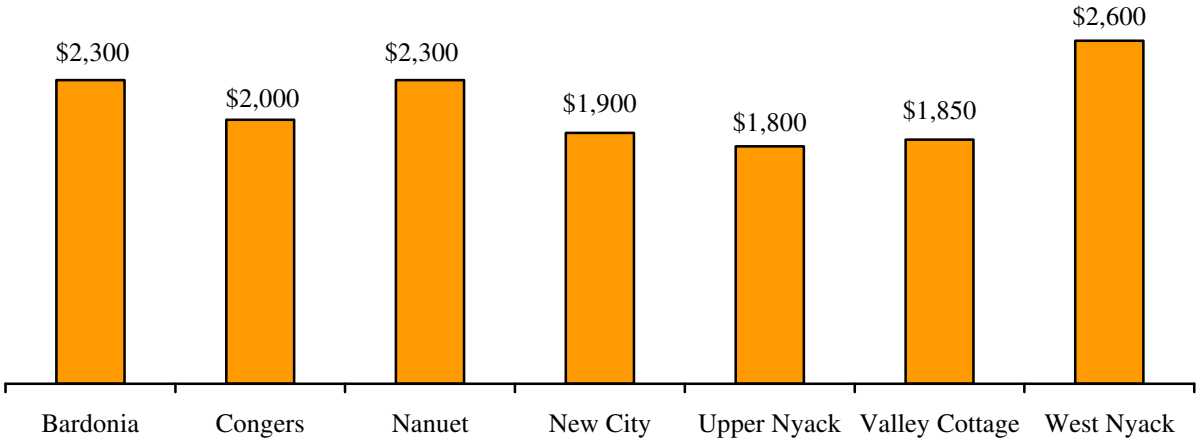
Note: Distribution of monthly rents was not available for Putnam County in 2006. 2006 figures reflect only Rockland and Westchester Counties.

Median Monthly Rents: 2006

(Source: 2006 American Community Survey)



Median Monthly Rents: 2007
(Source: MLS Listing as of July 2007)



6.3 Quality of Public Education

Residential growth in a community can impact the educational system as an influx of school age children places increased pressures on existing systems. This pressure is often passed onto residents through increased taxes. Therefore, when examining the growth, the impact on schools must also be considered. There are four school districts serving students in the Town of Clarkstown:

- Clarkstown Central School District
- East Ramapo Central School District
- Nanuet Union Free School District
- Nyack Union Free School District

Although there are four separate school districts located within the Town of Clarkstown's boundaries, the majority of students attend the Clarkstown Central School District. This district solely serves residents of the Town of Clarkstown, as well as those residing within the Villages of Nyack, Spring Valley and Upper Nyack. The Nanuet and Nyack Union Free School Districts are much smaller, with both districts serving residents of the Towns of Clarkstown and Orangetown, as well as those residing within the Villages of Grand View-on-Hudson, Nyack, Piermont, South Nyack and Spring Valley. Roughly 10% of students residing within the Town of Clarkstown attend the East Ramapo Central School District. In addition to Clarkstown, the district serves residents of the Towns of Haverstraw and Ramapo, as well as residents within the Villages of Airmont, Chestnut Ridge, Haverstraw, Hillburn, Kaser, Montebello, New Hempstead, New Square, Nyack, Pomona, Sloatsburg, Spring Valley, Suffern, Wesley Hills and West Haverstraw.

The school districts in the Town are comprised of 37 public schools, 25 of which are elementary schools, 5 are middle schools, six are high schools, and one – the Birchwood School – is a special education school.

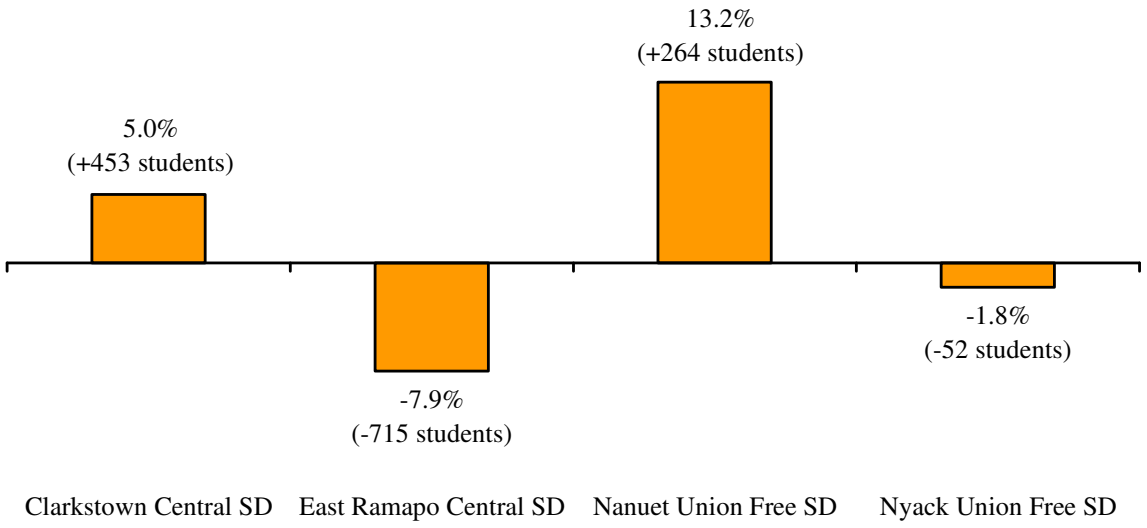
Type and Number of Schools, School Districts within Town of Clarkstown: 2005 – 2006 (Source: New York State Education Department)				
	Clarkstown Central SD	**East Ramapo Central SD**	**Nanuet Union Free SD**	**Nyack Union Free SD**
Elementary Schools	10	10	2	3
Middle Schools	1	2	1	1
High Schools	2	2	1	1
Special Education Schools	1	0	0	0
TOTAL	**14**	**14**	**4**	**5**

In addition to the four public school districts serving Clarkstown, there are numerous private and parochial schools located within the Town. Blue Rock School is a private K-8 school located in West Nyack; Cornerstone Christian School is a private K-6 school located in New City; Reuben Gittleman Hebrew Day School is a Pre-K-4 Jewish school located in New City; The Rockland Country Day School is a private Pre-K – 12 school located in Congers; Saint Augustine School is a Christian Pre-K-8 school located in New City; Merkaz Hakolilim Dshikun Square is a private K-12 school located in New City; Monsey Academy for Girls is a private Jewish high school for girls, located in Spring Valley; The Summit School is a specialized high school, located in Nyack, that caters to students with emotional needs; and the Albertus Magnus High School is a Catholic school located in Bardonia.

In compliance with the national *No Child Left Behind*, all school districts within the state are required to create report cards for each school year to ensure that all students have language arts and math skills that prepare them for the future. School district report cards are based upon statewide standards of tests taken in November 2005 and June 2006. The percentage of students who scored at the "proficient" level includes those who meet (level 3) and exceed (level 4) the statewide testing standards. The remaining percentage of students scored at levels 1 and 2, which indicate that they did not meet the standards. The levels are reported in terms of the percentage of the total student enrollment by school in the accompanying table.

Public schools within the four school districts in Clarkstown provided nearly 23,000 students with public education over the 2005-2006 academic school year. The Clarkstown Central School District and the East Ramapo Central School District are the two districts with the greatest number of schools, hence the districts with the largest student enrollment.

Change in Student Enrollment: 2000 - 2006
(Source: New York State Education Department)



Based on the most recent report cards, Clarkstown Central School District, Nanuet Union Free School District and Nyack Union Free School District all boast excellent performance in both English Language Arts and Mathematics at the elementary, middle, and high school levels. Each district had far higher proficiency levels than the New York State average in each area. After school programs, internships, job shadowing and mentoring programs, and partnerships with local businesses and higher-educational institutions could be considered primary strategies in maintaining these district's strong academic standings. The same strategies can be applied to the East Ramapo Central School District, which has experienced lower proficiency levels than both the state average, and the other districts serving the Town.

School District Report Cards: 2005 – 2006 (Source: New York State Education Department)					
	Clarkstown Central SD	**East Ramapo Central SD**	**Nanuet Union Free SD**	**Nyack Union Free SD**	**New York State Average**
Student Enrollment	9,443	8,313	2,261	2,865	2,772,669
Average Class Size	22	19	22	20	22
High School Graduation Rate	93.0%	65.0%	89.0%	81.0%	67.0%
Students Planning on Attending College	86.0%	58.0%	80.0%	82.0%	69.0%
Expenditures per Student	90.0%	65.0%	92.0%	81.0%	78.0%
Proficiency: Elementary Level English Language Arts	97.0%	77.0%	93.0%	97.0%	86.0%
Proficiency: Elementary Level Mathematics	69.0%	32.0%	69.0%	77.0%	49.0%
Proficiency: Middle School Level English Language Arts	76.0%	30.0%	76.0%	68.0%	54.0%
Proficiency: Middle School Level Mathematics	93.0%	48.0%	90.0%	70.0%	64.0%
Proficiency: High School Level English Language Arts	95.0%	66.0%	89.0%	84.0%	69.0%
Proficiency: High School Level Mathematics	94.0%	72.0%	91.0%	86.0%	71.0%
Eligible for Free Lunch	3.0%	46.0%	3.0%	18.0%	37.0%
Eligible for Reduced – Price Lunch	3.0%	14.0%	2.0%	5.0%	8.0%

An indicator of poverty is found in the percentage of children eligible for free or reduced – price lunch through the public school system. The school district determines eligibility for such programs based on household income and household size. Students that are eligible for free lunch are from families that are below the poverty level, and students that are eligible for reduced-price lunch are from families that are above poverty level, yet are nonetheless deemed low-income.[8]

Students attending the Clarkstown Central School District and the Nanuet Union Free School District have relatively low eligibility for free or reduced-price lunch. There are slightly more students available for the programs in the Nyack Union Free School District. Over 3,800 students, or 46% of students enrolled in the East Ramapo Central School District are eligible for free lunch and an additional 14% of students are eligible for reduced-price lunch.

[8] For the 2006-2007 school year, New York State thresholds for free lunch range from an annual household income of $12,740 for a single-person household to $43,680 for an eight-person household. Thresholds for reduced-price lunch range from an annual household income of $18,130 for a single-person household to $62,160 for an eight-person household. Each additional family member increases the threshold by $4,420.

6.4 CRIME RATE

Criminal activity within a locality can either add or detract from the quality of life of the residents. In addition to good schools, low taxes, and the availability of decent housing, the absence of crime (or the perceived absence of crime) can attract new homeowners as well as retain existing residents.

Crime rates were evaluated in the Town of Clarkstown and were compared with the Hudson Valley, Bergen County, New York State and New Jersey. Both violent crimes and property crimes were analyzed. Violent crimes include murder/non-negligent manslaughter, forcible rape, robbery and aggravated assault; property crimes included burglary, larceny theft and motor vehicle theft. In order to account for accuracy among various population groups, crime rates are calculated by dividing the number of crimes by each 100,000 of a given locale's population.

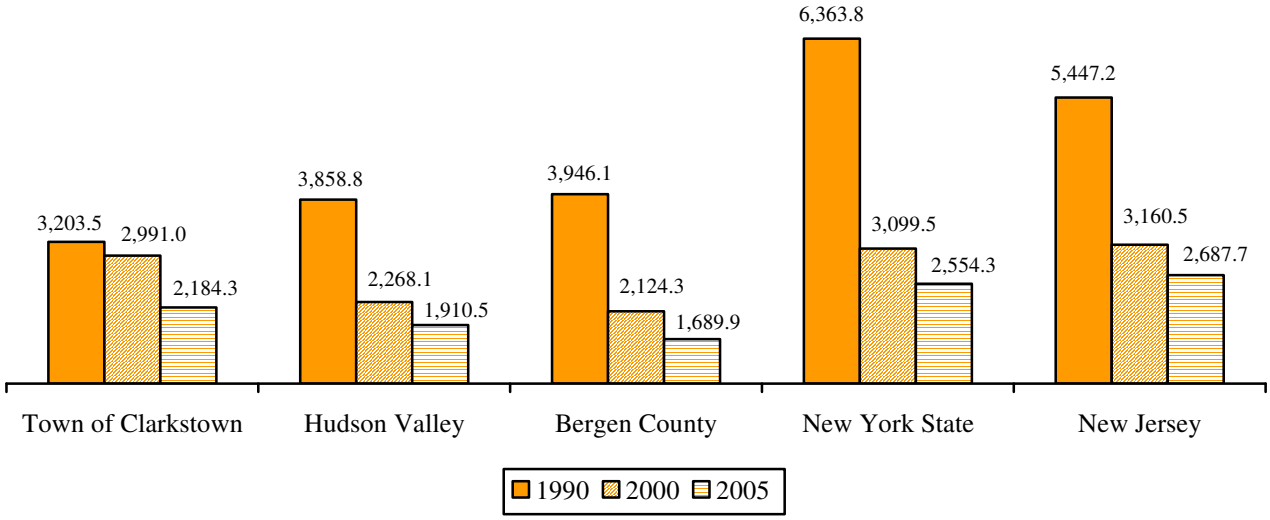
The crime rates seen in Clarkstown are relatively on par with those seen in Hudson Valley and Bergen County. The crime rate in Clarkstown was just over 3,200 incidents per 100,000 of the Town's population in 1990, and has dropped by nearly 32% between 1990 and 2005. The crime rates have decreased throughout the Hudson Valley, Bergen County, New York State, and New Jersey as well, with each seeing a greater decrease in the percentage of crimes than Clarkstown. Crime in the Hudson Valley has been cut in half, while crime in Bergen County, New York State, and New Jersey has decreased by a respective 57%, 60% and 51% in the 15-year span.

As of 2005, crime rates were higher in Clarkstown than in the rest of Hudson Valley and Bergen County. They were, however, substantially lower than the statewide crime rates in both New York State and New Jersey. Although Clarkstown has seen a vast decrease in the number of crimes over the past 15 years, the Town still needs improvement, most notably among property crimes. As of 2005, there were 1,459 incidents of larceny theft, comprising over 84% of all crimes committed within the Town.

Regardless of the relatively higher property crime rate, the Town of Clarkstown is regarded as a very safe place to live and work. According to the American Society of Criminology, in their 14th annual "City Crime Rankings: Crime in Metropolitan America," Clarkstown, New York was ranked as the second safest municipality with at least 75,000 persons – second only to Mission Viejo, California. The study examined per capita homicide, rape, robbery, aggravated assault, burglary, and auto theft.[9]

[9] Goodman, David N., ***"Researchers call Detroit most dangerous U.S. city: Group rips analysis of FBI stats,"*** The Daily Gazette, page A1, A3, November 19, 2007.

Reported Violent and Property Crime Rates: 1990 - 2005
(Source: FBI Uniform Crime Reports, via U.S. Department of Justice, Bureau of Justice Statistics)



Note: Hudson Valley crime data is reflective of the 46 recording police and public safety departments in Columbia, Dutchess, Greene, Orange, Putnam, Rockland, Ulster and Westchester counties.

Reported Violent and Property Crimes and Crime Rates, per 100,000 population: 1990 – 2005
(Source: FBI Uniform Crime Reports, via U.S. Department of Justice, Bureau of Justice Statistics)

	Town of Clarkstown			Hudson Valley			Bergen County			New York State			New Jersey		
	1990	2000	2005	1990	2000	2005	1990	2000	2005	1990	2000	2005	1990	2000	2005
Murder/Non-negligent manslaughter	0	2	1	65	38	37	9	3	7	2,605	952	874	432	289	417
Rate	0.0	2.6	1.3	4.5	2.4	2.3	1.4	0.4	1.0	14.5	5.0	4.5	5.6	3.4	4.8
Forcible Rape	8	3	11	227	170	185	47	41	46	5,368	3,530	3,636	2,307	1,357	1,208
Rate	10.5	3.9	13.9	15.8	10.9	11.6	7.2	5.8	6.4	29.8	18.6	18.9	29.8	16.1	13.9
Robbery	28	33	23	2,550	1,487	1,863	511	403	405	112,380	40,539	35,179	23,269	13,553	13,215
Rate	36.6	42.5	29.0	177.8	95.4	116.6	78.2	57.4	56.6	624.7	213.6	182.7	301.0	161.1	151.6
Aggravated Assault	115	95	73	3,088	2,308	2,341	770	601	535	92,105	60,090	46,150	24,049	17,099	16,079
Rate	150.2	122.3	92.1	215.4	148.0	146.5	117.8	85.6	74.8	512.0	316.7	239.7	311.1	203.2	184.4
Burglary	351	195	113	9,899	4,855	3,924	4,052	2,249	1,681	208,813	87,946	68,034	78,628	43,924	38,980
Rate	458.6	251.1	142.5	690.4	311.4	245.6	620.0	320.3	235.1	1,160.7	463.4	353.3	1,017.2	522.0	447.1
Larceny Theft	1,784	1,845	1,459	32,573	23,409	20,306	16,462	10,104	8,328	536,012	340,901	302,220	219,767	155,562	136,728
Rate	2,330.7	2,375.5	1,839.9	2,271.7	1,501.5	1,270.9	2,518.8	1,438.9	1,164.7	2,979.4	1,796.4	1,569.6	2,843.0	1,848.8	1,568.4
Motor Vehicle Theft	166	150	52	6,928	3,094	1,869	3,939	1,516	1,082	187,591	54,231	35,736	72,628	34,151	27,683
Rate	216.9	193.1	65.6	483.2	198.5	117.0	602.7	215.9	151.3	1,042.7	285.8	185.6	939.5	405.9	317.5
TOTAL	**2,452**	**2,323**	**1,732**	**55,330**	**35,361**	**30,525**	**25,790**	**14,917**	**12,084**	**1,144,874**	**588,189**	**491,829**	**421,080**	**265,935**	**234,310**
Rate	**3,203.5**	**2,991.0**	**2,184.3**	**3,858.8**	**2,268.1**	**1,910.5**	**3,946.1**	**2,124.3**	**1,689.9**	**6,363.8**	**3,099.5**	**2,554.3**	**5,447.2**	**3,160.5**	**2,687.7**
% Change in Crime Rates 1990 – 2005	**-31.8%**			**-50.5%**			**-57.2%**			**-59.9%**			**-50.7%**		

6.5 Cultural and Recreational Opportunities

There are 15 buildings, sites and/or districts located within Clarkstown that are listed on either the National or State Register of Historic Places. Several dozen other historical buildings and sites have been recognized by the Town Board, and hundreds of others have no formal recognition. Further information is illustrated in the accompanying table.

Historical Resources, Town of Clarkstown: 2007 (Source: National Register of Historic Places via U.S. Department of the Interior, National Park Service; New York State Historic Preservation Office via New York State Office of Parks, Recreation and Historic Preservation)				
Name	**Location**	**Year Added**	**Historic Function**	**Current Function**
Blauvelt House	20 Zukor Road, New City	1985	Home of the Blauvelt family	Home of the Rockland County Historical Society
English Church and Schoolhouse (AKA New Hempstead Presbyterian Church)	New Hempstead Road, New City	1977	Church and Schoolhouse	Church and Schoolhouse
First Methodist Episcopal Church of Nyack (AKA Old Stone Church)	North Broadway, Village of Upper Nyack	1998	Church	Church
H.R. Stevens House	Congers Road, New City	2005	Residential dwelling	Residential dwelling
Mount Moor African – American Cemetery	Dexter Road, Clarkstown	1994	African-American cemetery dates back to Civil War	Cemetery
Palisades Interstate Parkway	Traverses roughly 3 miles of Clarkstown	1966	Interstate – opened in 1958	Interstate
Philadelphia Toboggan Company Carousel Number 15	Palisades Center, West Nyack	2001	Carousel	Carousel located in Palisades Center
Rockland County Courthouse and Dutch Gardens	South Main Street and New Hempstead Road, New City	1991	Courthouse and Gardens	Courthouse and Gardens – one of the finest public gardens designed by a female landscape architect.
Terneur – Hutton House	Sickletown Road, West Nyack	1973	Residential dwelling	Residential dwelling
Upper Nyack Firehouse (AKA Empire Hook and Ladder Company, No. 1)	North Broadway, Village of Upper Nyack	1982	Fire Station	Fire Station
Van Houten's Landing Historic District	Village of Upper Nyack	2004	Ship yard that built ships for World War I	Boat repair and storage

The Town of Clarkstown has an extensive park system that includes roughly 700 acres of parkland, four community centers, three outdoor pools, three picnic areas, two picnic shelters, twelve ball fields, one

soccer field, two bocce ball courts, two tennis courts, one wheel park, five playgrounds, four outdoor basketball courts, a historic home, a barn and various school facilities. The park system continues to expand as the Town acquires additional lands under the Open Space program. Existing recreational facilities are outlined in the accompanying table.

Recreational Facilities, Town of Clarkstown: 2007
(Source: Town of Clarkstown)

Recreational Facility	Location	Type of Facility	Size	Amenities
Buttermilk Falls	West Nyack	County/ State Park	75.0 acres	Trails, scenic overlooks, picnicking areas
Central Nyack Community Center	Waldron Avenue, Central Nyack	Community Center	N/A	Gymnasium, weight room, lounge with television, game room, meeting room
Congers Community Center	Gilchrest Road, Congers	Community Center	N/A	Gymnasium, weight room, television room, game room, large meeting room, wheel park
Congers Lake Memorial Park	Gilchrest Road, Congers	Town Park	177.9 acres	Swimming pool, bathhouse, waterslide, community center, refreshment stand, tennis courts, picnic area, playground, handball court, bocce court, ballfields, basketball courts, 100 acre lake, wheel house
Demarest Kill Park	New City	County/ State Park	30.0 acres	2.5 acre pond stocked with Brown Trout, wooden fishing station, hiking trail, picnic area, benches
Dutch Gardens	New City	County/ State Park	3.0 acres	Brick teahouse with a fireplace, gazebo, arbor and bandstand, brick lined walking paths, sitting areas, picnic areas.
Germonds Park	Germonds Road, West Nyack	Town Park	78.3 acres	Two swimming pools, diving tank, bathhouse, waterslide, lighted ball fields, picnic areas, basketball courts, playground, miniature golf course
Hemlock Park	Hemlock and Route 303, Congers	Town Park	3.5 acres	Ball fields
High Tor State Park	New City	State Park	600+ acres	Pool, hiking trails, picnic tables, showers
Hook Mountain State Park	Upper Nyack	State Park	676.0 acres	Designated a New York State Important Bird Area. Amenities include hiking trails, scenic overlooks

Recreational Facilities, Town of Clarkstown: 2007 (Source: Town of Clarkstown)				
Recreational Facility	**Location**	**Type of Facility**	**Size**	**Amenities**
Kennedy Dells	New City	County/ State Park	179.0 acres	Recreation fields, Crum Creek, parcourse fitness trail, hiking trails, off-lease dog area, horse corral, nature study, cross country skiing trails, picnic area, pavilion, restrooms, handicapped accessible. Guided tours and lectures available by the Park Rangers.
Kings Park	Kings Highway, Congers	Town Park	60.0 acres	Two ponds, ball fields, playground, basketball courts
Lake Nanuet Park	Lake Nanuet Drive and Blauvelt Road, Nanuet	Town Park	33.5 acres	Lake for swimming, waterslide, bathhouse, refreshment stand, ball fields, lighted picnic area, playground, basketball court
Mountainview Nature Park	West Nyack	County/ State Park	83.0 acres	Nature trails, scenic overlooks
Nyack Beach State Park	Upper Nyack	State Park	61.0 acres	Access to Hudson River, picnic areas, hiking/cross-country skiing trails, walking and bicycle paths, fishing, boat launch sites
Pascack Community Center	New Clarkstown Road, Nanuet	Community Center	N/A	Basketball, indoor basketball, community rooms, playground apparatus, climbing wall, spray park
Rockland Lake State Park	Congers	State Park	N/A	Rockland Lake stocked with bass, perch and norlunge, fitness trail, Olympic-sized and kiddie swimming pools, picnic tables, grills, playground, car-top boat launch and boat rentals, hiking trails, scenic overlooks, tennis courts, two golf courses, fishing, ice fishing, cross country skiing trails, sledding slopes, Nature Center.
Sean Hunter Ryan Memorial Park	West Nyack	County Park	15.0 acres	Hiking trails
Street Community Center	Zukor Road, New City	Community Center	N/A	Gymnasium, weight room, television room, game room, auditorium, meeting room
Tennyson Park	Tennyson Drive, Nanuet	Town Park	9.0 acres	Ball field, playground, basketball courts

Recreational Facilities, Town of Clarkstown: 2007 (Source: Town of Clarkstown)				
Recreational Facility	**Location**	**Type of Facility**	**Size**	**Amenities**
Twin Ponds Park	Massachusetts Avenue and Sedge Road, Valley Cottage	Town Park	24.9 acres	Two ponds
Zukor Park	Zukor Road, New City	Town Park	30.4 acres	Community center, administration building, ball fields, lighted basketball courts, playground

The Town and County also sponsor several youth and adult sports leagues that are open to residents of Clarkstown. These include Congers Little League, Nanuet Little League, Nanuet/West Nyack Girls Softball, New City Little League, Nyack/Valley Cottage Little League, and Rockland County Softball for youth and adult men.

6.6 Health Care

As seen in *Section 2.3: Employment and Establishments by Industry,* there exists approximately 383 health care and social assistance establishments in the Town of Clarkstown. Of these, 295 establishments are solely devoted to health care. Major hospitals and health care centers within the Town include:

- Cancer Center, located in West Nyack, New York
- Palisades Pediatrics, located in New City, New York
- New City Pediatric Group, located in New City, New York
- Clarkstown Pediatrics, located in Spring Valley and Nanuet, New York
- Bardonia Pediatric Association, located in Bardonia, New York
- Hillcrest Medical Association, located in Nanuet, New York
- Nyack Pediatrics Association, located in Nyack, New York
- Mental Health Association of Rockland, located in Valley Cottage and West Nyack, New York

6.7 Retail and Shopping Opportunities

Palisades Center

The largest and unquestionably the most frequented and significant retail establishment is Palisades Center. Palisades Center is a 2.2 million square foot mall, located directly off the New York State Thruway at Routes 303 and 59 in West Nyack. The mall provides access to more than 24 million visitors each year. The four-level mall boasts a four-story parking deck, and has over 400 stores and

entertainment options. The Palisades Center has 23 anchor stores including BJ's Wholesale Club, Best Buy, Bed Bath and Beyond, H&M, Macy's, Lord and Taylor, JCPenney, Home Depot, Sports Authority, Comp USA, Staples, Circuit City, Modell's, Jo-Ann Etc., DSW and Target. There are roughly 50 restaurants and eateries, several theaters including an IMAX theater, an ice rink, a Ferris wheel, a fitness center, a carousel, a bowling alley, and others.

Nanuet Mall

Nanuet Mall is located directly of the New York State Thruway, on Route 59 in Nanuet. The two-story mall has over 120 specialty stores and services and eight restaurants and eateries. Major anchors include Macy's, Sears and Boscovs. While the mall provides numerous persons with shopping opportunities each year, there have been many criticisms, especially over the past several years, that the mall may not be the property's highest and best use.

Simon Property Group, the current owner of the Nanuet Mall, has proposed the redevelopment of the mall into a mixed-use lifestyle center. The plan calls for a 915,000 square foot mixed-use, open-air center, scheduled for completion in the fall of 2009. Nanuet Mall is proposed to feature a range of shopping options, restaurants, a gourmet grocery, as well as housing, office and recreational facilities. This repositioning strategy, as well as other alternative options for the Nanuet Mall, is further examined in *Section 4: Mall Redevelopment Strategy*.

Section 2: Economic Base Analysis

Section 1

1.1 Industry Cluster Analysis

Harvard professor Michael Porter defined industry clusters as "geographically proximate group of interconnected companies and associated institutions in a particular field, linked by commonalities and complementarities."[1] Clusters can be linked vertically, as with the case of buyers and suppliers, as well as horizontally, with businesses competing in similar markets or sharing common technology.[2] To identify clusters, a comprehensive analysis of Rockland County's economy was conducted. This involved several types of analysis that studied employment concentration, relative growth, competitive advantage, and categorizing industry clusters. This analysis allowed for distinguishing between growing and declining clusters, as well as identifying industries where Rockland County has a competitive advantage.

1.2 Industry Clusters in the Hudson Valley Region

It is important to identify the industry clusters in the Hudson Valley to gain a better understanding of Clarkstown's role in the regional economy as well as identify potential target industries for the community. These clusters represent a geographic concentration of firms within a particular industry. The Hudson Valley encompasses nine counties that include Westchester, Rockland, Putnam, Orange, Dutchess, Ulster, Sullivan, Greene, and Columbia. The Hudson Valley Economic Development Corporation[3] identified the major industry clusters in the Hudson Valley as follows:

- ***Biotechnology/Pharmaceutical***: There are over 90 biopharmaceutical firms in the Hudson Valley, with 60% of the nation's pharmaceutical industry located in Metro New York.
- ***Semiconductor/Microelectronics***: IBM and NXP (formerly Philips Electronics) are the major anchors of the semiconductor industry in the Hudson Valley. There are over 35 companies related to the semiconductor/microelectronics network.
- ***Financial and Insurance Industries***: The Hudson Valley, because of its proximity to New York City, has become a popular location for data recovery and backup centers. Major financial establishments such as MasterCard, MBIA, Swiss Reinsurance America Corporation and Swiss Life & Health America are headquartered in the Hudson Valley. New York Life relocated 1,000 employees to Mount Pleasant after September 11.
- ***Information Technology***: There are over 3,000 software firms, computer system designers, Internet service providers, networking firms, telecommunications and other information technology companies in the Hudson Valley.
- ***Research & Development***: There are over three-dozen major R&D centers and hundreds of other businesses with a strong R&D component located in the Hudson Valley.

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[1] Porter, Michael, "Location, Competition, and Economic Development: Local Clusters in a Global Economy. *Economic Development Quarterly*, 14, 15-34.
[2] International Economic Development Council. *Economic Development Marketing*. 2002.
[3] Hudson Valley Economic Development Corporation, www.hvedc.com

The businesses located in Rockland County related to these industry clusters are the following:

- There are thirteen Biotech/Pharmaceutical firms in Rockland County. Four of these are located in Clarkstown.
- There are currently eight establishments related to microelectronics in Rockland County. Two of these are located in Clarkstown.

BIOTECHNOLOGY/PHARMACEUTICAL INDUSTRY CLUSTER

Business Establishments in Clarkstown & Rockland County

Name of Business Establishment	Location
ADH Health Products	Congers (Clarkstown)
Axiom Pharmaceuticals	Congers (Clarkstown)
IVAX	Congers (Clarkstown)
Bee-Alive	Valley Cottage (Clarkstown)
Avon	Suffern
Ferring Pharmaceuticals	Suffern
Novartis Pharmaceuticals	Suffern
Generic Sal	Blauvelt
CRF	Orangeburg
Euromed, Inc.	Orangeburg
ICN Pharmaceuticals	Orangeburg
Par Pharmaceutical	Spring Valley
Wyeth	Pearl River
Barr Laboratories	Pomona

MICROELECTRONICS INDUSTRY CLUSTER

Business Establishments in Clarkstown & Rockland County

Name of Business Establishment	Location
Model Electronics	Nanuet (Clarkstown)
Bram Manufacturing	Congers (Clarkstown)
Lecroy	Orangeburg
Praxair	Orangeburg
Vishay MIC Technology	Pearl River
Super Conductor Materials	Suffern
Citation Manufacturing	Spring Valley
Stony Point Electronics	Stony Point

1.3 INDUSTRY CLUSTERS IN ROCKLAND COUNTY

An analysis of County Business Patterns provides information regarding the major industry clusters in Rockland County. These industry clusters are as follows:[4]

Utilities

NAICS Code: 22; 221
Number of Employees: 1,168
Number of Establishments: 9
Annual Payroll: $91.866 M
Related Sub-Sectors:

- 2211 – Electric Power Generation & Transmission
  - 1,000 – 2,499 employees; 7 establishments; annual payroll not available; $69,160 median wage
- 2213 – Water, Sewage and Other Systems
  - 100 - 249 employees; 2 establishments; annual payroll not available; $44,570 median wage

Construction

NAICS Code: 23
Number of Employees: 5,908
Number of Establishments: 991
Annual Payroll: $301.339 M
Median Wage: $49,940
Related Sub-Sectors:

- Construction of Buildings
  - 1,098 employees; 308 establishments; $50.337 M annual payroll
- Heavy and Civil Engineering Construction
  - 368 employees; 38 establishments; $33.069 M annual payroll
- Land Subdivision
  - 30 employees; 10 establishments; $4.415 M annual payroll
- Specialty Trade Contractors
  - 4,442 employees; 645 establishments; $217.993 M annual payroll

Manufacturing

NAICS Code: 31
Number of Employees: 5,908
Number of Establishments: 9,643
Annual Payroll: $ 552.251 M

[4] Median wages from Occupational Employment Statistics, 2nd Quarter 2007, NYS Department of Labor.

Food Manufacturing

NAICS Code: 311
Number of Employees: 914
Number of Establishments: 37
Annual Payroll: $6.497 M
Median Wages: $18,550 - $40,610
Related Sub-Sectors:

- 3114 - Fruit and Vegetable Preserving and Specialty Food Manufacturing
- 31181 - Bread and Bakery Product Manufacturing

Pharmaceutical and Medicine Manufacturing

NAICS Code: 3254
Number of Employees: 3,682
Number of Establishments: 9
Annual Payroll: $277.965 M
Median Wages: $64,030 - $80,870
Related Sub-Sectors:

- 325412 - Pharmaceutical Preparation Manufacturing
  - 2,500-4,999 employees; 8 establishments; annual payroll not available
- 325413- In-Vitro Diagnostic Substance Manufacturing
  - 100-249 employees; 1 establishment; annual payroll not available

Plastics and Rubber Products Manufacturing

NAICS Code: 326
Number of Employees: 924
Number of Establishments: 16
Annual Payroll: $ 42.468 M
Median Wage: $36,680
Related Sub-Sectors:

- 32611 - Plastics Packaging Materials and Unlaminated Film and Sheet Manufacturing
  - 401 employees; 6 establishments; $17.363 M annual payroll
- 32619 – Other Plastics Product Manufacturing
  - 481 employees; 7 establishments; $24.248 M annual payroll
- 3262 – Rubber Product Manufacturing
- 4246 – Chemical and Allied Products Merchant Wholesalers
  - 225 employees; 17 establishments; $18.235 M annual payroll

Medical Equipment and Supplies Manufacturing (Medical Devices)

NAICS Code: 3391
Number of Employees: 515
Number of Establishments: 15
Annual Payroll: $ 25.958 M

Median Wage: $41,640
Related Sub-Sectors:

- 339111 - Laboratory Apparatus and Furniture Manufacturing
- 339113 - Surgical Appliance and Supplies Manufacturing
- 339115 - Ophthalmic Goods Manufacturing
- 339116 - Dental Laboratories
- 42345 - Medical, Dental, and Hospital Equipment and Supplies Merchant Wholesalers
  - 268 employees; 16 establishments; $25.273 M annual payroll

Computer and Electronic Product Manufacturing

NAICS Code: 334
Number of Employees: 250 - 499
Number of Establishments: 10
Annual Payroll: NA
Median Wage: $29,360
Related Sub-Sectors:

- 3341 - Computer and Peripheral Equipment Manufacturing
- 3343 - Audio and Video Equipment Manufacturing
- 3344 - Semiconductor and Other Electronic Component Manufacturing
- 3345 - Navigational, Measuring, Electro medical, and Control Instruments Manufacturing
- 33461 - Manufacturing and Reproducing Magnetic and Optical Media

Electrical Equipment, Appliance, and Component Manufacturing

NAICS Code: 335
Number of Employees: 331
Number of Establishments: 10
Annual Payroll: $11.212 M
Median Wage: $29,360
Related Sub-Sectors:

- 3351 - Electric Lighting Equipment Manufacturing
- 3353 - Electrical Equipment Manufacturing
- 3359 - Other Electrical Equipment and Component Manufacturing

Transportation Equipment Manufacturing

NAICS Code: 336
Number of Employees: 500-999
Number of Establishments: 3
Annual Payroll: Not available
Median Wage: $29,360
Related Sub-Sectors:

- 3364 – Aerospace Product and Parts Manufacturing

Wholesale Trade

NAICS Code: 42
Number of Employees: 6,433
Number of Establishments: 636
Annual Payroll: $355.585 M
Median Wage: $58,440
Related Sub-Sectors:

- 423 – Merchant Wholesalers, Durable Goods
  - 3,240 employees; 320 establishments; $200.686 M annual payroll
- 424 – Merchant Wholesalers, Nondurable Goods
  - 2,296 employees; 229 establishments; $144.256 M annual payroll
- 425 – Wholesale Electronic Markets and Agents and Brokers
  - 217 employees; 87 establishments; $10.643 M annual payroll

Retail Trade

NAICS Code: 44
Number of Employees: 14,716
Number of Establishments: 1,276
Annual Payroll: $352.284 M
Median Wage: $21,390
Related Sub-Sectors:

- 441 – Motor Vehicle and Parts Dealers
  - 1,463 employees; 74 establishments; $65.678 M annual payroll
- 442 – Furniture and Home Furnishings Stores
  - 593 employees; 78 establishments; $14. 298 M annual payroll
- 443 – Electronics and Appliance Stores
  - 542 employees; 64 establishments; $13.491 M annual payroll
- 444 – Building Material and Garden Equipment and Supplies Dealers
  - 1,135 employees; 70 establishments; $38.860 M annual payroll
- 445 – Food and Beverage Stores
  - 2,742 employees; 250 establishments; $58.729 M annual payroll
- 446 – Health and Personal Care Stores
  - 1,313 employees; 112 establishments; $32.763 M annual payroll
- 447 – Gasoline Stations
  - 301employees; 73 establishments; $7.091 M annual payroll
- 448 – Clothing and Clothing Accessories Stores
  - 2,136 employees; 227 establishments; $30.318 M annual payroll
- 451 – Sporting Goods, Hobby, Book, and Music Stores
  - 844 employees; 76 establishments; $14.944 M annual payroll
- 452 – General Retail Stores
  - 2,231 employees; 38 establishments; $44.766 M annual payroll

- 453 – Miscellaneous Store Retailers
  - 711 employees; 136 establishments; $11.261 M annual payroll
- 454 – Non-store Retailers
  - 505 employees; 66 establishments; $17.457 M annual payroll
- 423 – Merchant Wholesalers, Durable Goods
  - 3,240 employees; 320 establishments; $200.686 M annual payroll
- 424 – Merchant Wholesalers, Nondurable Goods
  - 2,976 employees; 229 establishments; $144.256 M annual payroll

Transportation & Warehousing

NAICS Code: 48
Number of Employees: 2,197
Number of Establishments: 163
Annual Payroll: $64.340 M
Median Wage: $29,880
Related Sub-Sectors:

- 484 – Truck Transportation
  - 328 employees; 65 establishments; $14.167 M annual payroll
- 485 – Transit and Ground Passenger Transportation
  - 1,230 employees; 46 establishments; $25.461 M annual payroll
- 492 – Couriers and Messengers
  - 244 employees; 10 establishments; $9.265 M annual payroll

Information

NAICS Code: 51
Number of Employees: 4,188
Number of Establishments: 177
Annual Payroll: $208.960 M
Related Sub-Sectors:

- 511 – Publishing Industries (except Internet)
  - 520 employees; 32 establishments; $28.016 M annual payroll; $28,470 - $42,450 median wages
- 517 – Telecommunications
  - 2,398 employees; 64 establishments; $149.016 M annual payroll; $51,870 median wage
- 518 – Internet Service Providers, Web Search Portals, and Data Processing Services
  - 280 employees; 23 establishments; $16.572 M annual payroll; $67,380 median wage

Finance and Insurance

NAICS Code: 52
Number of Employees: 4,537

Number of Establishments: 465
Annual Payroll: $259.753 M
Median Wage: $65,430
Related Sub-Sectors:

- 522 – Credit Intermediation and Related Industries
  - 3,006 employees; 175 establishments; $156.976 M annual payroll
- 523 - Securities, Commodity Contracts, and Other Financial Investments and Related Activities
  - 386 employees; 86 establishments; $36.875 M annual payroll
- 524 - Insurance Carriers and Related Activities
  - 855 employees; 203 establishments; $54.194 M annual payroll

Real Estate and Rental and Leasing

NAICS Code: 53
Number of Employees: 1,508
Number of Establishments: 443
Annual Payroll: $51.829 M
Median Wage: $46,510 - $70,710
Related Sub-Sectors:

- 531 – Real Estate
  - 1,281 employees; 395 establishments; $45.148 M annual payroll
- 532 – Rental and Leasing
  - 100 – 249 employees; 46 establishments; annual payroll not available

Professional, Scientific and Technical Services

NAICS Code: 54; 541
Number of Employees: 7,657
Number of Establishments: 1,235
Annual Payroll: $447.090 M
Median Wage: $65,380
Related Sub-Sectors:

- 5411 – Legal Services
  - 997 employees; 265 establishments; $46.575 M annual payroll; $87,260 median wage
- 5412 – Accounting, Tax Preparation, Bookkeeping, and Payroll Services
  - 918 employees; 186 establishments; $29.880 M annual payroll;
- 5413 – Architectural, Engineering, and Related Services
  - 776 employees; 119 establishments; $45.837 M annual payroll; $72,150 median wage
- 5414 – Specialized Design Services
  - 164 employees; 53 establishments; $7.769 M annual payroll
- 5415 – Computer Systems Design and Related Services

- 630 employees; 226 establishments; $38.525 M annual payroll
- 5416 – Management, Scientific, and Technical Consulting Services
  - 817 employees; 202 establishments; $37.059 M annual payroll
- 5417 – Scientific Research and Development Services
  - 2,010 employees; 20 establishments; $148.329 M annual payroll
- 5418 – Advertising and Related Services
  - 894 employees; 68 establishments; $78.170 M annual payroll
- 5419 – Other Professional, Scientific, and Technical Services
  - 451 employees; 96 establishments; $14.946 M annual payroll

Management of Companies & Enterprises

NAICS Code: 55
Number of Employees: 1,611
Number of Establishments: 27
Annual Payroll: $76.223 M
Median Wage: $100,640
Related Sub-Sectors:

- 551112 - Offices of Other Holding Companies
  - 1,098 employees; 308 establishments; $50.337 M annual payroll
- 551114 - Corporate, Subsidiary, and Regional Managing Offices
  - 1,535 employees; 17 establishments; $ 72.146 M annual payroll

Administrative and Support and Waste Management and Remediation Services

NAICS Code: 56
Number of Employees: 4,216
Number of Establishments: 521
Annual Payroll: $132.048 M
Related Sub-Sectors:

- 561 – Administrative Support Services
  - 3,703 employees; 583 establishments; $109.648 M annual payroll; $32,040 median wage
- 562 – Waste Management and Remediation Services
  - 513 employees; 38 establishments; $22.400 M annual payroll; $41,470 median wage

Educational Services

NAICS Code: 61
Number of Employees: 4,679
Number of Establishments: 159
Annual Payroll: $92.054 M
Median Wage: $49,980
Related Sub-Sectors:

- 6111 – Elementary and Secondary Schools
  - 1,935 employees; 50 establishments; $39.666 M annual payroll
- 6113 – Colleges, Universities, and Professional Schools
  - 1,991 employees; 5 establishments; $34.394 M annual payroll
- 6114 – Business Schools and Computer and Management Training
  - 182 employees; 8 establishments; $34.394 M annual payroll
- 6115 – Technical and Trade Schools
  - 66 employees; 7 establishments; $0.969 M annual payroll
- 6116 – Other Schools and Instruction
  - 450 employees; 69 establishments; $9.285 M annual payroll

Health Care and Social Assistance

NAICS Code:	62
Number of Employees:	21,994
Number of Establishments:	1,087
Annual Payroll:	$787.069 M
Median Wages:	$28,120 - $64,850

Related Sub-Sectors:

- 621 - Ambulatory Health Care Services
  - 7,550 employees; 772 establishments; $304.313 M annual payroll
- 622 – Hospitals
  - 6,138 employees; 6 establishments; $272.945 M annual payroll
- 623 – Nursing and Residential Care Facilities
  - 4,761 employees; 111 establishments; $135.576 M annual payroll
- 624 – Social Assistance
  - 3,545 employees; 198 establishments; $74.235 M annual payroll
- 3391 – Medical Equipment and Supplies Manufacturing
  - 551 employees; 15 establishments; $ 25.958 M annual payroll
- 42345 - Medical, Dental, and Hospital Equipment and Supplies Merchant Wholesalers
  - 268 employees; 16 establishments; $25.273 M annual payroll

Accommodation & Food Services

NAICS Code:	72
Number of Employees:	6,830
Number of Establishments:	652
Annual Payroll:	$111.659 M

Related Sub-Sectors:

- 721 – Accommodation
  - 799 employees; 27 establishments; $18.335 M annual payroll; $22,000 median wage
- 722 – Food Services & Drinking Places

- 6,031 employees; 625 establishments; $93.324 M annual payroll; $20,190 median wage

Other Services (except Public Administration)

NAICS Code: 81
Number of Employees: 5,243
Number of Establishments: 841
Annual Payroll: $116.017 M
Related Sub-Sectors:

- 811 – Repair & Maintenance
  - 929 employees; 238 establishments; $29.999 M annual payroll; $40,970 median wage
- 812 – Personal and Laundry Services
  - 1,291 employees; 326 establishments; $23.529 M annual payroll; $23,040 median wage
- 813 – Religious, Grantmaking, Civic, Professional, and Similar Organizations
  - 3,023 employees; 277 establishments; $62.489 M annual payroll; $40,240 median wage

2.1 CLASSIFYING INDUSTRY CLUSTERS

"Base" industries are industries that export goods or services outside the community. Base industries bring in dollars to the community that could be spent on non-base industries. "Non-base" industries serve the local market and are dependent on the income generated by base industries. Non-base industries include movie theaters, groceries and supermarkets, gas stations, personal care services and others.[5]

To determine "Base" and "Non-base" industries, a Location Quotient analysis was used. Location Quotients (LQ) gauge industry concentration in an area. High concentrations of industry sectors and sub-sectors in a location indicate that the community satisfies the particular needs of particular industry sectors or sub-sectors. Location Quotients (LQ's) are calculated by comparing local employment to national or regional employment. A Location Quotient greater than 1.0 indicates that a community has proportionately more people than the national average employed in a specific industry sector. This implies that a community is producing more of a product or service than is consumed by local residents. The excess is available for export outside the community. A Location Quotient less than 1.0 suggests that a community is not producing enough of a product or service to meet local demand, and is importing to meet local demand. A Location Quotient approximately equal to 1.0 indicates that a community is producing enough to meet local demand.

A Location Quotient greater than 1.25 indicates that the community has a competitive advantage in this industry. In this process, we looked at Location Quotients for Rockland County, the Tri-County region of Putnam, Rockland and Westchester counties, and the New York-Northern New Jersey-Long Island, NY-

[5] International Economic Development Council, "Economic Development Planning." 2002.

NJ-PA, Census Based Statistical Area (CBSA). With Rockland County's economy closely tied to the surrounding metropolitan area, identifying growing and established industries in the Tri-County and the CBSA also provides possible sources of target industries for Clarkstown. While industries with Location Quotients above 1.25 were examined, we distinguished between industries that are strong, with Location Quotients over 2.0, and industries that have potential for competitive advantage, with Location Quotients above 1.25 but below 2.0. With appropriate strategies, industries within the latter category could be expanded. Such industries outside the county but within the region could also possibly be attracted to the Town of Clarkstown and Rockland County.

2.1.1 Base Industries

The Location Quotient Analysis allowed us to determine concentrations of employment within Rockland County. Based on the definition of "Base" and "Non-base" industries, base industries export outside the area and non-base serve the needs of the local community. These sub-sectors could be considered "Base" industries since they have high Location Quotients (over 1.0), high employment numbers, and could be exported outside the area.

- Chemical Manufacturing – including Pharmaceuticals
- Utilities
- Telecommunications
- Plastics and Rubber Products Manufacturing
- Electrical Equipment and Appliance Manufacturing

While certain industry sub-sectors in Rockland County have high Location Quotients, these could not be considered "Base" as their goods and services could not be exported. They provide goods and services that consumers from outside the area could purchase or avail within the county.

- Transit and Ground Passenger Transportation
- Membership Associations and Organizations
- Nursing and Residential Care Facilities
- Educational Services
- Ambulatory Health Care Services
- Electronics and Appliance Stores
- Sporting Goods, Hobby, Book and Music Stores
- General Merchandise Stores

Top Industry Sub-Sectors, Rockland County: 2005
(Source: County Business Patterns via U.S. Census Bureau; Bureau of Labor Statistics)

NAICS Code	Industry Sub-Sector	Location Quotient	Employment (2005)
519	Other information services	10.15	429
325	Chemical manufacturing	8.11	4,008

Top Industry Sub-Sectors, Rockland County: 2005 (Source: County Business Patterns via U.S. Census Bureau; Bureau of Labor Statistics)			
NAICS Code	**Industry Sub-Sector**	**Location Quotient**	**Employment (2005)**
485	Transit and ground passenger transportation	4.78	1,230
813	Membership associations and organizations	2.16	3,023
221	Utilities	1.98	1,168
623	Nursing and residential care facilities	1.98	4,761
611	Educational services	1.76	4,679
446	Health and personal care stores	1.68	1,313
448	Clothing and clothing accessories stores	1.66	2,136
562	Waste management and remediation services	1.55	513
314	Textile product mills	1.54	507
621	Ambulatory health care services	1.49	7,550
443	Electronics and appliance stores	1.44	542
451	Sporting goods, hobby, book & music stores	1.37	844
517	Telecommunications	1.36	2,398
624	Social assistance	1.28	3,545
452	General merchandise stores	1.21	2,231
335	Electrical equipment and appliance manufacturing	1.18	331
622	Hospitals	1.15	6,138
326	Plastics and rubber products manufacturing	1.13	924
TOTAL EMPLOYMENT			**~48,000**

Location Quotient Analysis of Industry Sub-Sectors: 2005 (Source: County Business Patterns via U.S. Census Bureau; Bureau of Labor Statistics)		
Rockland County	**Tri-County**	**New York-Northern New Jersey-Long Island, NY-NJ-PA CBSA**
Industry Sub-Sectors with Competitive Advantage: Location Quotient >2.0		
> Other information services > Chemical manufacturing > Transit and ground passenger transportation > Membership associations and organizations	> Other information services > Transit and ground passenger transportation	> Other information services > Securities, commodity contracts, investments > Transit and ground passenger transportation > Apparel manufacturing > Lessors of nonfinancial intangible assets
Industry with Potential Competitive Advantage: Location Quotient 1.25 – 2.0		

Location Quotient Analysis of Industry Sub-Sectors: 2005 (Source: County Business Patterns via U.S. Census Bureau; Bureau of Labor Statistics)		
Rockland County	**Tri-County**	**New York-Northern New Jersey-Long Island, NY-NJ-PA CBSA**
> Utilities > Nursing and residential care facilities > Educational services > Health and personal care stores > Clothing and clothing accessories stores > Waste management and remediation services > Textile product mills > Ambulatory health care services > Electronics and appliance stores > Sporting goods, hobby, book and music stores > Telecommunications > Social assistance	> Educational services > Chemical manufacturing > Membership associations and organizations > ISPs, search portals and data processing > Utilities > Private households > Nursing and residential care facilities > Securities, commodity contracts, investments > Real estate > Amusements, gambling and recreation > Clothing and clothing accessories stores > Management of companies and enterprises > Publishing industries, except Internet > Telecommunications > Ambulatory health care services > Personal and laundry services > Nonstore retailers > Social assistance > Sporting goods, hobby, book and music stores > Computer and electronic product manufacturing	> Performing arts and spectator sports > Broadcasting, except Internet > Real estate > Internet publishing and broadcasting > Educational services > Clothing and clothing accessories stores > Membership associations and organizations > Water transportation > Air transportation > Professional and technical services > Merchant wholesalers, nondurable goods > Couriers and messengers > Health and personal care stores > Personal and laundry services

2.1.2 Non-Base Industries

Based on the Location Quotient Analysis, the following non-base industries could potentially become base/exporting industries in the future. While their Location Quotients are below 1.0, their goods and services could be exported. Moreover, these sub-sectors have relatively high employment.

> Construction of Buildings

- Specialty Trade Contractors
- Food Manufacturing
- Computer and Electronic Product Manufacturing
- Transportation Equipment Manufacturing – aerospace products and parts manufacturing
- Publishing Industries
- Credit Intermediation and Related Industries
- Securities, Commodity Contracts, Investments
- Insurance Carriers and Related Activities
- Professional and Technical Services
- Management of Companies and Enterprises

Non-Base Industry Sub-Sectors, Rockland County: 2005
(Source: County Business Patterns via U.S. Census Bureau; Bureau of Labor Statistics)

NAICS Code	Industry Sub-Sector	Location Quotient	Employment (2005)
NAICS 236	Construction of buildings	0.84	1,098
NAICS 237	Heavy and civil engineering construction	0.35	368
NAICS 238	Specialty trade contractors	0.98	4,442
NAICS 311	Food manufacturing	0.48	914
NAICS 315	Apparel manufacturing	0.18	20-99
NAICS 321	Wood product manufacturing	0.07	20-99
NAICS 323	Printing and related support activities	0.46	175
NAICS 327	Nonmetallic mineral product manufacturing	0.56	354
NAICS 332	Fabricated metal product manufacturing	0.65	177
NAICS 333	Machinery manufacturing	0.22	410
NAICS 334	Computer and electronic product manufacturing	0.35	250-499
NAICS 336	Transportation equipment manufacturing	0.06	500-999
NAICS 337	Furniture and related product manufacturing	0.37	131
NAICS 339	Miscellaneous manufacturing	0.58	654
NAICS 423	Merchant wholesalers, durable goods[6]	1.04	3,240
NAICS 424	Merchant wholesalers, nondurable goods	0.95	2,976
NAICS 425	Electronic markets and agents and brokers	0.93	217
NAICS 441	Motor vehicle and parts dealers	0.81	1,463
NAICS 442	Furniture and home furnishings stores	0.97	593
NAICS 444	Building material and garden supply stores	1.04	1,335
NAICS 445	Food and beverage stores	1.12	2,742
NAICS 447	Gasoline stations	0.33	301
NAICS 453	Miscellaneous store retailers	0.99	711
NAICS 454	Nonstore retailers	0.95	505
NAICS 484	Truck transportation	0.31	328
NAICS 488	Support activities for transportation	0.11	302

[6] Merchant Wholesalers support both Base and Non-Base Industries.

Non-Base Industry Sub-Sectors, Rockland County: 2005 (Source: County Business Patterns via U.S. Census Bureau; Bureau of Labor Statistics)			
NAICS Code	**Industry Sub-Sector**	**Location Quotient**	**Employment (2005)**
NAICS 492	Couriers and messengers	0.52	244
NAICS 493	Warehousing and storage	0.38	75
NAICS 511	Publishing industries, except Internet	0.9	520
NAICS 512	Motion picture and sound recording industries	0.72	500-999
NAICS 515	Broadcasting, except Internet	ND	0 - 19
NAICS 516	Internet publishing and broadcasting	ND	0 - 19
NAICS 518	ISPs, search portals, and data processing	0.64	280
NAICS 522	Credit intermediation and related activities	0.52	3,006
NAICS 523	Securities, commodity contracts, investments	0.43	250 - 499
NAICS 524	Insurance carriers and related activities	0.65	1,000 – 2,499
NAICS 525	Funds, trusts, and other financial vehicles	0.05	0 - 19
NAICS 531	Real estate	0.96	1,281
NAICS 532	Rental and leasing services	0.71	100 - 249
NAICS 533	Lessors of nonfinancial intangible assets	0.51	0 -19
NAICS 541	Professional and technical services	0.97	7,567
NAICS 551	Management of companies and enterprises	0.70	1,611
NAICS 561	Administrative and support services	0.61	3,703
NAICS 624	Social assistance	ND	3,545
NAICS 711	Performing arts and spectator sports	ND	100 - 249
NAICS 712	Museums, historical sites, zoos, and parks	ND	29
NAICS 713	Amusements, gambling, and recreation	1.04	1,630
NAICS 721	Accommodation	0.50	799
NAICS 722	Food services and drinking places	0.79	6,031
NAICS 811	Repair and maintenance	0.81	929
NAICS 812	Personal and laundry services	1.06	1,291

2.2 THE INDUSTRY CLUSTER MATRIX

After conducting location quotient analysis, the next step is to classify clusters under four (4) categories:

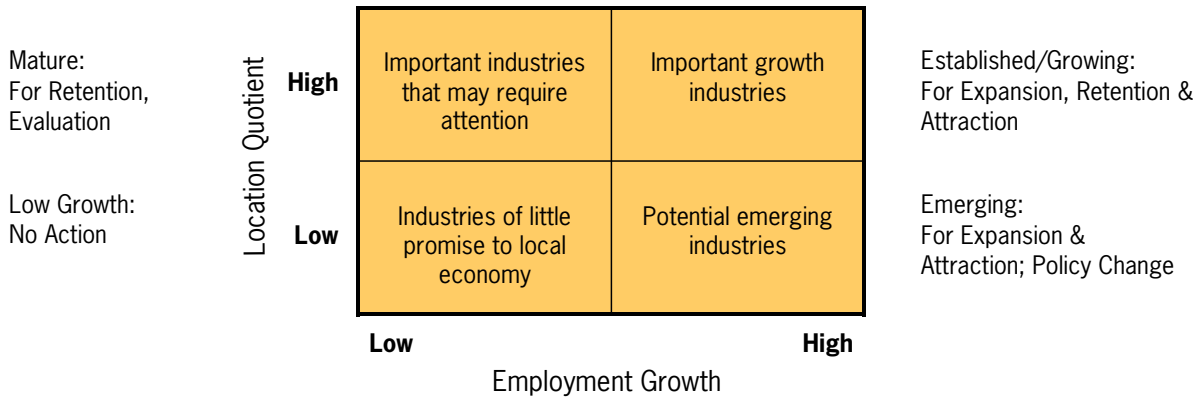
- ***Clusters with High Location Quotients and High Employment Growth***: These are important growth industries and represent those that export products outside the region and have competitive advantage. These industry sub-sectors could be considered as "ESTABLISHED" Possible strategies include Business Retention and Expansion. With their strong local presence, these industry sectors should receive focused retention efforts to help them expand jobs. Attraction is also important to draw similar businesses, as well as suppliers and buyers.
- ***Clusters with High Location Quotients and Low Employment Growth***: These are important industries that may require attention. These clusters may represent segments of the economy that have a stronghold in the region, but do not experience any significant growth. It is likely that such

clusters are declining. These industries could be considered "MATURE" or "DECLINING" as these industries have an increasingly difficult time competing based on macro-level changes in the competitive environment. Further analysis is needed to understand whether or not industry can overcome the changing market conditions due to globalization and outsourcing, demands for new skills, more innovative approaches, etc.

> ***Clusters with Low Location Quotients and High Employment Growth***: These are industries experiencing high demand as evidenced by increasing employment. These industries could be considered potential "EMERGING" industries. The local market supports the industry, but the industry has not yet emerged as a primary center of activity. Recruitment/Attraction strategies are suitable approaches. Strong marketing, messaging, building image, and recruitment campaign can build a case for companies to locate in the region, building a strong cluster. Businesses under this category also need expansion assistance.

> ***Clusters with Low Location Quotients and Low Employment Growth***: These industries could be considered "LOW GROWTH." Their value lies in a role serving as important support industries.[7] Many non-base industries belong to this category.

Industry Cluster Classifications



Source: Center for Economic Development, Carnegie Mellon (2002)

[7] Heike Mayer, Ph.D., "Cluster Monitor, ***Economic Development Journal***, Vol. 4, No.4, Fall 2005.

Industry Classification, Sectors within Rockland County: 2005 (Source: County Business Patterns via U.S. Census Bureau; Bureau of Labor Statistics; Analysis by Saratoga Associates)	
Industries with High Location Quotient and Low Employment Growth > NAICS 22: Utilities	**Industries with High Location Quotient and High Employment Growth** > NAICS 61: Educational services > NAICS 62: Health care and social assistance
Industries with Low Location Quotient and Low Employment Growth > NAICS 11: Agriculture, forestry, fishing and hunting > NAICS 21: Mining > NAICS 31-33: Manufacturing > NAICS 52: Finance and insurance > NAICS 56: Administrative and waste services > NAICS 72: Accommodation and food services > NAICS 42: Wholesale trade	**Industries with Low Location Quotient and High Employment Growth** > NAICS 45-45: Retail trade > NAICS 48-49: Transportation and warehousing > NAICS 51: Information > NAICS 53: Real estate and rental and leasing > NAICS 54: Professional and technical services > NAICS 55: Management of companies and enterprises > NAICS 71: Arts, entertainment and recreation > NAICS 81: Other services, except public administration

Industry Classification, Sub-Sectors within Rockland County: 2005 (Source: County Business Patterns via U.S. Census Bureau; Bureau of Labor Statistics; Analysis by Saratoga Associates)	
Industries with High Location Quotient and Low Employment Growth	**Industries with High Location Quotient and High Employment Growth**
> NAICS 221: Utilities > NAICS 325: Chemical manufacturing > NAICS 335: Electrical equipment and appliance manufacturing > NAICS 423: Merchant wholesalers, durable goods > NAICS 443: Electronics and appliance stores > NAICS 451: Sporting goods, hobby, book and music stores > NAICS 452: General merchandise stores	> NAICS 314: Textile product mills > NAICS 326: Plastics and rubber products manufacturing > NAICS 445: Food and beverage stores > NAICS 446: Health and personal care stores > NAICS 448: Clothing and clothing accessories stores > NAICS 485: Transit and ground passenger transportation > NAICS 517: Telecommunications > NAICS 519: Other information services > NAICS 562: Waste management and remediation services > NAICS 611: Educational services > NAICS 621: Ambulatory health care services > NAICS 622: Hospitals > NAICS 623: Nursing and residential care facilities > NAICS 624: Social assistance > NAICS 813: Membership associations and organizations

Industry Classification, Sub-Sectors within Rockland County: 2005 (Source: County Business Patterns via U.S. Census Bureau; Bureau of Labor Statistics; Analysis by Saratoga Associates)	
Industries with Low Location Quotient and Low Employment Growth	**Industries with Low Location Quotient and High Employment Growth**
> NAICS 237: Heavy and civil engineering construction	> NAICS 236: Construction of buildings
> NAICS 315: Apparel manufacturing	> NAICS 238: Specialty trade contractors
> NAICS 321: Wood product manufacturing	> NAICS 311: Food manufacturing
> NAICS 323: Printing and related support activities	> NAICS 327: Nonmetallic mineral product manufacturing
> NAICS 334: Computer and electronic product manufacturing	> NAICS 333: Machinery manufacturing
> NAICS 425: Electronic markets and agents and brokers	> NAICS 336: Transportation equipment manufacturing
> NAICS 447: Gasoline stations	> NAICS 337: Furniture and related product manufacturing
> NAICS 453: Miscellaneous store retailers	> NAICS 339: Miscellaneous manufacturing
> NAICS 484: Truck transportation	> NAICS 424: Merchant wholesalers, nondurable goods
> NAICS 511: Publishing industries, except Internet	> NAICS 441: Motor vehicle and parts dealers
> NAICS 518: ISPs, search portals and data processing	> NAICS 442: Furniture and home furnishings stores
> NAICS 523: Securities, commodity contracts, investments	> NAICS 444: Building material and garden supply stores
> NAICS 524: Insurance carriers and related activities	> NAICS 454: Nonstore retailers
> NAICS 532: Rental and leasing services	> NAICS 492: Couriers and messengers
> NAICS 533: Lessors of nonfinancial intangible assets	> NAICS 493: Warehousing and storage
> NAICS 561: Administrative and support services	> NAICS 512: Motion picture and sound recording industries
> NAICS 711: Performing arts and spectator sports	> NAICS 522: Credit intermediation and related activities
> NAICS 712: Museums, historical sites, zoos and parks	> NAICS 531: Real estate
> NAICS 722: Food services and drinking places	> NAICS 541: Professional and technical services
> NAICS 811: Repair and maintenance	> NAICS 551: Management of companies and enterprises
	> NAICS 713: Amusements, gambling and recreation
	> NAICS 721: Accommodation
	> NAICS 812: Personal and laundry services

3.0 VENTURE CAPITAL INVESTMENT

The National Venture Capital Association (NCVA) defines venture capital as "money provided by professionals who invest alongside management in young, rapidly growing companies that have the potential to develop into significant economic contributors. Venture capital is an important source of equity for start-up companies." Venture capital firms manage pools of risk equity capital designated for investment in high growth companies.[8] The level of venture capital investment or interest is oftentimes a good indicator regarding the sectors of the economy that are growing. Venture capital investment together with other indicators could serve as criteria for potential target industries for the Town of Clarkstown and Rockland County.

The National Venture Capital Association (NVCA) reports that in 2007, increases in venture capital investing could be attributed to record levels in Clean Technology and Life Sciences sectors, as well as in Internet-Specific companies. [9]

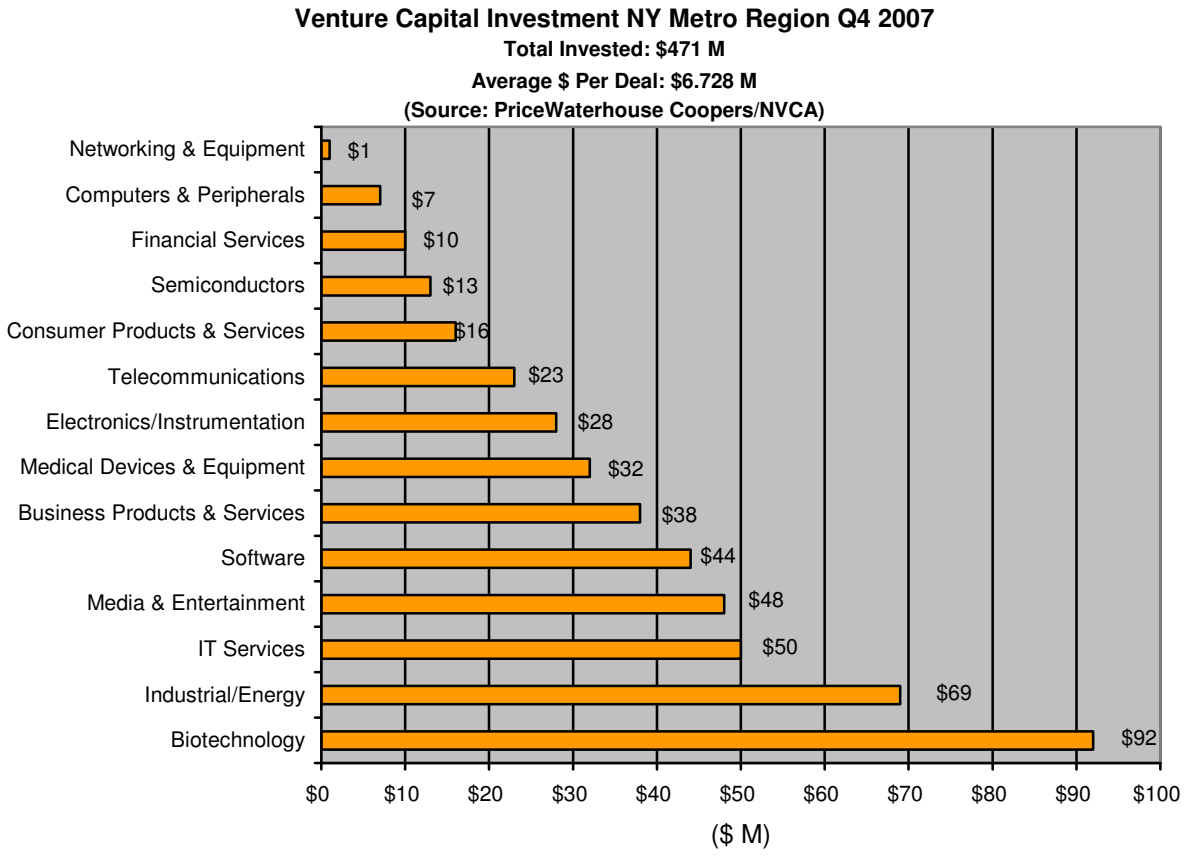
- The **Life Sciences** sector, which includes ***Biotechnology*** and the ***Medical Device*** industries together accounted for 31 percent of all venture capital invested in 2007. Investment in the Medical Device industry grew to $3.9 billion in 905 deals or by 40 percent in 2007.
- The **Clean Technology** sector comprises alternative energy, pollution and recycling, power supplies and conservation. Venture capital investment in Clean Technology grew to $2.2 billion in 201 deals or by 46 percent.
- Venture capital investment in **Internet-specific** companies grew by 12 percent with $4.6 billion in 748 deals. The "Internet-specific" label is applied to businesses that are primarily dependent on the Internet, regardless of the company's primary category.
- Venture capital investment in the **Software** industry has remained consistent over the last 5 years with $5.3 billion invested in 905 deals. While growth is relatively flat, the Software industry comprises the biggest sector in terms of investment dollars and deals made.

For 2008, eighty percent (80%) of venture capitalists predict that the Clean Technology sector will attract higher levels of venture financing in 2008. Other sectors of growth include media and entertainment, biotech, and Internet specific companies (55 percent respectively). Investment in the medical devices and wireless telecom are expected to grow moderately. Fifty percent (50%) of venture capitalists predict a decline in semiconductor investing while 21 percent see declines in software.[10]

The PricewaterhouseCoopers/NVCA report for the New York Metro region for the Fourth Quarter of 2007, show that the highest level of venture capital investment was in Biotechnology with over $90 million invested in the sector, followed by Industrial/Energy and IT Services with $69 million and $50

[8] National Venture Capital Association.
[9] National Venture Capital Association, "2007 Venture Capital Investing Hits Six Year High at $29.4 Billion," Jan. 21, 2008.
[10] National Venture Capital Association, "Venture Capitalists Predict 2008 Trends: NVCA Annual Survey Forecasts CleanTech Upswing, Departing Firms, and More IPOs for the Coming Year," December 17, 2007.

million invested respectively. Biotechnology is one of the biggest employers in Rockland County and Clarkstown.



4.0 ACADEMIC STRENGTHS AND RESEARCH INITIATIVES

Part of assessing emerging advantages includes understanding the resources and infrastructure that help emerging industries. Such resources include colleges and universities, as well as research specialization. Higher educational institutions are a major source of basic technology research and innovation, skilled personnel, and research and computer facilities. Colleges and universities that are strong in research also form collaborations with businesses to produce new technologies that can have commercial applications. These partnerships are usually focused on applied research and prototype development.[11]

4.1 HIGHER EDUCATION INSTITUTIONS IN ROCKLAND COUNTY

Colleges and universities develop the highly skilled workforce that will fuel Rockland County's prominent industries. Rockland County has the advantage of having a cluster of higher-educational institutions within the county, as well as within a 30-mile radius. Eleven higher educational institutions within Rockland County enroll over 20,000 students. While not all higher-education institutions have a research focus, many turn out graduates and offer degrees that are important to emerging technologies. These include those that are focused on sciences, information technology, math, and engineering. Other higher educational institutions offer degrees that will provide the workforce for the region's leading industries. These include degrees such as management, business administration, health care and education.

Undergraduate, graduate and professional programs in Rockland County are outlined in the following table.

[11] International Economic Development Council, **Technology-Led Economic Development**. 2001.

Higher Educational Institutions, Rockland County (Source: 2006 Directory of Degree and Non-Degree Program Offerings at Post-Secondary Institutions in Rockland County, via Rockland Economic Development Corporation)				
Name	**Location**	**Type of Institution**	**Total Student Enrollment**	**Degrees Offered**
Cornell University – The Johnson School	IBM Palisades Executive Conference Center 334 Route 9W Palisades, New York	Post-graduate Private University	55-60 students per year (within Palisades campus)	Executive Masters in Business Administration Program
Dominican College	470 Western Highway Orangeburg, New York	2- and 4-year and Post-graduate Private College	1,933 students	Associates in Liberal Arts; Bachelors in Accounting, Adolescent Education/ Special Education (Biology, Engineering (five-year cooperative program), Biology, English, Mathematics, Social Studies 7-12), Athletic Training, Business Management, Childhood Education/ Special Education, Computer Information Systems, Economics, History, Humanities, Management, Mathematics, Nursing/RN, Occupational Therapy, Psychology, Social Sciences, Social Work, Spanish; Masters in Teaching the Blind and Visually Impaired, Teaching Students with Disabilities, Nursing, Occupational Therapy; Doctorate in Physical Therapy; Certification in Computer Information Systems, Computer Programming, Personal Computers

Higher Educational Institutions, Rockland County (Source: 2006 Directory of Degree and Non-Degree Program Offerings at Post-Secondary Institutions in Rockland County, via Rockland Economic Development Corporation)				
Name	**Location**	**Type of Institution**	**Total Student Enrollment**	**Degrees Offered**
Iona College, Rockland Graduate Center	2 Blue Hill Plaza Pearl River, New York	Post-graduate Private University	Approximately 400 graduate students.	Masters in Alternative Certification in Teaching, Childhood Literacy, Computer Science, Education Adolescence (English, Mathematics, Social Studies), Education Childhood, Education Early Childhood, Education/Multicultural Education, Educational Leadership, English, Financial Management, Health Services Administration, History, Human Resource Management, Information and Decision Technology Management, Journalism, Management, Marketing, Public Relations, Telecommunications, Certification in E-commerce, Educational Technology, International Business, Long-Term Care, Web Systems Development
Lamont – Doherty Earth Observatory – The Earth Institute at Columbia University	106 Geoscience Building Palisades, New York	Post-graduate Private University	~200 students (within Palisades campus)	Masters in Climate and Society, Earth and Environmental Science Journalism; Doctorate in Earth and Environmental Sciences
Long Island University – Rockland Graduate Campus	70 Route 340 Orangeburg, New York	Post-graduate Private University	~460 students (within Orangeburg Campus)	Masters in Business Administration, Childhood Education, Childhood/ Childhood Special Education, Childhood/ Literacy (B-6), Cosmetic Science, Health Administration, Industrial Pharmacy, Literacy, Mental Health Counseling, Public Administration, School Counselor, Special Education; Certification in Gerontology, MBA Post-Masters, Nonprofit Management, School Building Leader, School District Business Leader, School District Leader

Higher Educational Institutions, Rockland County (Source: 2006 Directory of Degree and Non-Degree Program Offerings at Post-Secondary Institutions in Rockland County, via Rockland Economic Development Corporation)				
Name	**Location**	**Type of Institution**	**Total Student Enrollment**	**Degrees Offered**
Nyack College and Alliance Theological Seminary	1 South Boulevard Nyack, New York	2- and 4-Year and Post-graduate Private College	3,225 students	Associates in Business Administration, Christian Work, General Education, Liberal Arts and Sciences; Bachelors in Accounting, Adolescence Education (English, History, Mathematics, Social Science), Biblical and Theological Studies, Business Administration, Christian Education, Church Music, Composition, Communications, Computer Science, Cross Cultural Studies, Early Childhood – Childhood Education, Early Childhood Education, English, History, Interdisciplinary Studies, Keyboard Instruments, Mathematics, Missiology, Music, Music Education, Orchestral Instruments, Organizational Leadership, Organizational Management, Organizational Management and Church Studies, Pastoral Ministry, Philosophy, Psychology, Religion, Social Work, Sociology, Teaching English to Speakers of Other Languages, Voice, Youth Ministry; Masters in Accounting, Biblical Literature (New and Old Testament Emphasis), Business Administration, Christian Ministry, Counseling, Inclusive Education Curriculum, Intercultural Studies, Missions, Organizational Leadership, Organizational Management, Theology and Missions, Urban Ministry
Rockland Teachers Center Institute	14 Vanderlip Circle Thiells, New York	Affiliated with 2- and 4- Year Public and Private Colleges/ Universities	N/A	Masters in Adolescent Special Education, Childhood Education/ Special Education, English as a Second Language, Guidance and Counseling, Instructional Technology, Literacy, Middle Childhood Education/ Special Education; Certification in Educational Administration, Inclusive and Special Education Certificates, Teachers Assistants/ Aides Certificate

Higher Educational Institutions, Rockland County (Source: 2006 Directory of Degree and Non-Degree Program Offerings at Post-Secondary Institutions in Rockland County, via Rockland Economic Development Corporation)				
Name	**Location**	**Type of Institution**	**Total Student Enrollment**	**Degrees Offered**
St. Thomas Aquinas College	125 Route 340 Sparkill, New York	2- and 4-Year and Post-graduate Private College	2,200 students	Associates in Business/ Business Administration, Humanities and Social Sciences; Bachelors in Accounting, Art, Art Therapy, Biology, Biology (7-12), Business Administration/ Management, Childhood Education (N-6; and Bilingual Language), Chiropractic, Communication Arts, Criminal Justice, Engineering (five-year cooperative program), English, English (7-12), Finance, Gerontology, Graphic Design, History, Liberal Arts and Sciences, Marketing, Mathematics, Mathematics (7-12), Medical Technology, Natural Sciences, Philosophy/ Religious Studies, Psychology, Physical Therapy (5-year program), Podiatry (7-year program), Pre-Pharmacy, Recreation and Leisure Studies, Romantic Languages, Social Sciences, Social Sciences (7-12), Spanish, Spanish 7-12, Special Education and Childhood Education (N-6); Masters in Accounting, Adolescence Education (7-12), Business Administration/ Management, Childhood Education (N-6), Educational Leadership, Masters in Teaching, Physical Therapy (5-year program), Reading, Social Work (in conjunction with New York University), Special Education; Doctorate in Chiropractic; Podiatry (7-year program); Certification in Adolescence Education (7-12), Biology (7-12), Chemistry (7-12), Childhood Education (N-6), Gerontology, International Business, Management, Management Information Systems, Management Relations/ Industrial and Organizational Psychology, Mathematics (7-12), Physics (7-12), Spanish 7-12,

Higher Educational Institutions, Rockland County (Source: 2006 Directory of Degree and Non-Degree Program Offerings at Post-Secondary Institutions in Rockland County, via Rockland Economic Development Corporation)				
Name	**Location**	**Type of Institution**	**Total Student Enrollment**	**Degrees Offered**
State University of New York, Empire State College	240 North Main Street New City, New York	2- and 4-Year and Post-graduate Public College	244 students (within New City campus)	Associates in Business, Management and Economics, Community and Human Services, Cultural Studies, Educational Studies, Historical Studies, Human Development, Interdisciplinary Studies, Labor Studies, Science, Mathematics and Technology, Social Theory, Social Structure and Change; Bachelors in Business Administration, Business, Management and Economics, Community and Human Services, Cultural Studies, Educational Studies, Historical Studies, Human Development, Interdisciplinary Studies, Labor Studies, Science, Mathematics and Technology, Social Theory, Social Structure and Change; Masters in Business Administration, Labor and Policy Studies, Liberal Studies, Social Policy
State University of New York, Rockland Community College	145 College Road Suffern, New York	2-Year Public College	10,000 students	Associates in Accounting, Automotive Technology, Business Administration, Communication Media Arts, Computer Networking, Computer Support Services, Criminal Justice, Electronic and Computer Technology, Emergency Medical Technology, Entrepreneurship, Fine Arts, Fire Protection Technology, Graphic Design and Computer Graphics, Hospitality and Tourism, Humanities and Social Sciences/ Childhood Education (Pre K-6), Human Services, Marketing, Mathematics and Science, Occupational Therapy Assistant, Office Technologies, Paralegal, Performing Arts, Photography, Undergraduate Nursing; Certification in Bookkeeping/ Office Administration, Business Studies, Computer Assisted Design, Computer Information Systems, Computer Support Services, Culinary Arts,

				Early Childhood Development, Electronic and Computer Technology, Entrepreneurship, Fitness, Office Technologies, Paralegal; Training in Business Environment in Nursing, Community Health, Computer Assisted Design, Computer Information Systems, Emergency Medical Technology, Graphic Design and Computer Graphics, Pathophysiology, Research in Nursing, Spanish
Sunbridge College	285 Hungry Hollow Road Chestnut Ridge, New York	Post-graduate Private College	198 students	Masters in Part-time Waldorf Teacher/ Early Childhood Teacher Education, Liberal Studies, Waldorf Early Childhood Teacher Education, Waldorf Remedial Education, Waldorf School Administration and Community Development, Waldorf Teacher Education; Certification in Applied Arts, Biodynamic Gardening and Environmental Studies, Biography and Social Art Program, Foundation Studies in Anthroposophy/ Arts, Waldorf Early Childhood Teacher Education, Waldorf Remedial Education, Waldorf School Administration and Community Development, Waldorf Teacher Education
TOTAL ENROLLMENT: +/- 21,842 STUDENTS				

Such academic institutions provide the community with a major asset that has yet to be fully tapped. Although the majority of these higher education institutions are located outside of Clarkstown, they have the potential of teaming with organizations within the community to provide residents and employees with necessary skills training that could be used to meet the needs of business and industry. A more comprehensive examination of each higher educational institution within Rockland County is outlined below.

Cornell University – The Johnson School

Cornell University offers an Executive Master of Business Administration (MBA) program through The Johnson School. In addition, Cornell University's Johnson School has formed a partnership with Queens University to offer a Cornell-Queens Executive MBA Program.

While the majority of students strictly earn their MBA at The Johnson School, several dual degree programs are offered through the School. These include a program in Asian studies, which combines an MBA with a Master of Arts; Engineering, which combines an MBA with a Master of Engineering; Human Resource Management, which combines an MBA with a Master of Industrial and Labor

Relations; Law, which combines an MBA with a Juris Doctor; Real Estate, which combines an MBA with a Master of Professional Studies; and a dual MD/MBA program.

The success of The Johnson School is largely attributed to The Parker Center for Investment Research. The Parker Center is home to the latest investment-related academic research. In addition, students manage an equity hedge fund, which currently manages more than $13 million in assets. The School also boasts a state-of-the-art analytical laboratory with the best software and analytical tools available to investment professionals.

In addition, the Center for Sustainable Global Enterprise generates innovative ways for profitable private enterprises to solve some of the world's most pressing environmental and social problems. The Center allows The Johnson School to collaborate with the unparalleled science, technology and humanities resources at Cornell University.[12] It is no surprise that the School has been consistently recognized among the top graduate business schools in the world.

Dominican College

Dominican College offers approximately 30 undergraduate and graduate degree programs. Many of the programs offered by the College are centered on Health Care, which include Health Services Administration, Nursing, Occupational Therapy and Physical Therapy, in addition to Athletic Training and Biology. The College also offers many business and financial programs, including Accounting, Business Administration, Economics and Management with coursework in five types of management: financial, human resources, international, marketing and management information systems. Several of these programs hold specialized national accreditation.

The College is home to the Palisades Institute, an organization to serve for-profit, government and not-for-profit organizations in Rockland and Orange counties in New York, Bergen and Passaic counties in New Jersey, and other nearby areas. The Institute offers seminars and workshops centered on customer-focused total quality; a management style that emphasizes both service and leadership to customers, employees and all stakeholders, and the highest standards of ethical decision-making.[13]

Iona College, Rockland Graduate Center

Iona Rockland Campus features the only MBA program in Rockland County with the Association to Advance Collegiate Schools of Business International accreditation. The Hagan School of Business is among the top 30% of such schools worldwide. As such, it is no surprise that Iona College is listed in the *U.S. News and World Report's* 18th annual "America's Best Colleges 2005," as well as *The Princeton Review's* "Best Northeastern Colleges," and "Best 237 Business Schools".[14]

[12] http://www.johnson.cornell.edu/
[13] http://www.dc.edu/
[14] 2006 Directory of Degree and Non-Degree Program Offerings at Post-Secondary Institutions in Rockland County, via Rockland Economic Development Corporation

Lamont – Doherty Earth Observatory – The Earth Institute at Columbia University

The Lamont – Doherty Earth Observatory is a leading research institution focused on the origin, evolution and future of the natural world. While the majority of classroom training is conducted through Columbia University's Department of Earth and Environmental Sciences, some courses are taught in conjunction with other departments as well as through Barnard College. Students pursue research in fields including seismology, plate tectonics, oceanography, geochemistry, atmospheric science, submarine geology, marine geophysics, geodynamics, hydrology, petrology, mineralogy, climate change, dendrochronology, sedimentology, paleobiology, ecology, stratigraphy, structural geology, tectonics, rock mechanics, plant physiology and palynology.[15] The Observatory operates a vessel to research ocean currents, the seafloor, seismic activity, marine life and other data for extensive oceanographic research. [16]

Long Island University – Rockland Graduate Campus

The Rockland Graduate Campus is one of six campuses that comprise Long Island University – the eighth largest private university in the nation. While the Rockland Graduate Campus is primarily a teaching campus, several programs are centered on Business and Finance as well as Health Care. Master's degrees and certificate programs are granted in Nonprofit Management and Business Administration, with concentrations in Finance and Management. Health Care-related degrees include those in Health Administration, Gerontology, Industrial Pharmacy, and Cosmetic Science.[17] In addition, Long Island University recently moved its Master's in Pharmaceuticals program from the Dobbs Ferry campus to the Rockland Graduate Campus. This relocation was devised to encourage continued attraction and retention of the pharmaceuticals industry in Rockland County.[18]

Nyack College and Alliance Theological Seminary

Nyack College/Alliance Theological Seminary is a private co-educational institution sponsored by the Christian & Missionary Alliance. The College is comprised of an accredited liberal arts college, seminary and graduate programs offering more than thirty majors and seven graduate programs. The College has extension sites in Albany, New York; Dayton, Ohio; Washington, DC; San Juan, Puerto Rico; and Kiev, Ukraine.

The most popular undergraduate fields of study are business, education, psychology and religion/theology. The School of Adult and Continuing Education provides an accelerated adult degree completion program with a concentration in Organizational Management and a master's level degree in Organizational Leadership. Other graduate level programs include the Master of Business Administration, the Master of Science in Education and the Master of Arts in Counseling.[19]

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[15] 2006 Directory of Degree and Non-Degree Program Offerings at Post-Secondary Institutions in Rockland County, via Rockland Economic Development Corporation

[16] http://www.ldeo.columbia.edu/

[17] 2006 Directory of Degree and Non-Degree Program Offerings at Post-Secondary Institutions in Rockland County, via Rockland Economic Development Corporation

[18] Schepp, David, ***"Orangeburg Program Seeks to Fill Need for Scientists,"*** The Journal News, October 30, 2006.

[19] 2006 Directory of Degree and Non-Degree Program Offerings at Post-Secondary Institutions in Rockland County, via Rockland Economic Development Corporation

Rockland Teachers' Center Institute

The mission of the Rockland Teachers' Center Institute is to be the link between the schools, the home and the community. This is done through collaborating with the City College of New York, College of Mount Saint Vincent, College of New Rochelle, Lehman College, New York Institute of Technology, Nyack College, SUNY New Paltz, and SUNY Rockland Community College. Used as a training site for local educational and community-based organizations, Rockland Teachers' Center Institute serves as a clearinghouse for numerous educational resources and provides technical assistance for grant writing, data analysis and professional development programs.[20]

St. Thomas Aquinas College

St. Thomas Aquinas College offers more than 30 undergraduate degree programs, as well as a master's degree in Business Administration, Education and Teaching. The College offers an associate degree program at the United States Military Academy at West Point, and is host campus to a Master of Social Work program through New York University. The College also offers dual degree programs in engineering (with Manhattan College and George Washington University), physical therapy (with New York Medical College), chiropractic and podiatric medicine (with New York Chiropractic College and New York College of Podiatric Medicine). Courses are offered in the fields of Medical Technology, Pharmacy to support the Biology, Chemistry and Physics programs.[21]

The College is home to the Marie Curie Math and Science Center, a program for secondary students and teachers whose aim is to improve mathematics, science and technology education. Several programs are offered in conjunction with the College, IBM, Wyeth-Ayerst Laboratories and Lamont – Doherty Earth Observatories.[22]

State University of New York, Empire State College

Empire State College offers Associates, Bachelors and Masters degrees in such fields as the Arts; Business, Management, and Economics; Community and Human Services; Cultural Studies; Educational Studies; Historical Studies; Human Development; Labor Studies; Science, Math and Technology; Social Theory, Social Structure and Change; and Interdisciplinary Studies. In addition, the College grants Masters degrees in Arts in Liberal Studies; Policy Studies; and Business Administration.[23]

State University of New York, Rockland Community College

Rockland Community College offers Associates degrees in Art, Science, and Applied Science, through programs in the humanities, social sciences, arts, technologies, business, health professions, mathematics and sciences. The College's Center for Personal and Professional Development addresses the need for

[20] 2006 Directory of Degree and Non-Degree Program Offerings at Post-Secondary Institutions in Rockland County, via Rockland Economic Development Corporation
[21] 2006 Directory of Degree and Non-Degree Program Offerings at Post-Secondary Institutions in Rockland County, via Rockland Economic Development Corporation
[22] http://www.stac.edu/
[23] 2006 Directory of Degree and Non-Degree Program Offerings at Post-Secondary Institutions in Rockland County, via Rockland Economic Development Corporation

strong collaboration among business, industry and the College, and serves as a vital link to the community.[24]

Sunbridge College

Sunbridge College offers master's degrees and certificate programs in Waldorf education and related fields inspired by Anthroposophy. Master's degrees are also offered in Waldorf Remedial Education, Waldorf School Administration and Community Development, and Liberal Studies. Continuing Education is offered in the fields of Applied Arts and Biography, as well as Social Art.[25] Furthermore, the Pfeiffer Center for offers part-time training in bio-dynamics and the environment.[26]

[24] 2006 Directory of Degree and Non-Degree Program Offerings at Post-Secondary Institutions in Rockland County, via Rockland Economic Development Corporation

[25] 2006 Directory of Degree and Non-Degree Program Offerings at Post-Secondary Institutions in Rockland County, via Rockland Economic Development Corporation

[26] http://www.pfeiffercenter.org/

4.2 Higher Education Institutions within 30 miles of Clarkstown

Undergraduate, graduate and professional programs within a 30-mile radius of the center of Clarkstown are outlined in the following table. Combined, these colleges and universities enroll over 170,000 students in over 20 additional institutions. Although they are located a bit further from the Town of Clarkstown – primarily in Orange and Westchester County, New York, and Bergen County, New Jersey – it is important to examine such institutions, as they comprise a substantial pool in which to draw Rockland County's workforce. In addition, such institutions will provide valuable research and development resources to further advance the leading industries in Clarkstown and Rockland County.

It is also important to note, that while they are not included in the following table, there are an abundance of exceptional higher educational institutions located throughout Bronx, Brooklyn, Manhattan and Queens. These colleges and universities will undoubtedly provide critical and lasting support to the established and emerging industries in the region.

Higher Educational Institutions, within 30 miles of Clarkstown					
Name	**Location**	**Distance from Clarkstown**	**Type of Institution**	**Total Student Enrollment**	**Website for Additional Information**
Bergen Community College	400 Paramus Road Paramus, New Jersey; 355 Main Street Hackensack, New Jersey	20.83 miles; 25 miles	2-Year Public	14,000 (within two campuses)	http://www.bergen.cc.nj.us/pages/1.asp
Berkeley College	99 Church Street White Plains, New York; 44 Rifle Camp Road West Patterson, New Jersey; 64 East Midland Avenue Paramus, New Jersey	20.68 miles; 28.45 miles; 19.15 miles	2- and 4-Year Private	5,000+ (within all campuses)	http://www.berkeleycollege.edu/
College of Mount Saint Vincent	6301 Riverdale Avenue Bronx, New York	30.0 miles	4- Year Private	1,600	http://www.mountsaintvincent.edu/

Higher Educational Institutions, within 30 miles of Clarkstown					
Name	**Location**	**Distance from Clarkstown**	**Type of Institution**	**Total Student Enrollment**	**Website for Additional Information**
Columbia University	735 Anderson Hill Road Purchase, New York; 3765 Riverdale Avenue Bronx, New York; 533 West 218th Street New York, New York; 1 Kalisa Way Paramus, New Jersey; 17 Smith Street Englewood, New Jersey	24.22 miles; 30.0 miles; 30.0 miles; 19.23 miles; 24.13 miles	4- Year Private	24,644 (within all campuses)	http://www.columbia.edu/
Concordia College	171 White Plains Road Bronxville, New York	26.14 miles	4-Year Private	700 students	http://www.concordia-ny.edu/
Fairleigh Dickinson University	1000 River Road Teaneck, New Jersey	24.25 miles	4-Year Private	12,000 (within two campuses)	http://www.fdu.edu/
Felician College	262 South Main Street Lodi, New Jersey; 223 Montross Avenue Rutherford, New Jersey	25.57 miles, 29.61 miles	4-Year Private	1,700	http://www.felician.edu/
Fordham University, Graduate School of Business	100 Marymount Avenue Tarrytown, New York	16.09 miles	4-Year Private	14,448 (within three campuses)	http://www.bnet.fordham.edu/
Iona College	715 North Avenue New Rochelle, New York	29.36 miles	4-Year Private	3,322 (within two campuses)	http://www.iona.edu/
City University of New York, Lehman College	250 Bedford Park Boulevard West Bronx, New York	29.36 miles	4-Year Public	10,761 students	http://www.lehman.cuny.edu/lehman/

Higher Educational Institutions, within 30 miles of Clarkstown					
Name	**Location**	**Distance from Clarkstown**	**Type of Institution**	**Total Student Enrollment**	**Website for Additional Information**
Manhattan College	4513 Manhattan College Parkway Bronx, New York	29.67 miles	4-Year Private	3,200 students	http://www.manhattan.edu/
Manhattanville College	2900 Purchase Street Purchase, New York	23.57 miles	4-Year Private	1,600	http://www.mville.edu/
Mercy College	555 Broadway Dobbs Ferry, New York; 277 Martine Avenue White Plains, New York; and 2651 Strang Boulevard Yorktown Heights, New York	17.33 miles; 20.8 miles; 27.55 miles	4-Year Private	9,000 (within five campuses)	http://www.mercy.edu/
Montclair State University	1 Normal Avenue Montclair, New Jersey	29.79 miles	4-Year and Post-graduate Public	16,736 students	http://www.montclair.edu/
New York Medical College	40 Sunshine Cottage Road Valhalla, New York	19.57 miles	Private; Graduate and Professional College	1,660	http://www.nymc.edu/
Pace University	235 Elm Road Briarcliff Manor, New York; 78 North Broadway White Plains, New York	24.88 miles, 20.13 miles	4- Year Private	13,463 (within three campuses)	http://www.pace.edu/
Passaic County Community College	1 College Boulevard Paterson, New Jersey	27.72 miles	2-Year Public	7,000 students	http://www.pccc.cc.nj.us/
Polytechnic University	40 Saw Mill River Road Hawthorne, New York	19.73 miles	4-Year Private	3,000 (within three campuses)	http://www.poly.edu/
Ramapo College of	505 Ramapo Valley Road	17.78 miles	4-Year Public	5,700	http://www.ramapo.edu/

Higher Educational Institutions, within 30 miles of Clarkstown					
Name	**Location**	**Distance from Clarkstown**	**Type of Institution**	**Total Student Enrollment**	**Website for Additional Information**
New Jersey	Mahwah, New Jersey				
Sarah Lawrence College	1 Meadway Bronxville, New York	26.14 miles	4-Year Private	1,600	http://www.slc.edu/about/At_a_Glance.php
State University of New York, Empire State College	200 North Central Avenue Hartsdale, New York	20.37 miles	2- and 4-Year Public	361 students (at Hartsdale campus)	http://www.esc.edu/esconline/online2.nsf/html/hartsdalelocation.html
State University of New York, Purchase College	735 Anderson Hill Road Purchase, New York	24.22 miles	4-Year Public	4,000	http://www.purchase.edu/
State University of New York, Westchester Community College	75 Grasslands Road Valhalla, New York; 175 Gramatan Avenue Mount Vernon, New York; 22 Rockledge Avenue Ossining, New York; 27 North Division Street Peekskill, New York; 113 Bowman Avenue, Port Chester, New York; 1349 East Main Street Shrub Oak, New York; 196 Central Avenue White Plains, New York; 6 Xavier Drive, 26 South Broadway and 631 Tuckahoe Road Yonkers, New York	20.47 miles; 27.03 miles; 20.62 miles; 22.03 miles; 25.53 miles; 27.31 miles; 19.48 miles; 25.77 miles; 24.23 miles; 26.0 miles	2-Year Public	12,000 (within twelve campuses)	http://www.sunywcc.edu/home.htm

Higher Educational Institutions, within 30 miles of Clarkstown					
Name	**Location**	**Distance from Clarkstown**	**Type of Institution**	**Total Student Enrollment**	**Website for Additional Information**
United States Military Academy	626 Swift Road West Point, New York	22.31 miles	4-Year Military	4,000	http://www.usma.edu/
TOTAL ENROLLMENT: +/- 171,495 STUDENTS					

5.0 PRIVATE SECTOR RESEARCH

Information from County Business Patterns indicates that there are 20 establishments with an annual payroll of $148.329 million and over 2,000 employees involved in Scientific Research and Development Services (NAICS 5417) in Rockland County. Seventeen (17) out of twenty research establishments were in the field of Research and Development in the Physical, Engineering, and Life Sciences (54171).

Some of the major research centers in Rockland County and their initiatives include the following:

Wyeth Research Center

Pearl River, Rockland County, NY

The mission of Wyeth Research and Wyeth BioPharma is to discover and develop new pharmaceutical products. The Pearl River Research Center conducts research in adult and childhood vaccines and in therapeutic areas such as oncology, immunology, and infectious diseases. Leading technologies in radiosynthesis, pharmaceutical sciences, bio-informatics, combinatorial chemistry, chemical and pharmaceutical development, drug safety and metabolism, natural products, bio-processing, structural biology, and molecular genetics are utilized in the search for and development of new vaccines and pharmaceutical products.[27]

Avon Global R & D Center

Suffern, Rockland County, NY

The 225,000 SF research facility in Suffern is the global research and development center for development of all cosmetic, fragrance and toiletries products for Avon Products.[28]

Cardiovascular Research Foundation

Pearl River, Rockland County, NY

[27] http://www.wyeth.com/careers/pharmaresearch/locations?rid=/wyeth_html/home/careers/pharma_research/locations/pearlriver.html

[28] http://www.hvedc.com/documents/hvedcfall03news.pdf

The Cardiovascular Research Foundation's goal is to advance the development and use of minimally invasive cardiovascular treatments. CRF recently opened a new facility in Pearl River.[29]

Barr Pharmaceuticals

Pomona, Rockland County, NY

Barr Pharmaceuticals conducts research and development of generic pharmaceutical products. The Company's generic products are marketed under the "Barr" label, and proprietary products are marketed under the "Duramed" label.[30]

Instrumentation Laboratory

Orangeburg, Rockland County, NY

Instrumentation Laboratory is a world leader in the development of diagnostic instruments and maintains a vigorous program of research and development. IL now holds more than one hundred patents vital to the advancement of medicine.[31]

6.0 Workforce Composition to Support Potential Target Industries

An analysis of Employment by Occupation shows that Clarkstown has a relatively higher percentage of professional and managerial workers than the rest of Rockland County and the entire Hudson Valley. Over 47% of Clarkstown's workforce is employed in Management, Professional and Related Occupations. While Clarkstown has two large malls and numerous establishments related to retail and services, less than 13% of the town's workforce is employed in the Service occupations and another 27% are in Sales and Office Occupations.

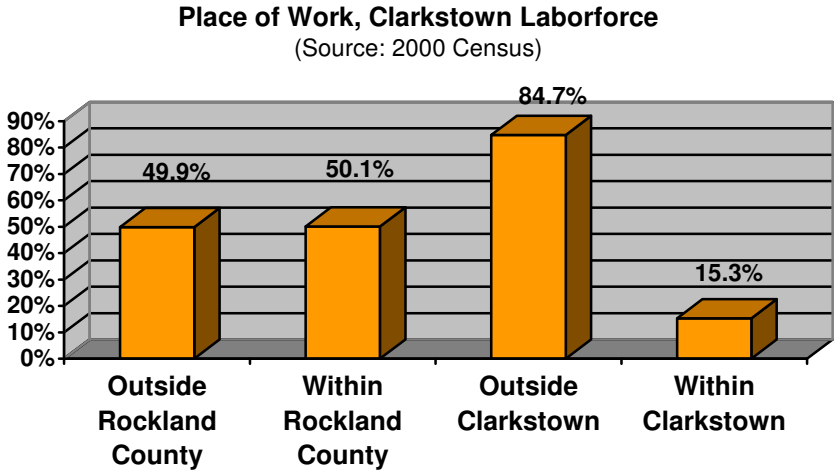
Occupational Distribution, Town of Clarkstown, Rockland County & Hudson Valley
(Source: 2006 American Community Survey)

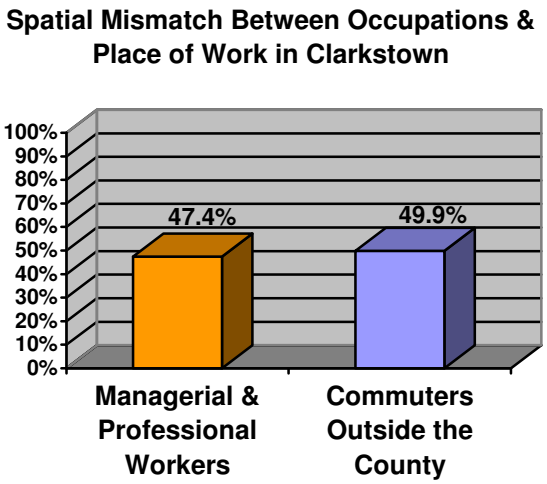
	Town of Clarkstown			Rockland County			Hudson Valley	
	Number	%	% of Hudson Valley	Number	%	% of Hudson Valley	Number	%
Civilian Labor Force (16 yrs+)	39,882		3.7%	136,035		12.6%	1,082,560	
Occupations:								
Management, professional, & related occupations	18,906	47.4%	4.3%	56,540	41.6%	12.8%	440,593	40.7%
Service occupations	5,047	12.7%	2.7%	22,794	16.8%	12.3%	184,681	17.1%
Sales & office occupations	10,611	26.6%	3.9%	34,525	25.4%	12.7%	272,518	25.2%
Farming, fishing &	0	0.0%	0.0%	172	0.1%	6.6%	2,601	0.2%

[29] http://www.crf.org/mission.html
[30] http://www.barrlabs.com/overview/profile.php
[31] http://www.ilus.com/about_us.asp

forestry occupations								
Occupational Distribution, Town of Clarkstown, Rockland County & Hudson Valley (Source: 2006 American Community Survey)								
	Town of Clarkstown			**Rockland County**			**Hudson Valley**	
Construction, extraction, maintenance & repair occupations	2,277	5.7%	2.3%	12,266	9.0%	12.6%	97,380	9.0%
Production, Transportation & material moving occupations	3,041	7.6%	3.6%	9,738	7.2%	11.5%	84,787	7.8%

An analysis of Place of Work data indicates that just over 15% of Clarkstown residents work within the town, while almost 50% commute and work outside Rockland County. These data indicate a spatial mismatch between the type of work available within the Town of Clarkstown and Rockland County, and the type of occupations that the labor force have. To stem the outbound commute of workers, it is essential to target industries that will match the skills and occupations of the local workforce. A large majority of target industries should be knowledge-based, professional in nature, and should offer higher wages to correspond to the 47% managerial and professional workforce of the town, as well as other higher-paid workers.




Spatial Mismatch Between Occupations & Place of Work in Clarkstown
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
47.4%
49.9%
Managerial & Professional Workers
Commuters Outside the County

7.0 Selection Criteria for Target Industries

To determine the list of potential Target Industries for the Town of Clarkstown, a set of selection criteria were chosen. These include the following:

- Target industries correspond to mature, growing or emerging industry sectors of the local and regional economy.
- Target industries could be included in the list of industry clusters within the Hudson Valley Region.
- Target industries are large employers in the region.
- Target industries match existing workforce skills.
- Target industries are knowledge-based.
- Strong venture capital interest is present in the target industry.
- Target industries match the academic strengths of educational institutions in the region.
- Target industries correspond to the Research & Development (R & D) initiatives in the region.
- Target industries provide relatively higher wages.
- Employment prospects for occupations within target industries should range from favorable to very favorable.
- Infrastructure requirements for target industries are already existent or could be installed without substantial cost.

8.0 Target Industries for the Town of Clarkstown and Rockland County

A screening process was applied to industry sub-sectors sector classified under Mature, Established/Growing, and Emerging. Each sub-sector was analyzed using the above-mentioned selection criteria. These were further narrowed down resulting to a list of recommended target industries.

MATURE INDUSTRY SUB-SECTORS – ROCKLAND COUNTY												
NAICS CODE	Location Quotient	2005 Employment	2000-2005 Employment Growth	Hudson Valley Initiative	>1,000 Jobs	> Avg. Median Wage	Base industry	Comp. Adv. (LQ>1.25)	Venture Capital Interest	Academic/Research	Knowledge-base	Strategy/ Comments
221: Utilities	1.98	1,168	-0.6%		√	√	√	√	√			Target clean technologies & alternative energy
325: Chemical manufacturing	8.11	4,008	-4.4%	√	√	√	√	√	√	√	√	Target pharmaceutical & medicine manufacturing
335: Electrical equipment and appliance manufacturing	1.18	331	-0.6%				√			√	√	Business Retention and Expansion (BR&E)
423: Merchant wholesalers, durable goods	1.04	3,240	-1.8%		√							BR&E
443: Electronics and appliance stores	1.44	542	2.1%					√				BR&E
451: Sporting goods, hobby, book and music stores	1.37	844	-3.1%					√				BR&E
452: General merchandise stores	1.21	2,231	-6.1%		√							BR&E

ESTABLISHED INDUSTRY SUB-SECTORS – ROCKLAND COUNTY												
NAICS CODE	Location Quotient	2005 Employment	2000-2005 Employment Growth	Hudson Valley Initiative	>1,000 Jobs	> Avg. Median Wage	Base industry	Comp. Adv. (LQ>1.25)	Venture Capital Interest	Academic/Research	Knowledge-base	Strategy/ Comments
314: Textile product mills	1.54	507	378.3%					√				BR&E
326: Plastics and rubber products manufacturing	1.13	924	17.3%			√	√			√		BR&E
445: Food and beverage stores	1.12	2,742	3.9%		√							BR&E
446: Health and personal care stores	1.68	1,313	14.4%					√				BR&E
448: Clothing and clothing accessory stores	1.66	2,136	18.0%		√			√				BR&E
517: Telecommunications	1.36	2,398	12.8%		√	√			√	√	√	
519: Other information services	10.15	429	20.2%	√		√		√		√		BR&E
562: Waste management and remediation services	1.55	513	39.4%			√		√				BR&E
611: Educational services	1.76	4,679	8.7%		√	√		√		√	√	Attract higher ed. institutions that focus on R&D, offer post graduate degree programs Provide training necessary to support high tech and high wage industries
621: Ambulatory health care services	1.49	7,550	9.5%		√			√		√		BR&E

ESTABLISHED INDUSTRY SUB-SECTORS – ROCKLAND COUNTY (CON'T)												
NAICS CODE	Location Quotient	2005 Employment	2000-2005 Employment Growth	Hudson Valley Initiative	>1,000 Jobs	> Avg. Median Wage	Base industry	Comp. Adv. (LQ>1.25)	Venture Capital Interest	Academic/Research	Knowledge-base	Strategy/ Comments
622: Hospitals	1.15	6,138	5.7%		√					√	√	BR&E; support biotech/medical
623: Nursing and residential care	1.98	4,761	19.2%		√			√		√		BR&E
624: Social assistance	ND	3,545	42.8%		√					√		BR&E
813: Religious, Grantmaking, Civic, Professional & Similar Orgs.	2.16	3,023	6.6%		√	√		√		√		BR&E

EMERGING INDUSTRY SUB-SECTORS – ROCKLAND COUNTY												
NAICS CODE	Location Quotient	2005 Employment	2000-2005 Employment Growth	Hudson Valley Initiative	>1,000 Jobs	> Avg. Median Wage	Base industry	Comp. Adv. (LQ>1.25)	Venture Capital Interest	Academic/Research	Knowledge-base	Strategy/Comments
236: Construction of buildings	0.84	1,098	9.0%		√	√						BR&E
238 Specialty trade contractors	0.98	4,442	13.5%		√	√			√			Focus on green /clean technology
311: Food manufacturing	0.48	914	28.9%						√			BR&E
327: Nonmetallic mineral product manufacturing	0.56	354	33.1%			√						BR&E
333: Machinery manufacturing	0.22	410	114.7%							√		BR&E
336: Transportation equipment manufacturing	0.06	750	100.1%							√		BR&E
337: Furniture and related product manufacturing	0.37	131	47.2%									BR&E
339: Miscellaneous manufacturing	0.58	654	19.8%	√		√			√			Target biotech; medical equipment and supplies
424: Merchant wholesalers, nondurable good	0.95	2,976	11.8%		√	√						BR&E
441: Motor vehicle and parts dealers	0.81	1,463	10.4%		√							BR&E

EMERGING INDUSTRY SUB-SECTORS – ROCKLAND COUNTY (CON'T)												
NAICS CODE	Location Quotient	2005 Employment	2000-2005 Employment Growth	Hudson Valley Initiative	>1,000 Jobs	> Avg. Median Wage	Base industry	Comp. Adv. (LQ>1.25)	Venture Capital Interest	Academic/Research	Knowledge Industry	Strategy/ Comments
442: Furniture and home furnishing stores	0.97	593	27.5%									BR&E
444: Building material and garden supply stores	1.04	1,335	18.2%		√							BR&E
454: Nonstore retailers	0.95	505	28.2%									BR&E
492: Couriers and messengers	0.52	244	146.5%									BR&E
493: Warehousing and storage	0.38	75	316.7%									BR&E; Seek to attract data storage centers
512: Motion picture and sound recording industries	0.72	750	141.8%	√								BR&E
522: Credit intermediation and related activities	0.52	3,006	38.2%	√	√					√	√	
531: Real estate	0.96	1,281	24.6%		√							BR&E
541: Professional and technical services	0.97	7,657	47.3%	√	√				√	√	√	
551: Management of companies and enterprises	0.70	1,611	22.0%		√					√	√	BR&E
713: Amusements, gambling and recreation	1.04	1,630	33.3%		√							BR&E

EMERGING INDUSTRY SUB-SECTORS – ROCKLAND COUNTY (CON'T)												
NAICS CODE	Location Quotient	2005 Employment	2000-2005 Employment Growth	Hudson Valley Initiative	>1,000 Jobs	> Avg. Median Wage	Base industry	Comp. Adv. (LQ>1.25)	Venture Capital Interest	Academic/Research	Knowledge Industry	Strategy/ Comments
721: Accommodation	0.50	799	6.1%									BR&E; support target industries
812: Personal and laundry services	1.06	1,291	21.6%		√							BR&E

9.0 RECOMMENDED TARGET INDUSTRIES

Provided below is a table listing the top qualified industry sectors/sub sectors recommended for the Town of Clarkstown. The Town's government leaders, along with Rockland County's economic development representatives, should evaluate this information and reach collaborative decisions regarding which of these industries are most appealing to the Town's present capabilities, capacities, and long-term economic development goals and objectives.

Target Industry	Related Sub Sectors	Reasons for Targeting
Biotechnology	325: Chemical Manufacturing 3254: Pharmaceutical and Medicine Manufacturing	> Regional strength of Hudson Valley > Existing cluster > High employer > Higher wages > Strong venture capital interest
Clean Technology/Alternative Energy	221: Utilities 238: Specialty Trade Contractors	> Potential to support sustainable economy > Substantial interest from federal, state, & private sector investors > Ability to employ both professional & technician level workforce > Higher wages
Educational Services	6113: Colleges and universities	> Need to attract extension centers from NYC/Metro higher ed institutions > Supports Scientific Research and Development > Potential to attract other high tech/knowledge base industry sub-sectors
Financial Services	522: Credit intermediation and related activities Focus on data storage and back-up centers	> Proximity to NYC financial center > Regional strength of the Hudson Valley > Matches academic strength

Target Industry	Related Sub Sectors	Reasons for Targeting
		> Higher wages
Information Technology	335: Electrical Equipment and Appliances 517: Telecommunications	> Regional strength > Existing cluster > Venture capital interest > Higher wages
Medical Devices	339: Miscellaneous Manufacturing 3391: Medical Equipment and Supplies Manufacturing	> Existing cluster > Higher wages > Supports Health Care and Biotech industries > Venture capital interest
Professional & Technical Services	541: Professional and Technical Services (ALL sub sectors) 5415: Computer Systems Design and Related 5417: Scientific Research and Development Services	> Knowledge-based > Existing regional cluster > High employment > Matches existing workforce skills > Higher wages > Supports majority of other target industries > Provides potential entrepreneurship opportunities

Section 3: Commercial and Industrial Strategies

Section 3

1.1 Commercial Development

The following matrix shows an inventory of existing space within Commercial Parks in the Town of Clarkstown. Local realtors, developers and Town officials indicate the existence of four such parks: Airport Executive Park, Clarkstown Executive Park, Palisades Professional Center and Squadron Associates. In total, these parks comprise over 100 acres of land within the Town. Currently, there are over 275,000 square feet[1] of built commercial space in the inventory, with tenants including those within the health care, financial, and legal professions.

The presence of these commercial parks and the availability of inventory within these parks, presents numerous opportunities for the Town of Clarkstown to capture future demand. There are over eight acres of property and approximately 325,000 square feet of available commercial space in the Town of Clarkstown. However, recent economic woes have resulted in slowing demand, as indicated by nearly 1/3 of the Palisades Professional Center being vacant. As such, developers are struggling to rent available space and are forced to delay future phases of construction. As a result, other alternatives have been proposed – specifically at the Palisades Professional Center – to construct senior housing, condominiums, or assisted living facilities on site.[2]

[1] Figure does not include total SF at Clarkstown Executive Park.
[2] Interview with Dan Kwilecki at Kwilecki Development, February 28, 2008

Existing Commercial Development: Town of Clarkstown (Source: Rockland County Economic Development Corporation; Hudson Valley Economic Development Corporation)								
Name	**Location**	**Total Inventory**		**Available Space**		**Current Lease Rate**	**Current Vacancy Rate**	**Notes**
		Acres	**Square Feet**	**Acres**	**Square Feet**			
Airport Executive Park[3]	Airport Executive Park, Nanuet	15-20 acres	175,000 SF (in seven buildings)	0 acres (no additional room to expand)	3,500	$6.95/SF per year – warehouse $12.50/SF per year – office space	~2%	Existing office warehouse space for lease. Zoned for Planned Economic Development
Clarkstown Executive Park[4]	Executive Park Boulevard/ Corporate Way, Valley Cottage	~70 acres	N/A (within 9 buildings)	N/A	~250,000 SF Can build up to 1,000,000 SF, site has capacity to construct another 5 or 6 buildings	$8.00/SF-$14.00/SF per year	N/A	Industrial flex space/warehouse with 20' – 30' clear ceilings. Some units brand new, build-to-suit opportunities.
Palisades Professional Center[5]	2 Medical Park Drive, West Nyack	15 acres	38,250 SF Phase II will construct an additional 57,000 SF for a total of 95,250 SF	8.4 acres for Phase II	12,144 SF within two suites existing under Phase I; Additional 57,000 SF planned under Phase II	$25/SF per year	~32%	Class A single-story development constructed in 2004. Additional land pre-approved for 57,000 SF of development. Zoned commercial. 180+ parking spaces. Property owner is willing to take the remaining space and do a BTS for either lease

[3] Interview with Steven Yassky at Rockland Realty, February 21, 2008
[4] Interview with Jerry Lott at Jerry Lott Associates, Inc., February 28, 2008
[5] Interview with Dan Kwilecki at Kwilecki Development, February 28, 2008

Existing Commercial Development: Town of Clarkstown (Source: Rockland County Economic Development Corporation; Hudson Valley Economic Development Corporation)								
Name	**Location**	**Total Inventory**		**Available Space**		**Current Lease Rate**	**Current Vacancy Rate**	**Notes**
		Acres	**Square Feet**	**Acres**	**Square Feet**			
								or condominium and unit sizes from 500 SF to allow smaller users to occupy. Current tenants within Integrated Medical, Radiology, and Mortgage and Financing industries.
Squadron Associates	20 Squadron Boulevard, New City	3.50 acres	60,000 SF	0 acres	3,270 SF (within two suites)	$23.50/SF per year	~5%	Medical Office space. Available June 2008. Located within six-story building. Building houses medical, legal and other professional tenants.
TOTAL SPACE		**~105 acres**	**275,000+ SF[6]**	**8.4+ acres[7]**	**~325,000 SF**	**$6.95 - $25/SF per year, depending on use**	**Average: 13%[8]**	

[6] Figure does not include the total inventory within the Clarkstown Executive Park. Local realtors and representatives from the Park were not able to provide such information.
[7] Figure does not include the total number of available acreage within the Clarkstown Executive Park. Local realtors and representatives from the Park were not able to provide such information.
[8] Figure does not include the vacancy rate within the Clarkstown Executive Park. Local realtors and representatives from the Park were not able to provide such information.

1.2 INDUSTRIAL DEVELOPMENT

While industrial development does occur within many stand-alone offices, as well as at several of the Town's commercial parks, there are not any 'parks' solely devoted to Industrial use within the Town's boundaries. However, construction is currently underway at the Kohl Industrial Park. Kohl Industrial Park is situated on 15 acres of land in Congers. Upon completion, it is anticipated that the Park will provide 254,000 SF of industrial and office space. Roughly half of this has already been pre-leased, and there is a build-to-suit opportunity for an additional 125,000 SF of space in the Park. The significant amount of pre-leasing that has occurred is indicative of the strong local demand for such space. Furthermore, the absence of other industrial parks[9] in the Town provides an opportunity for the Kohl Industrial Park, and the Town of Clarkstown to effectively capture demand for industrial space.

[9] It is important to note that while Kohl is the only such Industrial Park, there are additional industrial sites scattered throughout Clarkstown. Such industrial space is primarily located in stand-alone offices throughout the Town. Many of these offices are located along Benner Drive and Hemlock Drive, and Route 303 in Congers; on Crosfield Avenue in West Nyack; and on Burt's Road in New City.

Existing Industrial Parks: Town of Clarkstown (Source: Hudson Valley Economic Development Corporation)								
Name	Location	Total Inventory		Available Space		Current Lease Rate	Industry Focus	Notes
		Acres	Square Feet	Acres	Square Feet			
Kohl Industrial Park[10]	225 North Route 303, Congers	15 acres	254,000 SF	15 acres (Construction is not yet complete)	Approximately 129,000 SF of space has been pre-leased. There is a Build-to-Suit opportunity for an additional 125,000 SF	$8.50/SF + Common Area Maintenance charges of $2.00/SF	Zoned Light Industrial Office; Anticipated mix of uses – Industrial Office, Warehouse Office, Flex Space	Pre-permitted shovel-ready site. Anticipated occupancy date June 2008. Located within an Empire Zone. Brand new construction with 30' clear ceiling heights. Orange and Rockland County Electric and Gas; Municipal Water and Sewer. 325 parking spaces. 30- 8' x 10' drive-in doors

[10] Interview with Marissa Brett, Hudson Valley Economic Development Corporation, February 28, 2008

1.3 EXISTING EMPIRE ZONES

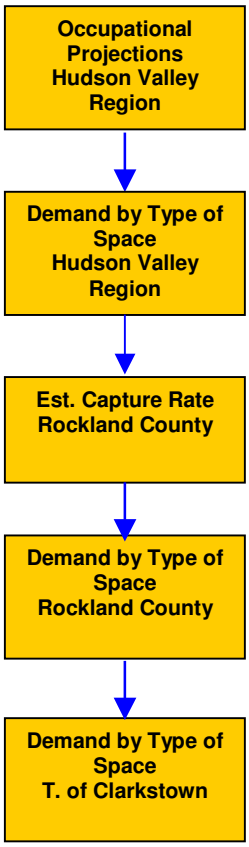
The Town of Clarkstown currently has three (3) areas designated as Empire Zones with 251.79 acres. These areas include the Congers Area, the Clarkstown Executive Park, and the Clarkstown Executive Park Connection. Information from the Rockland County Economic Development Corporation shows that 125.61 acres are currently vacant. This indicates that additional development areas for Empire Zone designation need to be identified to accommodate potential attraction and expansion efforts in Clarkstown. Empire Zone benefits are discussed in Section 3.0 Existing Incentives of this chapter.

Clarkstown Empire Zones
(Source: Rockland Economic Development Corporation)

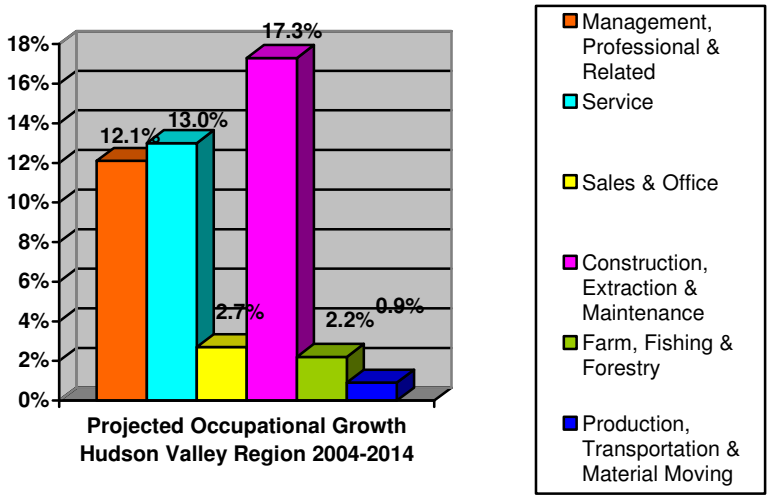
Area	Acreage
Congers Area	153.74 acres
Clarkstown Executive Park Area	63.39 acres
Congers- Clarkstown Executive Park Connection	34.66 acres
Clarkstown Development Zone Total	**251.79 acres**
Existing Vacant	125.61 acres

2.1 DEMAND FOR COMMERCIAL AND INDUSTRIAL SPACE

To evaluate future demand for users of space in the Town of Clarkstown, Saratoga Associates analyzed employment projections by occupation as published by the New York State Department of Labor. Occupational growth translates to demand for new space. Saratoga Associates identified the type of space that each occupation would use, then assigned space per person by type of use to determine demand by type of space (whether office, R&D/Flex, etc.). With occupational projections available only for the Hudson Valley Region[11], demand for Rockland County and the Town of Clarkstown were identified using the estimated capture rate derived by ratios of county and municipal employment by occupation versus the entire region.



Occupational data from the New York State Department of Labor that fastest growing occupations in the Hudson Valley Region are ***Construction, Extraction and Maintenance Occupations***, followed by the ***Service Occupations,*** and then the ***Management, Professional and Related Occupations***. The Construction, Extraction and Maintenance Occupational sector is projected to grow by 17.3% until 2014. However, with the recent downturn in the housing market, the NYS Department of Labor may have to readjust their projections regarding occupational growth in this sector. Service sector jobs in the Hudson Valley Region are projected to grow by 13% over a 10-year period, with Healthcare Support occupations growing by over 20%.

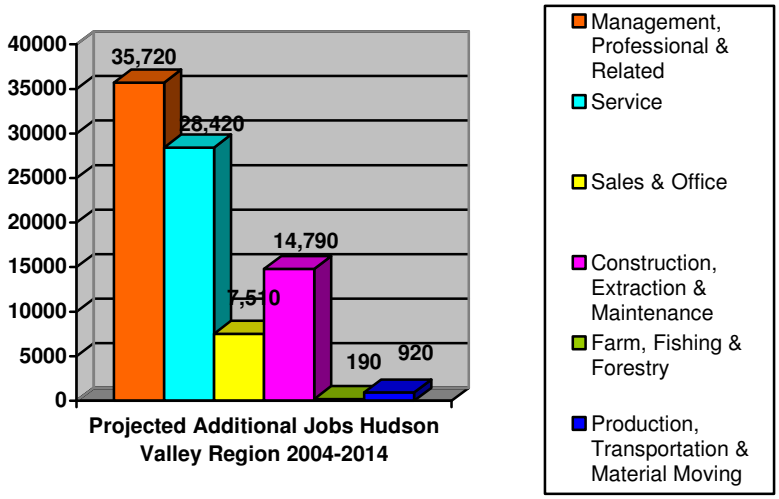


Overall growth in the Sales and Office Occupations is anticipated to be modest at 2.7%. While the ***Sales Occupations*** are expected to grow by 7.5%, the ***Office & Administrative Support Occupations*** are anticipated to decline by 0.4%, resulting to a very small growth for the ***Sales & Office Occupations*** group. Occupational data also show a projected decline in ***Production Occupations*** and a moderate growth for ***Transportation & Material Moving Occupations***. This results to a growth of less than 1% for the combined Production,

[11] The Hudson Valley Region is defined by the NYS Department of Labor as including Westchester County, Rockland County, Putnam County, Dutchess County, Orange County, Sullivan County, and Ulster County.

Transportation & Material Moving sector. Each of these occupational groups with their sub-sectors has varying need for the type of space required.

The Management, Professional and Related Occupations are projected to add approximately 35,720 jobs in the Hudson Valley Region over a 10-year period (2004-2014). Service Occupations come in second, adding almost 28,500 jobs. The Construction sector is projected to add almost 15,000 jobs, while around 7,500 jobs in the Sales and Office-related occupations will be added. Less than 1,000 jobs in the Production sector are projected over 10 years.



Management, Professional and Related Occupations are projected to grow the highest number of jobs in the Hudson Valley Region adding a total of 35,720 jobs over from 2004 to 2014. Within the Management, Professional and Related Occupations, the highest occupational growth is experienced in Computer & Math, followed by the Community & Social Services; Healthcare Professions, and then by Business and Financial occupations.

Ranking for Management, Professional & Related Occupations in the Hudson Valley Region

By Rate of Growth

1. Computer & Math
2. Community & Social Services
3. Healthcare Practitioners & Technical
4. Business & Financial
5. Management
6. Education, Training & Library
7. Legal
8. Arts, Design, Entertainment & Media
9. Life, Physical & Social Science
10. Architecture & Engineering

By Growth in Number of Jobs

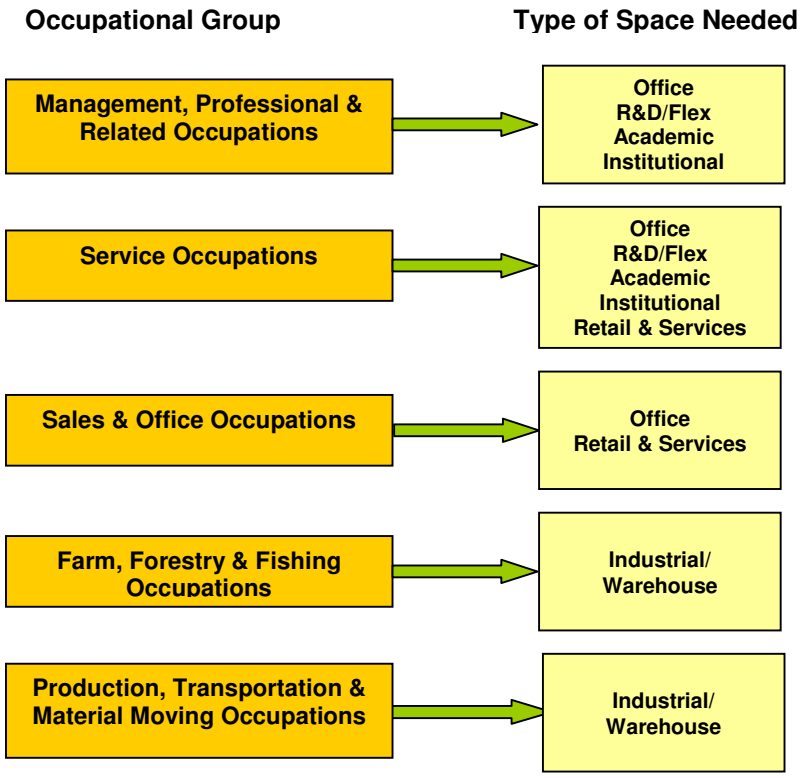
1. Healthcare Practitioners & Technical
2. Education, Training & Library
3. Management
4. Business & Financial
5. Computer & Math
6. Community & Social Service
7. Arts, Design, Entertainment & Media
8. Legal
9. Architecture & Engineering
10. Life, Physical & Social Science

Occupational Projections for the Hudson Valley Region, 2004-2014

Occupational Group	Employment Projections for Hudson Valley (2004-2014)				
	Estimated Employment		Employment Growth	Ave. Annual % Change	Total % Change
	2004	2014			
SF Requirement					
All Occupations	**990,040**	**1,077,590**	**87,550**	**0.9%**	**8.8%**
Management, Professional & Related Occupations	**304,480**	**340,200**	**35,720**	**1.2%**	**11.7%**
Management Occupations	45,620	50,340	4,720	1.0%	10.3%
Business and Financial Operations Occupations	35,210	39,120	3,910	1.1%	11.1%
Computer and Mathematical Occupations	19,640	23,140	3,500	1.8%	17.8%
Architecture and Engineering Occupations	13,010	13,710	700	0.5%	5.4%
Life, Physical, and Social Science Occupations	10,750	11,440	690	0.6%	6.4%
Community and Social Services Occupations	18,500	21,660	3,160	1.7%	17.1%
Legal Occupations	9,870	10,830	960	1.0%	9.7%
Education, Training, and Library Occupations	78,230	86,260	8,030	1.0%	10.3%
Arts, Design, Entertainment, Sports, and Media Occupations	17,860	19,240	1,380	0.8%	7.7%
Healthcare Practitioners and Technical Occupations	55,790	64,460	8,670	1.6%	15.5%
Service Occupations	**218,780**	**247,200**	**28,420**	**1.3%**	**13.0%**
Healthcare Support Occupations	33,150	39,910	6,760	2.0%	20.4%
Protective Service Occupations	32,060	34,660	2,600	0.8%	8.1%
Food Preparation and Serving Related Occupations	62,150	70,360	8,210	1.3%	13.2%
Building and Grounds Cleaning and Maintenance Occupations	44,060	48,760	4,700	1.1%	10.7%
Personal Care and Service Occupations	47,360	53,510	6,150	1.3%	13.0%
Sales & Office Occupations	**274,920**	**282,430**	**7,510**	**0.3%**	**2.7%**
Sales and Related Occupations	109,360	117,590	8,230	0.8%	7.5%
Office and Administrative Support Occupations	165,560	164,840	(720)	0.0%	-0.4%
Farming, Fishing, and Forestry Occupations	**8,660**	**8,850**	**190**	**0.2%**	**2.2%**
Construction, Extraction & Maintenance Occupations	**85,460**	**100,250**	**14,790**	**1.7%**	**17.3%**
Construction and Extraction Occupations	46,660	57,170	10,510	2.3%	22.5%
Installation, Maintenance, and Repair Occupations	38,800	43,080	4,280	1.1%	11.0%
Production, Transportation and Material Moving Occupations	**97,740**	**98,660**	**920.0**	**0.1%**	**0.9%**
Production Occupations	41,400	38,830	(2,570)	-0.6%	-6.2%
Transportation and Material Moving Occupations	56,340	59,830	3,490	0.6%	6.2%

(Source: NYS Department of Labor)

These occupations have spatial demands as shown in the following graph.



Based on our analysis of employment growth projections, the entire Hudson Valley Region has a potential to add approximately 49.4 million square feet of real estate space that does not include residential uses for a 10-year period (2004 to 2014). This translates to an annual demand of approximately 5.0 million square feet of space. Over the next 5 years, from 2009 to 2014, the Hudson Valley Region is estimated to have the potential to add almost 25 million square feet of non-residential real estate. While the highest occupational growth comes from Management, Professional and Related Occupations, the biggest demand for space will come from R&D/Flex/Industrial Space. This is due to the larger spatial demand per person for occupations within this sector.

Estimated 10-Year Non-Residential Real Estate Demand Based on Projected Occupational Growth, Hudson Valley Region (2004-2014)

Total Non-Residential Demand: 49,400,000 SF +/-
Annual Non-Residential Demand: 4,940,000 SF+/-

Office:	5,900,000 SF
R&D/Flex/Industrial:	17,600,000 SF
Institutional:	6,400,000 SF
Academic:	4,800,000 SF
Retail & Services:	14,700,000 SF

*Estimates are rounded-off.

Estimated Additional Demand for Space for the Hudson Valley Region Based on Occupational Growth Projections (2004 – 2014) (Source: NYS Department of Labor; Analysis by Saratoga Associates)

Occupational Group	10-Year Spatial Demand for the Hudson Valley Region (2004-2014)					
	Office	R&D/Flex/ Industrial	Institutional	Academic	Retail & Services	Total
SF Requirement/Job	250	750	650	600	650	
All Occupations	5,903,550	17,570,775	6,422,780	4,818,000	14,683,500	49,398,605
Estimated Annual Demand	590,355	1,757,078	642,278	481,800	1,468,350	4,939,861
Management, Professional & Related Occupations	6,083,550	170,775	2,028,780	4,818,000	-	13,101,105
Service Occupations	-	5,475,000	4,394,000	-	9,334,000	19,203,000
Sales & Office Occupations	(180,000)	-	-	-	5,349,500	5,169,500
Farming, Fishing, and Forestry Occupations		142,500				142,500
Construction, Extraction & Maintenance Occupations	-	11,092,500	-	-	-	11,092,500
Production, Transportation and Material Moving Occupations	-	690,000	-	-	-	690,000

To determine spatial demand for non-residential real estate in Rockland County and the Town of Clarkstown, two types of comparison were made:

- Ratio of Daytime Employment versus Hudson Valley Daytime Employment, and
- Ratio of Employment by Occupation versus Hudson Valley Region Workforce; and

Based on the analysis of Daytime Employment, Rockland County's ratio versus the entire Hudson Valley Daytime Employment is 13.3%. Clarkstown's ratio of daytime employment versus daytime employment for the entire Hudson Valley Region is 4.4%.

Daytime Employment Hudson Valley Region
(Source: County Business Patterns 2005)

	Daytime Employment 2005	% Ratio To Hudson Valley
Town of Clarkstown	34,404	4.4%
Hudson Valley Region		
Rockland County	104,581	13.3%
Westchester County	385,136	49.1%
Putnam County	21,892	2.8%

Dutchess County	100,449	12.8%
Orange County	103,838	13.2%
Sullivan County	17,978	2.3%
Ulster County	50,187	6.4%
Total Hudson Valley Region	784,061	

Analyses of Employment by Occupation indicate that Rockland County's labor force comprises 12.6% of the entire Hudson Valley Region's labor force. Clarkstown's share of the Hudson Valley's labor force is 3.7%.

One should note that a 0.7% difference is evident between the ratio of Daytime Employment versus the regional Daytime Employment for both Clarkstown and Rockland County, and the ratio of Employment by Occupation versus the regional Employment by Occupation. This 0.7% difference has to be included in calculations in order to account for spatial demand coming from daytime employment.

Employment Ratio by Occupation vs. Hudson Valley Region

(Source: 2006 American Community Survey)

	Town of Clarkstown			Rockland County			Hudson Valley	
	Number	% Distribution	% to Hudson Valley	Number	% Distribution	% to Hudson Valley	Number	%
Civilian Labor Force (16 yrs+)	39,882		3.7%	136,035		12.6%	1,082,560	
Occupations								
Management, professional, & related occupations	18,906	47.4%	4.3%	56,540	41.6%	12.8%	440,593	40.7%
Service occupations	5,047	12.7%	2.7%	22,794	16.8%	12.3%	184,681	17.1%
Sales & office occupations	10,611	26.6%	3.9%	34,525	25.4%	12.7%	272,518	25.2%
Farming, fishing & forestry occupations	0	0.0%	0.0%	172		6.6%	2,601	0.2%
Construction, extraction, maintenance & repair occupations	2,277	2.3%	2.3%	12,266		12.6%	97,380	9.0%
Production, Transportation & material moving occupations	3,041	3.6%	3.6%	9,738		11.5%	84,787	7.8%

Rockland County has the potential to add approximately an average of 653,000 square feet of non-residential real estate annually or around 6.53 million square feet of space over a 10-year period, based on roughly a 13.3% ratio over the projected job growth for the Hudson Valley Region.[12] From 2009 to 2014, Rockland County is estimated to have the potential of adding approximately 3.26 million square feet of non-residential real estate. These estimates based on the New York State Department of Labor occupational projections are modest and do not consider external forces such as changes in the economy and technology, as well as catalytic economic development initiatives that would increase job growth. Moreover, these do not account for the demand for newer, state-of-the art space coming from existing jobs or replacement of existing space due to obsolescence.

Estimated 10-Year Non-Residential Real Estate Demand Based on Projected Occupational Growth, Rockland County (2004-2014)

Total Non-Residential Demand: 6,530,000 SF +/-

Annual Non-Residential Demand: 653,000 SF+/-

Office: 800,000 SF

R&D/Flex/Industrial: 2,300,000 SF

Institutional: 850,000 SF

Academic: 650,000 SF

Retail & Services: 1,930,000 SF

*Estimates are rounded-off.

Estimated Additional Demand for Space for Rockland County Based on Occupational Growth Projections (2004 – 2014) (Source: NYS Department of Labor; Analysis by Saratoga Associates)

Occupational Group	Est.Capture Rate Rockland County	Est.Capture Rate Rockland County w/ Daytime Employment (+0.7%)	10-Year Spatial Demand for Rockland County (2004-2014)					
			Office	R&D/Flex/ Industrial	Institutional	Academic	Retail & Services	Total
SF Requirement/Job			250	750	650	600	650	
All Occupations	12.6%	13.3%	797,159	2,304,690	845,105	650,430	1,930,253	6,527,637
Estimated Annual Demand			79,716	230,469	84,511	65,043	193,025	652,764
Management, Professional & Related Occupations	12.8%	13.5%	821,279	23,055	273,885	650,430	-	1,768,649
Service Occupations	12.3%	13.0%	-	711,750	571,220	-	1,213,420	2,496,390
Sales & Office Occupations	12.7%	13.4%	(24,120)	-	-	-	716,833	692,713
Farming, Fishing, and Forestry Occupations	6.6%	7.3%	-	10,403	-	-	-	10,403
Construction, Extraction & Maintenance Occupations	12.6%	13.3%	-	1,475,303	-	-	-	1,475,303
Production, Transportation and Material Moving Occupations	11.5%	12.2%	-	84,180	-	-	-	84,180

[12] This projection was based on the ratio of Rockland County's employment share of jobs in the Hudson Valley plus a 0.7% factor to account for Daytime Employment.

The Town of Clarkstown Rockland County has the potential to add approximately an average of 196,000 square feet of non-residential real estate annually or around 1.96 million square feet of space over a 10-year period, based on a 4.4% ratio over the projected job growth for the Hudson Valley Region.[13] From 2009 to 2014, Rockland County is estimated to have the potential of adding approximately 980,000 square feet or almost 1.0 million square feet of non-residential real estate. These estimates based on the New York State Department of Labor occupational projections are modest and do not consider external forces such as changes in the economy and technology, as well as catalytic economic development initiatives that would increase job growth. Moreover, these do not account for the demand for newer, state-of-the art space coming from existing jobs or replacement of existing space due to obsolescence.

Estimated 10-Year Non-Residential Real Estate Demand Based on Projected Occupational Growth, Town of Clarkstown (2004-2014)

Total Non-Residential Demand: 1,960,000 SF +/-

Annual Non-Residential Demand: 191,000 SF+/-

Office:	300,000 SF
R&D/Flex/Industrial:	560,000 SF
Institutional:	255,000 SF
Academic:	245,000 SF
Retail & Services:	600,000 SF

*Estimates are rounded-off.

Estimated Additional Demand for Space for Clarkstown Based on Occupational Growth Projections (2004 – 2014) (Source: NYS Department of Labor; Analysis by Saratoga Associates)

Occupational Group	Est.Capture Rate Clarkstown	Est.Capture Rate Clarkstown w/ Daytime Employment (+0.7%)	10-Year Spatial Demand for Clarkstown (2004-2014)					
			Office	R&D/Flex/ Industrial	Institutional	Academic	Retail & Services	Total
SF Requirement/Job			250	750	650	600	650	
All Occupations	3.7%	4.4%	295,898	557,134	250,835	240,900	563,433	1,908,199
Estimated Annual Demand			29,590	55,713	25,084	24,090	56,343	190,820
Management, Professional & Related Occupations	4.3%	5.0%	304,178	8,539	101,439	240,900	-	655,055
Service Occupations	2.7%	3.4%	-	186,150	149,396	-	317,356	652,902
Sales & Office Occupations	3.9%	4.6%	(8,280)	-	-	-	246,077	237,797
Farming, Fishing, and Forestry Occupations	0.0%	0.0%	-	-	-	-	-	-
Construction, Extraction & Maintenance Occupations	2.3%	3.0%	-	332,775	-	-	-	332,775
Production, Transportation and Material Moving Occupations	3.6%	4.3%	-	29,670	-	-	-	29,670

[13] This projection was based on the ratio of Clarkstown's employment share of jobs in the Hudson Valley plus a 0.7% factor to account for Daytime Employment.

2.2 Infrastructure and Spatial Requirements for Business/Industrial Parks Development

A set of criteria was developed that will serve as a toolbox that the Town of Clarkstown could use in evaluating existing business/industrial parks, as well as selecting sites for future business/industrial park development. These comprise of two sets of criteria:

- ***General Criteria***: A general set of guidelines were developed for the selection of business/industrial parks from a site selector's perspective; and
- ***Industry Specific Site Criteria***: Saratoga Associates developed a set of industry-specific technical criteria derived from Build-Now New York requirements. These criteria by type of use are important considerations in securing New York State funding for the purpose of developing shovel-ready sites.

2.2.1 General Site Selection Criteria for Business/Industrial Park Development

1. Usability of Land
   - The soil should be well-drained and structurally sound to support buildings, while easily excavated for utility lines and other needs.
   - The site should not contain wetlands or wetlands must be located such that they are not disturbed during site excavation and operation, or impact soil conditions in areas where site improvements are installed.
   - The site topography should be relatively flat and require minimal excavation in preparation for construction site improvements.

2. Access to Utilities
   - Water, sewer, power, gas (optional), and high-speed telecommunications are either at the perimeter of the site or can economically be made available within three to six months.
   - Capacity of utilities is adequate to support park activities (water flow rates, size of sewer lines and treatment plan capacity, available power, level of telecommunication capacity (e.g. T1, T3, etc. lines).

3. Adjacent Land Use
   - Avoid siting industrial parks in close proximity to schools, hospitals, nursing homes, residential neighborhoods and other sensitive areas. Establish minimum distances and use buffer zones with such uses as retail and commercial space.
   - Have access to adjacent space that may allow for future expansion (a plus for marketing the site).

4. Highway Access
   - For significant truck and other vehicular traffic, the site should have good access to a primary highway. Access should be controlled by light or have a hand turn in the direction closest to the Thruway for ease of egress.

5. Community Support for Site
   - The land must be zoned for industrial and/or office use and have the support of the community at large to avoid any future uses.
   - The local jurisdiction must be in agreement as to who will provide the sewer/water services, any joint development cost and other requirements.

2.2.2 Industry Specific Site Criteria

The matrix below provides the technical requirements that could be used to assess business/industrial parks by type of industry use. In addition to the matrix presented below, Saratoga Associates developed site and building assessment forms (Appendix B) that could be used to evaluate technical requirements for sites, as well as buildings.

Industry	Site Criteria
High-Tech Research & Development	> 5 acres minimum > Underground Utilities > Telecommunications & underground cables > Presence of major university > Presence of technical equipment support services > High-density parking > Location near an existing R&D park > Access to Airport > Labor force skills
High-Tech Manufacturing	> 200 acres minimum > Water: 3 million gallons per day (GPD) @ 80 PSI > Wastewater: 2.4 million gallons per day (GPD) > Electricity: from 2 separate sources @115 KV or 20 MW continuous > Natural Gas: 2,000 MCF @ 8 PSI > Adequate parking > Ample truck & rail access > Proximity to Interstate or limited 4-lane U.S. highway

INDUSTRY	SITE CRITERIA
Manufacturing	> 50 acres minimum > Adequate parking > Ample truck & rail access > Electricity: 25,000 KW peak demand; 13,500,000 KWH/month, 13.8 KVA service voltage > Water: 585,000 GPD > Gas: 90,000 MFC/month average, 115,200 MCF/ month peak > Sewer: 450,000 GPD to municipal treatment facility > Within 90 minutes to airport hub or regional airport with direct service to a hub
Light Industrial	> 10 acres minimum > Adequate parking > Direct truck & rail access > Electricity: 5,500 KW peak demand; 3,000,000 KWH/month, 75% demand factor > Natural Gas: 50,000 therms or 5,000 MCF/month > Water: 20,000 to 50,000 GPD, capable of processing 4,000 GPD of potable water > Sewer: 20,000 to 40,000 GPD
Back Office	> Human Resources (quality & size of semi-skilled workforce) > Telecommunications systems: T-1 to T-3; > Long distance service at reduced cost – proximity to Point of Presence (POP) > Presence of Local Exchange Carriers (LECs) > Lower real estate costs > 100 to 150 square feet per workstation, > Each workstation to accommodate 2-3 employees for facility operating 18-24 hours daily > Transportation access > Utilities > Ample parking: 10 spaces/1,000 square feet > Time Zone sensitivity
Warehousing & Distribution	> 50 acres minimum > Within 15 miles to an Interstate or limited access to 4-lane U.S. highway via truck route > Access routes designated for 53-foot trucks > Topography: little elevation change; outside 100-year FEMA flood plain > Land parcels square to slightly rectangular with little or no outparcel intrusions affecting site utilization or traffic flows

INDUSTRY	SITE CRITERIA
Business Commerce Parks	> 60 acres minimum > Electricity: 14,000 KWH; 6,000,000 KWH/month, dual feed > Natural Gas: 75,000 therms or 7,500 MCF/month > Water: 62,000 GPD > Sewer Flow: 62,000 GPD
Office Parks	> 25 acres minimum > Fiber SONET ring infrastructure > Diverse, redundant, digital electronic Central Offices (COs)/ Points of Presence (POPs) > Electricity: 1,500 KWH; 810,000 KWH/month > Water: 15,000 GPD > Sewer: 15,000 GPD

3.1 Current Policies/Incentives Regarding Commercial/Industrial Development

Economic development policies and inventive are used to attract and/or retain investment within a community. Typically, incentives fall into one of four categories: workforce assistance, operating assistance, infrastructure assistance, and tax related.

This section contains a summary of the most significant incentives available to businesses/industries in the Town of Clarkstown. These incentives are identified based on the level of agency offering them.

3.2 Federal Assistance

> **Economic Development Administration**

The U.S. Department of Commerce Economic Development Administration (EDA) makes available a variety of grant, loan and technical assistance programs that create and/or retain permanent full-time jobs in a community. Investment programs include:

- *Public Works and Economic Development Program* – provides assistance to economically distressed communities and regions to revitalize, expand, and upgrade their physical infrastructure, to attract new industry, encourage business expansion, diversify local economies, and generate or retain long-term private sector jobs and investment. Current priorities include proposals that help support existing industry clusters, develop emerging new clusters, or attract new economic drivers.[14]
- *Economic Adjustment Assistance Program* – provides a planning, technical and infrastructure assistance to regions experiencing adverse economic changes that may occur over time. Eligible applicants include a State, city, county or other political subdivision. Funds are available on a 50/50 match to fund strategic investments identified in a community's Comprehensive Economic Development Strategy.[15]
- *Research and National Technical Assistance Program* – supports research of leading, world-class economic development practices, and funds information.[16]
- *Local Technical Assistance Program* – the Technical Assistance Program provides leaders in the public and nonprofit sectors of economically distressed communities with the information needed to make sound economic development investments.
- *University Center Economic Development Program* – University Centers provide technical assistance to public and private sector organizations to increase economic development opportunities, attract private investment and connect communities with University resources. The EDA University Center at Cornell University is closest in proximity to the Town of Clarkstown.

[14] Catalog of Federal Domestic Assistance, No. 11. 300.
[15] Catalog of Federal Domestic Assistance, No. 11. 307.
[16] Catalog of Federal Domestic Assistance, No. 11, 303 and 312.

- *Trade Adjustment Assistance for Firms Program* –EDA funds a nationwide network of eleven Trade Adjustment Assistance Centers (TAAC) designed to provide technical and financial assistance to import impacted manufacturers and producers. The New York State TAAC is located in Binghamton, New York.

- **Green Jobs Act**

The U.S. Senate has approved a green job training proposal which authorizes new programs to train for "green collar jobs" that involve the design, manufacturing, installation, operation, and maintenance of renewable energy and energy efficiency technologies.[17] The bill authorizes %125 million for workforce training in green collar jobs and includes Pathways Out of Poverty Grants.[18]

- **U.S. Small Business Administration**

The Small Business Administration provides financial, technical and procurement assistance to startups and small businesses. Financial assistance programs include:

- *7(a) Loan Guaranty Program* – Loans of up to $2,000,000 can be used for equipment, inventory, working capital, debt refinancing, business purchase and real estate.

- *504 Loan Program* - Provides loans for small manufacturers and public policy loan. The funds are fixed asset financing only, long term (10-20 years), have a low fixed rate of interest, and generally require job creation.

- *7(m) Microloan Program* – This program allows the SBA to lend money to an intermediary lender, who provides management and technical assistance to ensure program success. The average loan is $10,000 with a maximum term of 6 years.

3.3 State Assistance

- **Empire State Development**

Empire State Development offers technical and financial assistance to large and small New York businesses. The Hudson Valley Region-Rockland regional office serves the needs of businesses in the Town of Clarkstown.

Financial assistance is available to companies who are planning to locate, expand or modernize their facilities.

[17] "Clinton Applauds Passage of Green Jobs Energy Amendment," http://www.senate.gov/~clinton/news/statements/record.cfm?id=276854. Accessed Feb. 13, 2008.
[18] "Green-Collar Jobs: Energy Bill includes Christmas present for nation's job seekers." http://www.huffingtonpost.com/van-jones/greencollar-jobs-energy_b_77934.html. Accessed Feb. 13, 2008.

> **Leviticus 25:23 Alternative Fund, Inc – Small Business Loan Program**

The Leviticus 25:23 Alternative Fund is a community development loan fund that provides low interest loans to community based organizations and women/minority entrepreneurs. Loans, up to $600,000 per project, are available for the development of not-for-profit facilities, including acquisition, construction, rehabilitation, bridge loans and start-up expenses.[19]

> **New York Business Development Corporation**

The New York Business Development Corporation is comprised of a private pool of bankers who provide funds and loan referrals to small and medium size businesses, with an emphasis on minority and women-owned businesses. The Corporation administers three financial assistance programs.

- *Finance Program* - Loans range from $25,000 to $1,300,000 with terms of 3 to 15 years. Funds can be used for working capital, acquisitions, machinery and equipment purchase, restructuring of debt, leverage buyouts, purchase and lease back, and the purchase of a company.
- *SBA 504 Second Mortgage Debenture Program* – The program provides small businesses with secondary financing for up to 40% of the acquisition cost of real estate, machinery, and equipment or real estate improvements.[20] Loans range in size from $250,000 to $1,300,000 with a term a 20 years for real estate and 10 years for machinery and equipment.
- *JDA Partnership Program* – The purpose of the program is to finance owner occupied Real Estate acquisitions or improvements or the purchase of machinery and equipment.[21] Project loans are processed through the Empire State Certified Development Corporation (ESCDC). 50% of the project (first mortgage or lien) is financed through a bank and/or the NYBDC, 40% (second mortgage or lien) is through the SBA 504/JDA, and the remaining 10 % of the project is owner equity. Eligible businesses include manufacturing, service, wholesaling, and warehouse related.

> **New York State Energy Research and Development Authority**

The NYS Energy Research and Development Authority (NYSERDA) provides technical assistance engineering studies, and financial incentives, and low-interest loans to businesses for electrical energy efficiency for new construction and building upgrades. Financial assistance is also available for alternative energy projects such as solar and wind technology. Listed below are the economic development incentives below as identified by NYSERDA on their website:

[19] http://www.banking.state.ny.us/sba/region5.htm#leviticus (March 2008)
[20] *Rockland County Business Development Resources*, Chase and the Rockland Economic Development Corporation, Updated October 2004.
[21] Ibid.

- Alternative-Fuel Vehicle Program
- Energy Audit Program
- Enhanced Commercial/Industrial Performance Program
- FlexTech – Technical Assistance
- Green Buildings
- HVAC
- New Construction Program
- New York Energy $mart Loan Fund
- Peak Load Reduction Program
- Premium Efficiency Motors
- Small Commercial Lighting

- **NYS Environmental Facilities Corporation – Industrial Finance Program (IFP)**

The Industrial Finance Program provides businesses with low cost financing for environmental improvement projects that bring business operations into environmental compliance. Projects include, but are not limited to; solid waste management, medical waste management, resource recovery, sewage treatment, and water supply management.[22]

- **New York Department of Transportation - Industrial Access Program**

The Industrial Access Program provides state funding for highway projects that can enhance economic development but would not have any other source of public support. Up to $1 million per project in financial assistance is available to municipalities and industrial development authorities to fund project costs associated with design and construction, including real property acquisitions, drainage systems, and landscaping. Funding is available in the form of a 60% grant and 40% low interest loan, which must be repaid within five years.[23]

- **NYS Empire Zone Program**

There are currently 82 Empire Zones (EZ) within New York State, including the Rockland County EZ. Benefits for Empire Zone certified companies could include tax credits, sales tax refunds, employment incentives, property tax abatements, and utility rate reductions.

Benefits for businesses that locate or expand within the Rockland County Empire Zone include[24]:

- *Tax Reduction Credit* - The Tax Reduction Credit allows for a credit against New York State Income Tax. The Tax Reduction Credit is available to certified businesses for 10 years and is

[22] http://www.banking.state.ny.us/sba/nys-efc1.htm (March 2008)
[23] *Program Highlights*; New York State Industrial Access Program, NYS Department of Transportation, p. 2.
[24] Rockland Economic Development Corporation, *Rockland County Empire Zone Description of Benefits, http://www.redc.org/images/ez/ZoneBenefits.doc (March 2008).*

the product of multiple factors. The most important factor is the Employment Increase Factor, explained above. In the example given, the company would have its NYS income taxes reduced by up to 50%.

> *Wage Tax Credit* - This New York State income tax credit is generally $1,500 per FTE employee per year for 5 years (this applies to any position created after July 30, 2006). However, a Targeted Employee paid at least 135% of minimum wage would qualify for a wage tax credit of $3,000. The credit is used to reduce a business' NYS business income taxes. New businesses that do not owe NYS taxes can receive a cash refund of up to 50% of the credits and the remainder is carried over until utilized.

Businesses located in an Investment Zone (i.e. Spring Valley and Haverstraw) are eligible to receive an additional $500 in Wage Tax Credit per employee per year for any new employees that receive $40,000 or more in total compensation (wage/salary + benefits).

> *Credit Against Real Property Taxes* - Up to 100% of property taxes paid by the certified business to the local municipal entities are eligible for a credit against NYS income taxes for 10 years. This credit if fully refundable, which means that a certified business can reduce its tax burden below zero and receive a refund payment from New York State. The property tax credit calculation relies on a number of factors including new employment and investment at the zone location. Payments-in-lieu-of-tax agreements (PILOT) are considered "eligible real property taxes."

> *Sales Tax Refunds* – State sales tax paid on the purchase of any building materials used in construction or renovation of a property located within the Empire Zone can be refunded to the company. Some exclusions apply.

> *Sales Tax Exemption* - The state sales tax exemption applies to most purchases made by an Empire Zone certified business (unlike the refund, above, that only applies to construction material). The exemption covers the majority of purchases for a ten-year period.

> *Investment Tax Credit* - The total effect of this benefit is up to a 19% return to the company on its original investment in production equipment (10% up front, 3% in each of the following three years). This benefit only applies to manufacturers, manufacturer-equivalents and certain other specific industries. A portion of this credit may be refundable to companies that meet the "new business" definition of the Empire Zones program.

> *Zone Capital Tax Credits* - Economic Development Zone Capital Credits can be issued for qualified new investments or contributions to an approved project in the zone. They can be used by a business to attract new capital investment into a business or by a non-profit to increase the tax incentive donors have access to for their contributions.

> **New York State Foundation for Science, Technology and Innovation - Small Business Technology Innovation Fund (SBTIF)**

The Small Business Technology Investment Fund (SBTIF) provides $50,000 to $500,000 equity investments to start-up, high-tech companies located in New York State. Fees include a 1% closing fee and a 1% commitment fee. Eligible applicants include companies advancing the following technologies: advanced materials, electronics instrumentation, biotechnology, communications, computer hardware & software, energy, environmental, imaging, lasers, and optics.[25]

> **Power for Jobs™ Program**

The Power for Jobs Program was established in 1997 to provide low cost power to businesses and not-for-profits in exchange for creating or retaining jobs in New York State. Today, the program provides approximately 483 megawatts (mw) to program participants.

3.3 Local Assistance

> **County of Rockland Industrial Development Agency**

The County of Rockland IDA provides financial incentives for businesses to locate and expand in Rockland County. The major incentives offered include:

- Tax-exempt Industrial Revenue Bonds (IDB)
- Mortgage Recording Tax Exemption
- Sales and Use Tax Exemption
- Real Property Tax Exemption/Payment in Lieu of Taxes (PILOT)

> **Orange and Rockland Utilities - New York Economic Development Rate**

The New York Economic Development Rate (EDR) provides qualified businesses who locate to or expand in the Orange & Rockland NYS service territory a 10% discount off of electronic delivery portion of their rate. To qualify for the discounted rate, customers must construct a new building, purchase or lease and existing building that has been vacant for three months, or expand in an existing building. In addition, new or expanding customers must add 100 kilowatts (KW) of separately metered monthly electric usage to the Orange & Rockland electric system.

Qualifying customers are classified by the NAICS as Manufacturing (Sectors 31-33), Wholesale Trade (Sector 42), Transportation and Warehousing (Sector 48-49), Information (Sector 51), Finance and Insurance (Sector 52), Real Estate, Rental and Leasing (Sector 53), Professional, Scientific and

[25] http://www.nystar.state.ny.us/sbtif.htm

Technical Services (Sector 54), Management of Companies and Enterprises (Sector 55), Administrative Support, Waste Management and Remediation Services (Sector 56).[26]

> **Rockland Business Association, Inc.**

The Rockland Business Association provides Rockland County business owners with networking opportunities, educational seminars and workshops, and a women's forum, CEO forum, and a leadership speaker series.

> **Rockland Economic Development Corporation**

The Rockland Economic Development Corporation offers several programs designed to promote investment, attract new businesses, support business retention and expansion, as well as market the County for business attraction. Financial and technical assistance programs include:

> *The Procurement Technical Assistance Center (PTAC)* – For the past two decades, the PTAC, has been providing technical assistance to businesses to increase their ability to sell their products and services to government agencies. Assistance includes one-on-one counseling,

> *Rockland/Westchester Revolving Loan Program* - The Rockland Economic Development Corporation, in partnership with the Westchester County Association, Inc. (WCA) operate a local revolving loan program to provide a non-traditional financing option to local businesses. The program provides financial assistance to startups and small businesses that are unable to qualify for conventional financing or meet a bank's credit guidelines. Loans range from $2,500 to a maximum of $30,000, and can be used for working capital, inventory, leasehold improvements to owner-occupied real estate, equipment or mezzanine financing.

> **Rockland County SCORE Chapter**

The Rockland County SCORE Chapter 677 provides local residents with free, professional business advise to guide them as they plan to start a business. The US Department of Commerce, Small Business Administration, and the Rockland Economic Development Corporation (REDC) and the Rockland Business Association (RBA) fund the local chapter. Technical assistance includes Business Training Courses, private counseling sessions, and mentoring.

> **Tomorrow's Workplace**

Tomorrow's Workplace provides technical assistance to local employers and job seekers in the region. Specifically, the Center provides employer-based training programs, recruitment assistance,

[26] http://www.oru.com/programsandservices/economicdevelopment/financialincentives.html (March 2008)

human resource, and employment assistance. The Center also provides employers and job seekers with a state of the art computer facility, training rooms, and a resource library.

4.1 Proposed Policies, Incentives and Tools to Direct Commercial/Industrial Growth

The purpose of this task is to identify policies and incentives that will help direct commercial and industrial growth, attract new businesses, expand existing businesses, and encourage entrepreneurial growth. Best practices regarding growth and development that have been successfully adapted by similar communities were also reviewed in this process.

> Land Banking

Land banking is the acquisition and reservation of land for future use. By identifying areas where Commercial/Industrial growth would occur, Clarkstown could acquire smaller pieces of land and consolidate such to assemble large parcels of developable land that could be used to retain and attract target industries. A targeted acquisition strategy should be developed instead of random acquisition of small parcels. The land could be held in reserve until new redevelopment opportunities based on market demand occurs. Restrictive covenants on assembled properties could be established for purposes of retaining control over future uses. Some of these properties could be accorded Empire Zone status to help attract businesses to locate in targeted areas. To support the acquisition process, a municipal fund could be established. Potential sources of such funds could include proceeds from sales taxes and real estate taxes.

> Explore Expansion and Identification of New Empire Zone Districts

Currently, Clarkstown has a total of 251.79 acres of development land designated to Empire Zone. These Empire Zones are located in Congers, the Clarkstown Executive Park Area, and the Executive Park Connection Area in Congers. Areas that are properly zoned and which correspond to Empire Zone guidelines should be identified and brought to shovel-ready status. This process could be accomplished as part of this study's Land Use Strategies.

> Market Clarkstown as a Less Costly Alternative to Westchester County

Clarkstown could be promoted as a less costly alternative to Westchester County. Recent proposals regarding transportation improvement with the Tappan Zee Bridge redevelopment and transit-oriented development along Metro North Stations will facilitate movement between Manhattan and Rockland County, making Clarkstown more accessible to commuters. These improvements could also result to Clarkstown becoming more attractive to potential developers and business establishments.

> Provision of Public Infrastructure

The Town of Clarkstown could provide infrastructure improvements such as streetscapes, parking, road construction, and other access improvements as part of development/redevelopment projects, especially for businesses related to target industries. Parking, if operated by the Town of Clarkstown,

could be revenue generating, with fees from such structures used to retire debt service on capital cost. Several resources could be used to fund public infrastructure costs. These include:

- General obligation bonds
- Special Assessment Districts
- Tax Increment Financing
- US Economic Development Administration (EDA) Public Works grants and Development Financial Assistance

> **Tax Increment Financing**

Tax Increment Financing (TIF) allows cities/municipalities to create special districts and to make public improvements within those districts that will generate private-sector development. During the development period, the tax base is frozen at the predevelopment level. Property taxes continue to be paid, but taxes derived from increases in assessed values (the tax increment) resulting from new development either go into a special fund created to retire bonds issued to originate the development, or leverage future growth in the district.[27] In New York State, the General Municipal Redevelopment Law authorizes the use of Tax Increment Financing. The Town of Clarkstown could utilize Tax Increment Financing in the same manner that the Town of Yonkers and numerous cities and municipalities throughout the country are utilizing this financing tool for development.

The City of Yonkers utilizes Tax Increment Financing (TIF) to redevelop large sections of the city center and its waterfront, encourage economic development, rebuild public infrastructure, and change the character of existing land use in strategic locations. The highlights of the City of Yonkers' TIF arrangements include the following:

> Tax increment is based on increased assessed values of future development projects.
> Property taxes for current owners in TIF districts will not increase due to TIF.
> All property owners in the TIF districts will benefit from the city's infrastructure improvements funded by TIF.
> City parking infrastructure will be owned by the city and become an "endowment" once bonds are paid off.
> TIF only utilizes real property tax increment.
> The City of Yonkers will receive Sales and Use Tax, and Personal Income Tax generated from this project.
> Tax Increment Financing Breakout is as follows:
    - Base value/taxes remain in place to continue to support the City of Yonkers.
    - A portion of the tax increment goes to fund city infrastructure, parking, sewer, roadways, and streetscapes/landscape.
    - A portion of the tax increment goes to fund the City of Yonkers services (school, police, fire, etc.).

[27] Nancy L. Minter. "Tax Increment Financing." Urban Land. May 1991. p. 38.

> Special Assessment Districts

Special Assessment Districts (SADs) can be established by the Town of Clarkstown or by property owners that will benefit from its services. Special Assessment Districts are a self-financing legal entities that have the ability to raise funds from taxes, user fees or bonds, to pay for development and services within the district. The Town Supervisor could appoint board members of a Special Assessment District.

> Business Improvement Districts

A Business Improvement District (BID) is a public/private partnership in which property and business owners elect to make a collective contribution to the maintenance, development and promotion of their commercial district. The NYS Consolidated Law Article 19A of the General Municipal Law, that was passed in 1980, is the enabling legislation for Business Improvement Districts in New York State. BIDs have been a popular tool throughout New York State and the country to finance physical improvements and services in a commercial district. Business Improvement Districts could be established in hamlets with commercial districts such as New City and Congers.

> Grow America Fund Partnership

In addition to the Revolving Loan Fund Program administered by the Rockland County Economic Development Corporation (REDC), the Town of Clarkstown could partner with the National Development Council to administer the Grow America Fund. A "Grow Clarkstown Fund" could be established with similar arrangements provided in the "Grow Nassau Fund."

Nassau County has partnered with the National Development Council's Grow America Fund, Inc. for the "Grow Nassau Fund." Funds for the Grow Nassau Fund are provided, in part, through a grant from a private banking institution (the North Fork Bank), the Nassau County Industrial Development Agency, along with funds provided by Grow America Fund, Inc. No County funds are included in the Grow Nassau Fund. Eligible small businesses in the boundaries of the county may apply for loans at competitive rates, floating or fixed, for a term of up to 25 years. In order to qualify for these loans, the businesses must be engaged in a legitimate for-profit business activity and have the ability to create permanent jobs in the community. [28]

The Grow Nassau Fund can make loans at competitive rates, for terms up to 25 years depending on proposed use of funds. The average loan size is $250,000. Uses for the funds include:

- Real estate acquisition,
- Leasehold improvements,
- Machinery and equipment,

[28] Nassau County Office of Economic Development, "The Grow Nassau Fund Brochure."

- Working capital, and
- Refinancing.

While Nassau County is providing administrative assistance to the Grow Nassau Fund, the Grow America Fund, Inc. administers lending operations. This arrangement would be ideal for the Town of Clarkstown as minimal personnel resources are used to run the lending program.

> Smart Growth Incentives

The Town of Clarkstown could offer Smart Growth Incentives to direct development in priority areas in the same manner that the City of Austin provides these incentives to developers and employers. The City of Austin offers Smart Growth Incentives that are available only within the Desired Development Zone (DDZ). These incentives are designed to promote the three major goals of the City of Austin's Smart Growth Initiative: 1) determine how and where the city grows, 2) improve the city's quality of life, and 3) enhance its tax base. Those that are provided incentives must meet the following criteria:

- The location of development;
- Proximity to mass transit;
- Pedestrian-friendly urban design characteristics;
- Compliance with nearby neighborhood plans; and
- Increases in tax base, and other policy priorities.

The City of Austin provides incentives at several levels:

- ***The Smart Growth Zone Specific Incentives***: The Smart Growth Zone Specific Incentives refer to changes in fees the City charges for zoning, subdivision, and site plan applications, and for water and wastewater capital recovery fees. Within the DDZ these fees are reduced on a sliding scale based on where the project is located. Within the Drinking Water Protection Zone (DWPZ) development application fees are not reduced and capital recovery fees are slightly increased. The Zone Specific Incentives are available to all projects within the DDZ.
- ***Water and Wastewater Reimbursement Policies***: The City of Austin reimburses the cost of major water and wastewater facilities located in the Desired Development zone in a single payment. Reimbursement payments for water and wastewater facilities were previously done over a period of three years.
- ***Primary Employer Incentives***: Primary Employer incentives are intended to guide large employers to build within the Desired Development Zone. A variety of incentives may be considered under the primary employer incentives. These include fee waivers, new water and sewer lines, transportation improvements and expedited processing of development application. All Primary Employer incentives require City Council review and approval.

> Technology Zone Program

The Town of Clarkstown could establish by ordinance a Technology Zone Program to attract and expand businesses that are included within identified target industries. This program has worked in the City of Charlottesville, Virginia. Under this program, qualified businesses locating or expanding operations in the Technology Zone are eligible to receive permit and user fee waivers, local tax rebates, special zoning treatment, or exemption for up to 10 years. These incentives are offered at the local level and help induce growth in target industries.

- ***Local Property Tax Exemption***: Businesses may be granted full or partial property tax exemption for up to 15 years for properties rehabilitated for commercial and industrial use. Property tax exemptions are offered for pollution control facilities, recycling equipment, manufacturing, manufacturers' generating/co-generating equipment, and solar energy devices.
- ***Research and Development Tax Exemption***: A business is eligible for sales/use tax exemption on property used for Research & Development. Tangible property for R&D uses may be taxed at lower rates or equal to those of tools and machinery.

> **Sustainable Design**

The Town of Clarkstown could enact a local law requiring the use of green building technology for new buildings that receive federal, state, and local incentives and assistance. Green Buildings will receive New York State Green Building Tax Credits. Enactment of this law together with the incentives provided will help boost Clarkstown's reputation as a sustainable community. This law will also create a demand for Clean Technology, Renewable Energy, and Green Building Technology as target industries for the community.

The City of New York has enacted the New York City Green Building Law (Local Law86 of 2005) on October 3, 2005. The law requires the City's new municipal buildings, additions, and renovations to achieve a 20% energy cost and water savings, as well as a LEED® Silver rating from the US Green Building Council.

> **Expedited Permitting Process**

The Town of Clarkstown could implement an expedited permitting process geared towards development that advances its smart growth goals and attract, retain, or expand businesses included in its list of target industries. Two models could be considered:

<u>Florida</u>
The State of Florida is implementing the Governor's Office of Tourism, Trade, and Economic Development Expedited Permitting Process (OTTED process) intended to encourage and facilitate the location and expansion of economic development projects that:

- Offer job creation and high wages;
- Strengthen and diversify the state's economy; and

- Have been thoughtfully planned to take into consideration the protection of the state's environment.

In order to qualify for the OTTED process, projects must meet a statutory job creation threshold. The threshold requires a business applicant or a committed tenant to permanently hire at least 10, 50, or 100 (depending on location) new employees. The OTTED expedited permitting process helps to streamline and coordinate the review and issuance of permits for economic development projects. However, it does not reduce the number of agencies that a business must apply to for permits or the number of permits it must obtain from each agency when building a new facility. A review of the OTTED program indicated that the cost to operate the process appears to be reasonable, with approximately 20 projects accommodated annually, depending on the projects' complexity.[29]

Massachusetts

Massachusetts' Expedited Permitting Law (Chapter 205 of the Acts of 2006) was enacted on August 2, 2006. This legislation creates a new comprehensive permitting process that allows a majority vote of a city council. Highlights of the legislation are as follows:

- The Act amends Chapter 43D, the expedited permitting act, by creating more economic incentives for local communities to adopt this chapter for a "priority development site," which would then commit the municipality to a 180-day permitting process.
- The Act defines a "priority development site" as a privately- or publicly-owned property that is: (1) commercially or industrially zoned; (2) eligible under applicable zoning provisions, including special permits or other discretionary permits, for the development or redevelopment of a building at least 50,000 sq. ft. of gross floor area in new or existing buildings or structures; (3) located adjacent to areas of existing development or in underutilized buildings or facilities and with adequate water and sewer infrastructure and adequate water supplies, or close to appropriate transit services; and (4) designated as a priority development site by the Board. Several parcels or projects may be included within a single priority development site. Whenever possible, priority development sites should be located adjacent to areas of existing development or in underutilized buildings or facilities, or close to appropriate transit services.
- The Act provides funding to the Division of Administrative Law Appeals (DALA) to reduce the existing backlog of environmental appeals and requires decision on appeals within 90 days after the record is closed.

[29] The Florida Legislature, Office of Program Policy Analysis and Government Accountability. "Review of the Expedited Permitting Process Coordinated by the Governor's Office of Tourism, Trade, and Economic Development." October 1998.

Section 4: Mall Redevelopment Study

Section 4

1.0 INTRODUCTION

A healthy retail sector is critical to a community's economy. The retail sector provides local government sales tax revenues, creates jobs, provides residents with a good, local quality of life, and can even serve to attract tourists to a community.

The purpose of this Mall Redevelopment Study is to provide Clarkstown's decision-makers with the information they need to understand existing retail conditions and trends, make recommendations regarding the revitalization and reuse of the Town's shopping centers, and ensure that the Town maintains a healthy retail sector.

Specifically, this section of the report provides a snapshot of existing conditions at Nanuet Mall and Palisades Center, an overview of the history of shopping centers in the United States, characteristics of various retail formats, current national retail trends, potential reasons for mall decline, and national trends in the reuse and revitalization of older malls including the emergence of lifestyle centers and mixed-use town centers.

2.0 NANUET MALL

Overview

The Nanuet Mall is an enclosed, regional shopping center that has been in operation for nearly forty years. Currently owned by the Simon Company, Nanuet Mall suffers from vacant storefronts and low shopper traffic as a result of direct competition from the nearby Palisades Center, which opened ten years ago.

Geographic Location

The Nanuet Mall is located in Nanuet, New York, a hamlet within the Town of Clarkstown in Westchester County. Nanuet is located approximately 20 miles north of Manhattan, and two miles from the New Jersey border. The Nanuet Mall is situated at the intersection of Route 59 and Middletown Road, at 75 W. Route 59. It is owned by the Simon Property Group, an Indiana based real estate company that specializes in regional malls, lifestyle centers, outlet centers, and international properties.

Transportation Access

The Nanuet Mall has excellent access to the region's highways. It is approximately one-half mile from the New York State Thruway (I-287/87), which leads east towards the Hudson River, Westchester County, and New York City and west to upstate New York; it is just over one mile to the Palisades Interstate Parkway, which runs south to New Jersey and north towards the rest of Rockland County.

In terms of public transportation, the Nanuet Mall is accessible via bus via the Red and Tan Lines from New York City, Clarkstown Mini Trans throughout Clarkstown, and Transport of Rockland from points in Rockland County. In addition, New Jersey Transit provides rail access, serving Nanuet via the Pascack Valley Line.

Assessed Property Value

The assessed property value for the Nanuet Mall is based on the total of four different assessments: one for each major department store (Macy's, Sears, and Boscovs), and one for the remainder of the mall, which is comprised of smaller stores.

Assessed Property Value, Nanuet Mall: 2007 (Source: Town of Clarkstown Receiver of Taxes)	
	Tax Revenue
Total Value	$19,540,000

Real Estate Taxes

The table below outlines the property taxes paid by the Nanuet Mall in 2007.

Property Tax Revenues, Nanuet Mall: 2007 (Source: Town of Clarkstown Receiver of Taxes)	
Taxing Jurisdiction	**Tax Revenue**
Clarkstown Central School District	$1,443,356
Rockland County	$122,126
Town of Clarkstown	$558,871
Open Space	$6,197
Clarkstown Master School District	$122,894
Consolidated Light District	$7,845
Consolidated Water District	$11,934
County Solid Waste	$20,143
Nanuet Ambulance District	$7,674
Nanuet Fire District	$37,032
Refuse/Garbage District	$18,489
TOTAL: ALL TAXING JURISDICTIONS	**$2,356,560**

Building Square Footage

The Nanuet Mall contains approximately 915,000 square feet of gross leasable area (GLA). In this sense, it is considered a "regional mall," serving the shopping needs beyond just the community of Nanuet, throughout Clarkstown, and approximately 25 miles outwards from the site.

Inventory of Existing Businesses

As noted above, the anchor tenants in the Nanuet Mall are Macy's, Boscov's, and Sears. In addition to these, the two-story mall contains over 120 specialty stores and services, and eight restaurants and eateries. Current retailers in the Nanuet Mall are as follows:

- A Dollar Store
- Aeropostale
- African Arts & Crafts
- After Hours by Small's
- Aldo Shoes
- Amy's Hallmark
- Auntie Anne's Pretzels
- Banchetto Feast
- Bath & Body Works
- Bathfitters
- Boscov's
- Bourbon St. Cafe
- Brenners Florsheim Shoes
- Carlton Cards
- Champs Sports
- Charley's Steakery
- China King Orchards
- Cinnabon

- Citi Casuals
- Convenience Center
- Cool Collections
- Crafter's Unlimited
- Dezigner Sunglasses
- East Coast Piano
- Everything Yogurt
- Executive Cellular
- Exotic Nails
- Famous Footwear
- Famous Rugs
- Foot Locker
- Fromex One Hour Photo
- Gifts 4 U
- Gifts for Sports Fans
- Glow Putts Mini Golf
- GNC
- Great American Cookie Co.
- Gymboree
- Haagen-Dazs
- Hattrick Menswear
- Home Style Furniture
- Ideal Gifts
- Intrigue Jewelry
- Kay Jewelers
- Kids Cuts
- Kids Foot Locker
- Kitchen Magic
- Lady Foot Locker
- Leather & Shoes.com
- LensCrafters
- Life Uniform
- Macy*s
- Mandee
- Mario's Barber Shop
- Maryam's Fashions
- Master Wok
- Max Rave
- My Dear
- Nail Spa
- Najeem Photo
- Nanuet Dental Service
- Nanuet Mall Family Chiropractic
- Nanuet Vision World
- Nathan's
- National Luggage
- Neelam Boutique
- New Collections
- New Home Furnishings
- New York & Company
- Now and Then Candy Shop
- NY Assistive Technology & Occupational Therapy, PA
- One Stop Wireless
- Perfume Place
- Piercing Pagoda
- Quick Alterations
- RadioShack
- Rainbow
- Rockland County Tae Kwon Do
- Ruby Tuesday
- Sakkio Japan
- Sears
- Sears Automotive
- Sears Hearing
- Sears Optical
- Sears Portrait Studio
- Simon Mall Office/Giftcards/Guest Services
- Spencer Gifts
- Sweeney Todd Hair Salon
- The Children's Place
- Tony Acupressure
- Unisex Palace of Hair Design
- URBAN X
- Victoria's Secret
- Victoria's Secret Beauty
- Villa Pizza
- Worldtime
- WRCR AM 1300 Radio Rockland
- X- Zone
- Zales Jeweler

Building Amenities

The Nanuet Mall has numerous amenities that strive to make the shopping experience more convenient and more pleasant. Amenities include:

- Cab Stand
- Coat Check
- Lost and Found
- Parking: There are over 4,000 spaces available for parking, including a 2-level covered parking deck with direct access to Macy's and Boscov's. Handicapped parking spaces are located near all mall entrances.
- Shuttle Bus: Bus transportation is available from the upper level mall entrance.
- Strollers: Strollers are available for a fee
- Walking: Nanuet Mall, in partnership with Good Samaritan Hospital, sponsors a free monthly mall walking exercise and health program, "The Inside Track Club," which is designed to educate people about the benefits of a regular walking program.

Hours of Operation

The Nanuet Mall is open Monday through Saturday from 10:00 am to 9:00 pm, and from 11:00 am to 6:00 pm on Sundays.

Property Tax Revenues

Property Tax Revenues, Nanuet Mall: 2007
(Source: Town of Clarkstown Receiver of Taxes)

Taxing Jurisdiction	Tax Revenue
Clarkstown Central School District	$1,443,356
Rockland County	$122,126
Town of Clarkstown	$558,871
Open Space	$6,197
Clarkstown Master School District	$122,894
Consolidated Light District	$7,845
Consolidated Water District	$11,934
County Solid Waste	$20,143
Nanuet Ambulance District	$7,674
Nanuet Fire District	$37,032
Refuse/Garbage District	$18,489
TOTAL: ALL TAXING JURISDICTIONS	**$2,356,560**

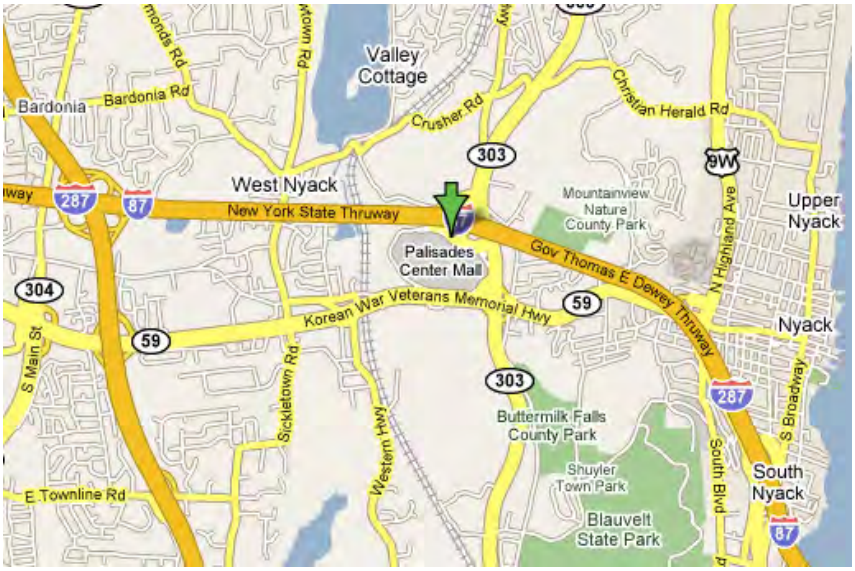
3.0 PALISADES CENTER

Overview

The largest and unquestionably the most frequented and significant retail establishment is Palisades Center. Palisades Center is a 2.2 million square foot mall, located directly off of the New York State Thruway at Routes 303 and 59 in West Nyack. The mall provides access to more than 24 million visitors each year.

Geographic Location

The Palisades Center is located in West Nyack, New York, a hamlet within the Town of Clarkstown in Westchester County. West Nyack is located approximately 20 miles north of Manhattan, and two miles from the New Jersey border; it is approximately 3 miles east of Nanuet. The Palisades Center is situated at the intersection of Route 303 and Route 59, at 1000 Palisades Center Drive. It is owned by the Pyramid Companies, the shopping center's original developer.



Transportation Access

Like the Nanuet Mall, the Palisades Center enjoys excellent transportation access to the region, befitting for its size. It is located at the intersection of the NYS Thruway (I-87 and I-287), which leads east towards the Hudson River, Westchester County, and New York City and west to upstate New York, and Routes 303 and 59. It is approximately two miles from the Palisades Interstate Parkway, which runs south to New Jersey and north towards the rest of Rockland County. The Palisades Center's trade area reaches into some of the area's wealthiest counties: New York's Westchester, Orange, and Rockland Counties, and New Jersey's Bergen County.

In terms of public transportation, the Palisades Center is accessible via bus via the TAPPANZEE Express bus from points in Westchester, and Transport of Rockland from points in Rockland County. In addition, Metro North offers discount packages combining commuter rail and the TAPPANZEE Express bus. Due to its large size and convenient location, the Palisades Center is often promoted by nearby hotels.

Assessed Property Value

The assessed property value for the entirety of the Palisades Center is as follows:

Assessed Property Value, Palisades Center: 2007 (Source: Town of Clarkstown Receiver of Taxes)	
	Tax Revenue
Total Value	$47,934,100

Real Estate Taxes

The table below outlines the property taxes paid by the Palisades Center in 2007.

Property Tax Revenues, Palisades Center Mall: 2007 (Source: Town of Clarkstown Receiver of Taxes)	
Taxing Jurisdiction	**Tax Revenue**
Clarkstown Central School District	$13,493,550
Rockland County	$1,220,819
Town of Clarkstown, including Open Space	$5,317,159
Consolidated Light District	$12,393
County Solid Waste	$20,931
Nanuet Ambulance District	$6,868
Refuse/Garbage District	$29,209
Rockland Sewer District 1	$93,976
West Nyack Fire District	$60,108
TOTAL: ALL TAXING JURISDICTIONS	**$20,255,013**

Building Square Footage

The Palisades Center is by most standards a very large shopping center, one of the largest in the United States. It contains approximately 2 million square feet of gross leasable area (GLA). In this sense, it is considered a "power mall," or "super regional mall," serving the shopping needs significantly beyond the Town of Clarkstown, and approximately 50 miles outwards from the site. Indeed, as noted earlier, due to its size, the commercial reach of the Palisades Center extends into some of the area's wealthiest counties—Westchester, Rockland, Orange, and Bergen. When measured by its GLA, the Palisades Center

is the country's 15th largest mall.[1] In terms of total area, the Palisades Center's 3.5 million total square feet makes it the second largest mall in the country, second to the Mall of America.

Inventory of Existing Businesses

The four-story Palisades Center has over 400 stores and entertainment options, including 23 anchor stores. In addition, there are roughly 50 restaurants and eateries, several theaters including an IMAX theater, an ice rink, a Ferris wheel, a fitness center, a carousel, a bowling alley, and others.
Anchor stores are listed as follows:

- AMC Theatres/IMAX
- Barnes & Noble
- Bed Bath & Beyond
- Best Buy
- BJ's Wholesale Club (118,000 sq. ft.)
- Circuit City
- CVS (without a pharmacy)
- Dave & Busters
- DSW Shoe Warehouse
- H & M (30,516 sq. ft.)
- Home Depot (135,000 sq. ft.)
- JCPenney (156,000 sq. ft. on 3 Levels)
- Jo-Ann Etc.
- Lord & Taylor (120,000 sq. ft. on 2 Levels)
- Lucky Strike Lanes
- Krazy City
- Macy's (204,000 sq. ft. on 3 Levels)
- Old Navy
- Sports Authority
- Staples
- Steve & Barry's
- Target (134,000 sq. ft. on 1 level)
- Modell's Sporting Goods

Building Amenities

The Palisades Center has numerous amenities that strive to make the shopping experience more convenient and more pleasant. A few of the amenities include:

- 9,729 parking spaces with a four floor parking garage with a basement level
- "Shop and Stay" package: includes one night's stay at the upscale hotel, a hot breakfast buffet, and a $25 mall gift card.

[1] http://www.icsc.org/apps/dmmdisp.php?dispid=NY0055

- WalkIt! Mall walkers: Offers access to a measured walking course before shops open
- 50 restaurants and eateries
- Several theaters including an IMAX theater
- An ice rink and bowling alley
- A Ferris wheel and carousel.

Hours of Operation
Palisades Center is open Monday through Saturday from 10:00 am to 9:30 pm, and from 11:00 am to 7:00 pm on Sundays.

4.0 TRADE AREAS

Nanuet Mall and Palisades Center Trade Areas
This section examines the relevant demographic and economic characteristics of the trade areas for each shopping center, in order to determine the qualities each center's potential "audience," with the ultimate goal of guiding appropriate retail development to this population.

Trade Areas are the geographic regions surrounding a shopping center from which the retail center draws its customers. There are several methodologies used to define a trade area boundary, including the study of traffic flow, Reilly's Law of Retail Gravitation, the zip code method, and using commuting data. For the purpose of this study, the physical trade area boundaries for the Nanuet Mall and Palisades Center were identified based on the retail gravity model, which "estimates the distance customers are willing to travel to buy goods and services after comparing prices, quality, styles and other shopping factors."[2]

To determine the trade area boundaries for the Nanuet Mall and Palisades Center, the buildings' Gross Leasable Area (GLA), tenants, and general characteristics were reviewed. The Nanuet Mall, with a GLA of 900,000 square feet, 120 retail stores, three anchor stores, a food court and several restaurants has the retail characteristics of "Regional Mall".

Regional Malls contain, on average, 4000,000 square feet of GLA. They can range in size from 300,0000 to 1.0 million square feet of GLA. The parcels on which Regional Malls are located range in size from 40 to 100 acres.

General Characteristics of the Regional Mall include:

- Anchored by at least 1 or as many as 3 large department stores, with not less than 50,000 sq. ft. each.
- Provides a variety of goods comparable to those found in the central business district in a small city.
- The building is usually enclosed, but could have out parcels or pad sites.
- Variety of retailers, including small chain mass merchants, and specialty fashion stores.

[2] "Understanding Your Trade Area: Implications for Retail Analysis." Myles, Dr. Albert E. 2003.

- Usually contains a food court and restaurant, as well as a movie theater.

According to the International Council of Shopping Centers (ICSC), regional shopping centers like the Nanuet Mall have a drawing radius of 25 miles.[3]

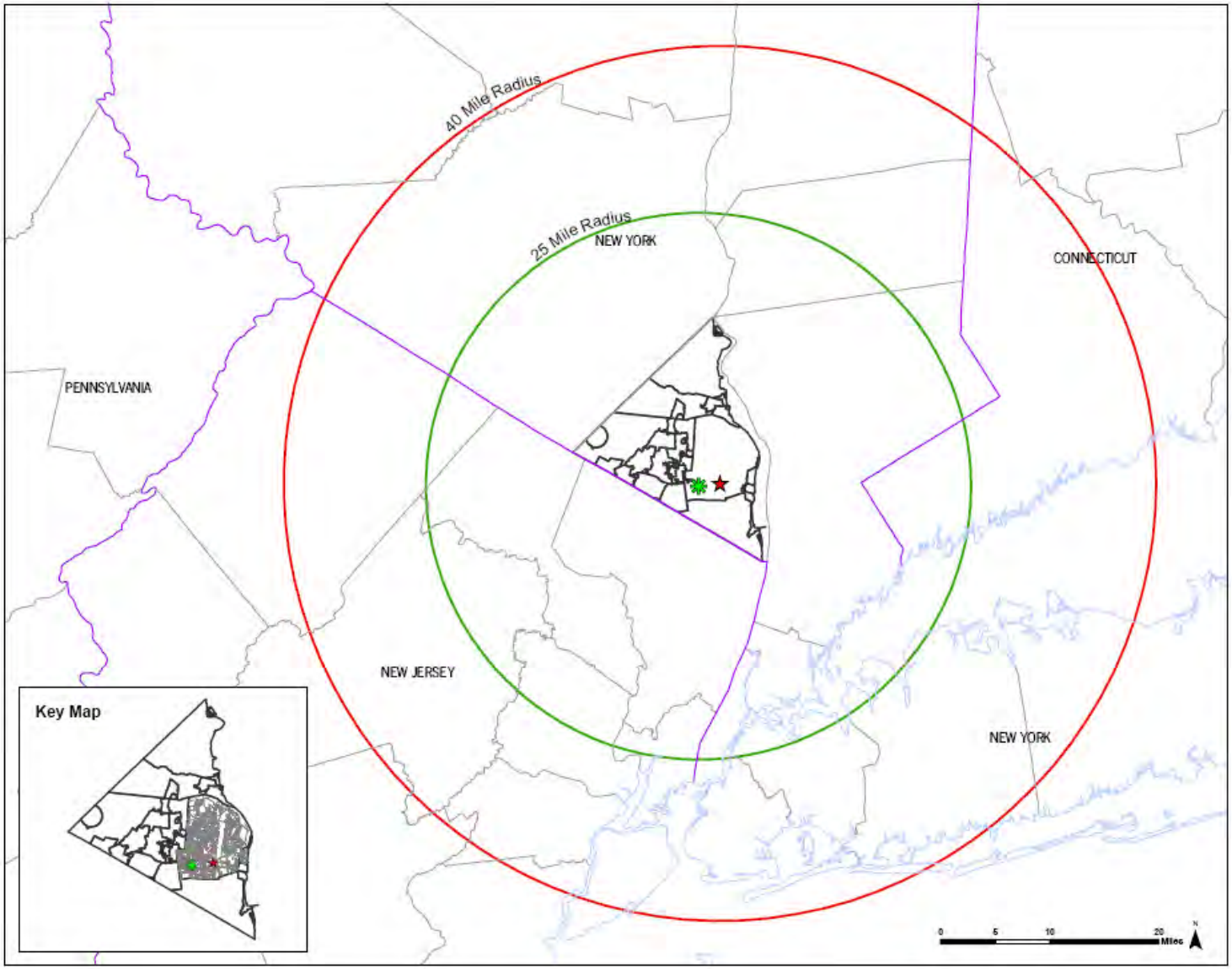
The Palisades Center gross leasable area (GLA) of approximately 1.85 million square feet, placing it in the largest category, Super Regional Malls, which has a drawing radius of 40 miles. Super Regional Malls typically range in size from 800,000 to 2.0 millions square feet of GLA. The mall lot size can be anywhere from 60 to 125 acres.

General characteristics of the Super-Regional include the following:

- Anchored by 3 or more large department stores, with at least 75,000 sq. ft. each.
- Provides a wide variety of shopping goods comparable to a central business district of a major metropolitan area.
- Wide selection of retailers including general merchandise, apparel, home furnishing, a variety of services and recreation facilities.

The map on the following page illustrates the trade area boundaries for both the Nanuet Mall and the Palisades Center.

[3] "A Choice of Lifestyules", October 2005. Scholl, David C. and Robert B. Willisams. <www.ULI.org>



Town of Clarkstown Economic Development Strategy

Figure #
Location Analysis Map

December 2007

KEY
- NANUET MALL
- PALISADES CENTER
- 40 MILE BUFFER
- 25 MILE BUFFER
- (T) OF CLARKSTOWN MUNICIPAL BOUNDARIES
- STATE
- COUNTY
- COASTLINE

PROJECT # 2007 - 028
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This map is computer generated using data acquired by Saratoga Associates from various sources and is intended only for reference, conceptual planning and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects or to provide any other information typically needed for construction or any other purpose when engineered plans or land surveys are required.

File Location: S:\GIS\07028\CommercialDev_Radius.mxd

SARATOGA ASSOCIATES

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ROCKLAND COUNTY, NEW YORK

Population and Households:

Population and households data allow quantification of current market size and examine future growth. Increasing population and household growth indicate a fertile market for retail goods and services. Typically, demand is generated by individual or household purchases with family members influencing household purchases.

Population Trends

Population Trends: 1990 – 2012 (Source: U.S. Census Bureau; EASI Demographics)								
	1990	2000	2007	2012 (Projection)	% Change 1990 – 2000	% Change 2000 – 2007	% Change (Projection) 2007 – 2012	% Change (Projection) 2000 – 2012
Nanuet Mall Trade Area	6,267,812	6,773,171	6,958,310	7,004,208	8.1%	2.7%	0.1%	3.4%
Palisades Center Trade Area	14,688,138	15,845,789	16,182,279	16,206,733	7.9%	2.1%	0.0%	2.2%

The populations of both trade areas are extremely large—larger than many major cities. Both trade areas have been growing in the last two decades; this is not unexpected, given Rockland County's rapid growth and its metropolitan location. However, growth is projected to slow somewhat by 2012 to almost nothing. This may be an indication that the areas have little room for growth; after decades of significant expansion, many people looking to live in the New York metropolitan area have been forced to go beyond Clarkstown and Rockland County in order to find affordable places to live. This indicates the benefit of focusing retail opportunities to a population's specific needs, rather than broadly attempting to target all of them.

Household Trends

Household Trends: 1990 – 2012 (Source: U.S. Census Bureau; EASI Demographics)								
	1990	2000	2007	2012 (Projection)	% Change 1990 – 2000	% Change 2000 – 2007	% Change (Projection) 2007 – 2012	% Change (Projection) 2000 – 2012
Nanuet Mall Trade Area	2,419,858	2,582,862	2,752,617	2,827,785	6.7%	6.6%	2.4%	9.5%
Palisades Center Trade Area	5,423,125	5,798,402	6,120,048	6,259,329	6.9%	5.5%	2.3%	7.9%

Like population growth, trends in the number of households can be a key indicator as to the future physical and economic characteristics of a community. Both trade areas had similar trends in household growth, growing since 1990 but—like the population—expected to slow by 2012.

Age

Age: 2007 (Source: U.S. Census Bureau; EASI Demographics)								
	Pre-school (<5 years)	School Age (5 to 17 years)	College Age (18 to 24 years)	Younger Working Adults (25 to 34 years)	Mid-Lifers (35 to 54 years)	Empty Nesters (55 to 64 years)	Seniors (65+ years)	Median Age
Nanuet Mall Trade Area	8.1%	15.7%	9.6%	15.5%	28.6%	10.5%	12.0%	35.8
Palisades Center Trade Area	8.2%	16.0%	9.5%	14.8%	28.9%	10.4%	12.1%	35.9

The age of a population largely influences the types of retail opportunities that are appropriate for a trade area. For instance, a large amount of young people might indicate a need for shops catering to children. Nearly 30 percent of each trade area is comprised of Mid-Lifers (those 35 to 54 years old); retail that is appropriate for this age would likely be well received. Similarly, a significant portion (approximately 24 percent for each trade area—nearly one-quarter of the population) of each trade area's population is under 18 years old. This indicates a definite need to focus a significant amount of retail attention to this age group.

Housing Occupancy

Housing Occupancy: 2007 (Source: U.S. Census Bureau; EASI Demographics)		
	Owner Occupied	Renter Occupied
Nanuet Mall Trade Area	42.1%	57.9%
Palisades Center Trade Area	46.9%	53.1%

Housing occupancy is one indicator of the stability of an area. Homeowners generally stay in an area longer than renters do, reducing the turnover within neighborhoods and communities. The Palisades trade area has a slightly higher rate of home ownership than the Nanuet trade area; both areas have ownership levels of close to half.

Median Owner Occupied Home Value

Median Owner Occupied Home Value: 2007 (Source: U.S. Census Bureau; EASI Demographics)	
	Median Value
Nanuet Mall Trade Area	$407,193
Palisades Center Trade Area	$367,974

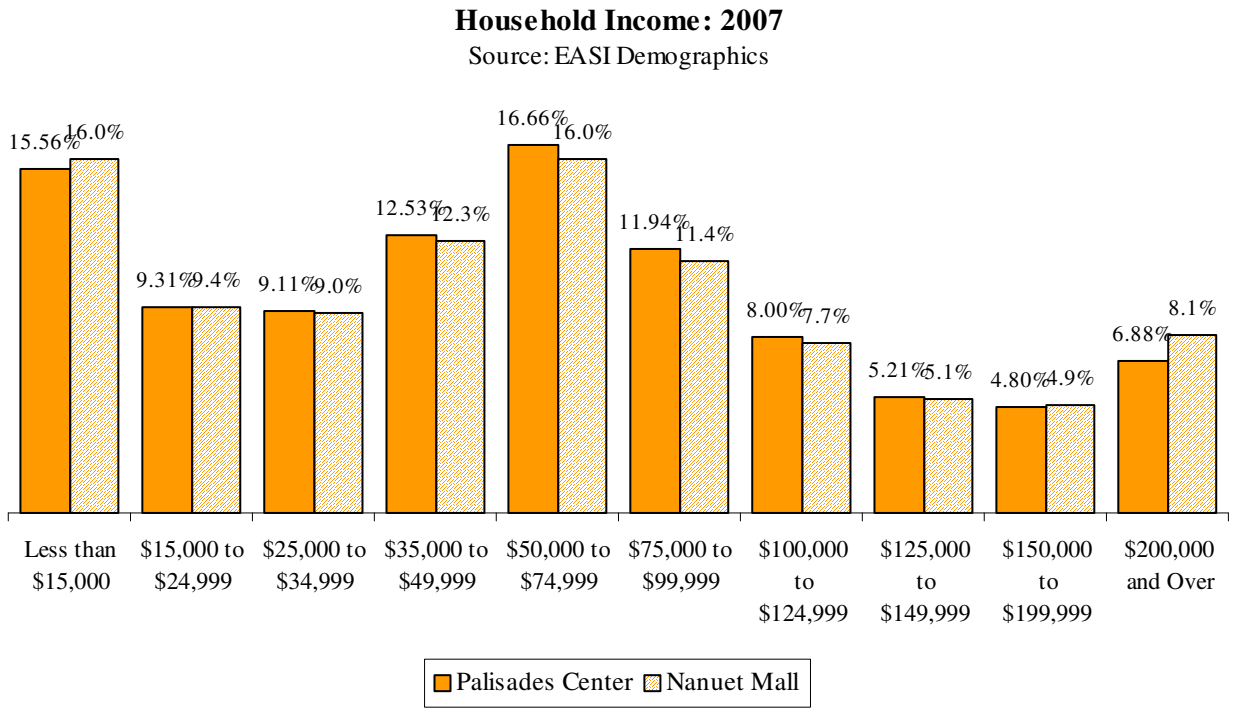
Home values have been rising steadily in the last several years, both in Rockland County and beyond. Both trade areas enjoy high home values, which generally translates into more wealth and therefore, more spending power.

Income

Income is logically one of the prime factors in targeting appropriate retail to a potential trade area. Higher incomes bring more spending power to the trade area. Similarly, retail choices should be targeted towards the relevant incomes represented in the trade area. The median household incomes for both trade areas are nearly identical—approximately $55,000. These levels could be attributed to the area's large population of workers employed in New York City.

Median Household Income

Median Household Income: 2007 (Source: U.S. Census Bureau; EASI Demographics)	
	Income
Nanuet Mall Trade Area	$55,083
Palisades Center Trade Area	$55,284



The median household income tells only some of the story, however. Looking at the median income distribution, it is apparent that both trade areas contain a wide array of income levels. Nearly one-quarter of each trade area is comprised of households making less than $25,000. At the same time, almost one-quarter of each trade area consists of households earning more than $100,000. This diversity of incomes indicates a need for a diverse array of retail options, which is turn provides more opportunities to different types of retailers.

Employment

Labor Force

Labor Force Participation (Source: U.S. Census Bureau; EASI Demographics)		
	Nanuet Mall Trade Area	Palisades Center Trade Area
Not in labor force	39.1%	39.4%
In labor force:	60.9%	60.6%
Employed	94.1%	94.2%
Unemployed	5.9%	5.8%

Employment and labor force participation rates give a sense of the current economic climate within a community. When refining the retail scope of both shopping centers, it is important to consider the potential employees as well as the potential customers. Interestingly, despite the area's income and home value levels, the labor force participation and employment levels are not as high as might be expected, given the other data.

Employment by Industry

Employment Industry: 2007 (Source: U.S. Census Bureau; EASI Demographics)		
	Nanuet Mall Trade Area	Palisades Center Trade Area
Agriculture, Forestry, Fishing and Hunting, and Mining	0.1%	0.1%
Construction	5.3%	5.7%
Manufacturing	7.6%	7.6%
Wholesale Trade	3.5%	3.3%
Retail Trade	8.2%	8.3%
Transportation, Warehousing and Utilities	5.4%	6.4%
Information	5.3%	4.8%
Finance, Insurance, Real Estate and Rental and Leasing	10.8%	10.6%
Professional, Scientific,	14.1%	13.1%

Employment Industry: 2007 (Source: U.S. Census Bureau; EASI Demographics)		
	Nanuet Mall Trade Area	Palisades Center Trade Area
Management, Administrative, etc.		
Educational, Health and Social Services	23.2%	23.4%
Arts, Entertainment, Accommodation and Food Services, etc.	7.6%	7.2%
Other Services	5.4%	5.4%
Public Administration	3.6%	4.0%

Employment industry provides another snapshot of the labor force of a community. Both trade areas have nearly one-quarter of their workforces employed in Educational, Health, and Social Services—not surprising given the area's many schools, colleges, and hospitals. Relatively large percentages of both trade areas work in industries that tend to be well-paid—Professional, Scientific, Management, and Administrative, and Finance, Insurance, Real Estate and Rental and Leasing. Only 8 percent of each trade area currently works in retail trade; this is an indication that the area has a workforce that could be employed in potential retail and service that could be developed at the Nanuet Mall or the Palisades Center.

Educational Attainment

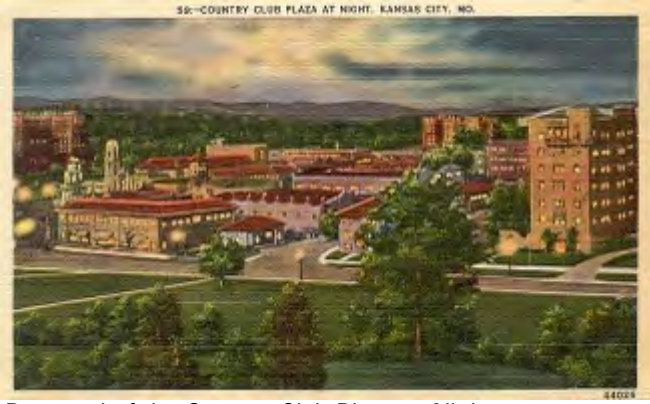
Educational Attainment: 2007 (Source: U.S. Census Bureau; EASI Demographics)						
	Less Than High School	High School	Some College, No Degree	Associate Degree	College	Graduate Degree
Nanuet Mall Trade Area	20.4%	22.7%	16.5%	5.0%	20.3%	15.0%
Palisades Center Trade Area	20.3%	24.7%	17.0%	5.6%	18.9%	13.4%

Educational attainment is important to understand, as they influence the economic success of an area and the types of jobs that are appropriate. Both areas are generally well educated, which translates to higher paying, higher skilled employment opportunities; however, while the Nanuet Mall trade area has a slightly higher percentage of residents with advanced degrees, nearly half of each trade area's population

has just a high school diploma or lower. This allows for a diverse range of employment opportunities in each trade area.

5.0 History of Shopping Centers in the US

The Country Club Plaza in Kansas City, Missouri was one of the first shopping centers in the United States that was built away from the city's downtown district. The Plaza, which opened in 1922, featured "unified architecture, paved and lighted parking lots, and was managed and operated as a single unit."[4]



Postcard of the Country Club Plaza at Night
Source: Planning Commissioners Journal

The trend to build retail centers outside of the downtown district continued during the 1930s and 1940s. Stores like Sears Roebuck & Co and Montgomery Ward began to move their freestanding stores with on-site parking away from the city center.

In 1956, the Southdale Center in Edina, Minnesota opened its doors. Southdale is considered by many to be the first modern regional shopping center built in the United States. It was the first two-story fully enclosed mall to feature central air-conditioning, heating, and was anchored by two department stores.

After World War II, the United States experienced a growth in both the country's population and the number of suburban developments being built. As a result, the demand for suburban strip malls and convenient retail shopping centers increased. According to the International Council of Shopping Centers (ICSC), the number of shopping centers in the United States had reached 7,600 by the year 1964. This number continued to grow, and by 1972, the number of shopping centers had double to 13,174.[5]

The United States saw the largest growth in shopping center development between 1980 and 1990, when an additional 16,000 centers were built. It was also during this time that the super regional mall (800,000 square feet or larger) grew in popularity.

By the 1990s, regional shopping malls found themselves in trouble. The Savings and Loan crisis led to a 70% decrease in new shopping center development. New construction starts dropped from 1,510 in 1989 to 451 in 1993. This coupled with the growing popularity of factory outlet centers, power centers, and the emergence of home shopping and Internet retailing contributed to an increasing number of failed shopping centers.

[4] Malachy Kavanaugh, "A brief History of Shopping Center,"*ISCS News* (June 2000).
[5] Ibid.

The Center for the New Urbanism (CNU) coined a term to describe the increasing number of failed shopping centers popping up across the landscape: "greyfields." A more detailed description of greyfields is provided on page 28 of this report.

In 2000, a new retail design concept began to emerge in the United States - the Lifestyle Center. According to the International Council of Shopping Centers (ICSC), lifestyle centers are typically characterized as open-air, amenity-rich centers that feature landscaping, sidewalks and plazas.

Indoor shopping malls are now so out of favour that not one will be built in America before 2009 at the earliest, according to the International Council of Shopping Centres.[6]

What does the future hold for shopping centers in the U.S.? According to Curt Hazlett, a writer for Retail Traffic magazine, "Visually, the "shopping center" of 2013 might not look like an old-fashioned Main Street, but it will function like one. Consumers will be able to visit a grocery or a post office, keep appointments with doctors and dentists, relax with a workout or a facial, take in a movie, enjoy a gourmet meal or hang out with neighbors at an outdoor concert."

[6] "Birth, Death and Shopping: The Rise and Fall of the Shopping Mall," *The Economist* (December, 19, 2007

6.0 RETAIL FORMAT CHARACTERISTICS

An understanding of the characteristics inherent in each type of retail format is essential for the Town of Clarkstown to make an informed decision regarding the type or types of retail that will be adopted in their community.

The following matrix provides background information on the different retail formats available; their sizes in terms of gross lease area and acreage; the drawing radius of each type of retail format; the market size and general characteristics, as well as sample tenants/retailers and the average gross lease area for each type of tenant.

Type of Retail	Size	Drawing Radius	Market Size	General Characteristics	Sample Tenants/Retailers/ Average GLA
Convenience	> GLA: up to 30,000 sq. ft. > Acreage: 1-5 acres	0.5 miles	5,000 people	> Minimum of three stores providing personal services and/or convenience goods > Principal anchor: Mini-mart	> Stewarts: 2,300 sq. ft. > 7-Eleven: 2,400 – 3,000 sq. ft. > Gas/Service Station
Neighborhood Centers	> GLA: 30,000 – 150,000 sq. ft. (Average Size: 50,000 sq. ft.) > Acreage: 3-15 acres	1 – 3 miles	2,500 – 40,000 people	> Convenience shopping & services > Principal anchor: Supermarket or Drugstore > Typical tenants: Drugstore; Supermarket; Drycleaner/Laundromat; Convenience store; Video store; Restaurant; Café, Take-Out > Surface Parking or On-Street Parking	> Hannaford Supermarkets: 45,000 – 55,000 sq. ft. > CVS Pharmacy: 10,880 sq. ft. > Ace Hardware: 10,000 – 12,000 sq. ft. > Videotape Rental: 3,705 sq. ft. > Weight Loss Center: 1,700 sq. ft. > Dry Cleaner: 1,500 sq. ft.
Main Street Retail	> GLA: 80,000 – 200,000 sq. ft. > Acreage: 3-15 acres	2 – 6 miles	10,000 – 40,000 people	> Also referred to as street front locations > Ground floor locations w/ exterior entrances > Typical tenants: hair salon/barber, specialty foods (depending on demographics), optometrist, restaurant, coffee shop, drycleaners/ Laundromat, video store, supermarket (given large enough site & an unorthodox design) > On-street parking with small to medium lots in the rear	> Independent Bookstore: 2,850 sq. ft. > Jewelry store: 1,300 sq. ft. > Liquor/Wine: 1,800 sq. ft. > Art Gallery: 2,150 sq. ft. > Flower Shop: 1,200 sq. ft. > Women's Hair Salon: 800 - 1,200 sq. ft. > Travel Agent: 600 – 1,200 sq. ft.

Type of Retail	Size	Drawing Radius	Market Size	General Characteristics	Sample Tenants/Retailers/ Average GLA
Community Centers	> GLA: 100,000-350,000 sq. ft. > Acreage: 10-40	3-5 miles	40,000 – 150,000 people	> Primary anchor: supermarket or drugstore > May include a variety or discount department store (but not full-line dept. store) > Provides wide range of goods & services, including apparel & home furnishings, banking, professional services, recreational facilities, and convenience goods > Typically unenclosed strip centers > Can come in range of configurations: straight line, U-shaped, L-shaped > Surface Parking	> Price Chopper Supermarket: 38,000 –73,000 sq. ft. > Kmart; 96,000 -182,000 sq. ft. > Health Food/Supplements (National chain): 1,290 sq. ft > National Chain Restaurant: 4,775 - 7,500 sq. ft. > Local Chain Restaurant: 2,400 – 5,300 sq. ft. > Independent Restaurant: 2,700 – 3,740 sq. ft. > Coffee: 1,030 – 1, 400 sq. ft.
Power Centers/ Big-Box Retail	> GLA: 250,000-800,000 sq. ft. > Acreage: 25 – 80 acres	10 miles[7] - 20 miles[8]	60,000 – 150,000 people	> Unenclosed centers w/ 60% of space dedicated to 3 or more high-traffic, high-volume "big-box" or "category-dominant" tenants. > Few, if any, small tenants > Large surface parking lots	> Wal-Mart: > - Supercenters/Hypermart: 109,000 – 233,000 sq. ft. > - Wal-Mart Stores: 40,000 – 125,000 sq. ft. > - Neighborhood Center: 40,000 sq. ft. > Target: 90,000 – 182,000 sq. ft. > Home Depot: 40,000 – 105,000 sq. ft. > Lowe's: 100,000 – 150,000 sq. ft. > Best Buy: 30,000 – 45,000 sq. ft.

[7] "Licking Its Chops" Verma, Mukul. March 4, 2003. ULI.org. Wal-Mart draws from a 5-mile radius during weekdays & a 10-mile radius during weekends.
[8] "Navigating the Value Retail Marketplace" ULI.org May 1993. Upscale big-box retailers like Bed, Bath & Beyond draws from a 15 – 20 mile radius.

Type of Retail	Size	Drawing Radius	Market Size	General Characteristics	Sample Tenants/Retailers/ Average GLA
Lifestyle Centers	> GLA: 50,000 – 500,000 sq. ft. > Acreage: 10 – 40 acres .	10 miles[9]	50,000 – 300,000 people (varies widely)	> Upscale national chains > Open-air, amenity-rich > Features landscaping, sidewalks & plazas > Appeals to upscale shoppers > Usually found close to affluent neighborhoods > Targets households with min. income of $75,000. > Combination of retail/ entertainment space (i.e., movie theatre) > Evolving in composition, may include some upscale residential development	> Abercrombie & Fitch: 4,000 – 10,000 sq. ft. > Ann Taylor: 5,000 – 6,000 sq. ft. > Eddie Bauer: 6,200 – 12,000 sq. ft. > Pier 1 Imports: 9,000 – 10,000 sq. ft. > Ralph Lauren: 3,000 sq. ft. > Williams-Sonoma: 5,000 – 6,500 sq. ft. > Pottery Barn: 10,000 – 13,800 sq. ft.
Outlet Centers	> GLA: 50,000 – 400,000 sq. ft. > Acreage: 10 – 50 acres	100 miles[10]		> Composed of manufacturers' retail outlets that sell goods directly to the public > Traditionally located in areas within 25 miles from a major mall & at least 50 miles from a major metropolitan center > Often include some off-price retail stores > High traffic volume and good access and visibility, preferably adjacent to interstate highway > Major brand name manufacturers	> Mikasa: 4,000 – 7,500 sq. ft. > Maidenform: 2,500 sq. ft. > Nike: 2,000 sq. ft. min. > Lenox: 3,500 – 5,000 sq. ft. > Lillian Vernon: 3,000 sq. ft. > Gap Outlet: 11,000 sq. ft. min.

[9] "A Choice of Lifestyles", Oct 2005. Scholl, David C. and Robert B. Williams. ULI.org
[10] "Outlet Shopping: A Retail Development Opportunity for Some Communities" Ryan, Bill. Oct 1997. University of Wisconsin-Cooperative Extension, Center for Community Economic Development.

Type of Retail	Size	Drawing Radius	Market Size	General Characteristics	Sample Tenants/Retailers/ Average GLA
Theme	> GLA: 80,000 – 250,000 sq. ft. > Acreage: 5 – 20 acres	N/A		> Tourist-oriented retail and services	> The Disney Store > NBA Store > Hard Rock Cafe
Regional Malls	> GLA: 300,000 – 1.0 million sq. ft. (Average figure 400,000 sq. ft.) > Acreage: 40 – 100 acres	25 miles[11]	100,000 – 400,000 people 200,000 average 150,000 w/in 8 miles	> Anchored by at least 1 or as many as 3 large department stores with not less than 50,000 sq. ft. each. > Provides a variety of goods comparable to those found in central business district in a small city > Usually enclosed but could have outparcels or pad sites > Variety of retailers including small chain mass merchants, specialty fashion stores > Usually contains food court and restaurants, as well as movie theater	> Filenes 40,000 – 100,000 sq. ft. > Macy's 250,000 sq. ft. > Kohl's 86,000 sq. ft. > Bass Pro Shops Outdoor World 100,000 – 150,000 sq. ft. > Loews Cineplex 70,000 – 100,000 sq. ft. > Barnes and Noble, Inc. 25,000 – 67,000 sq. ft.
Super-Regional Malls	> GLA: 800,000 – 2.0 million sq. ft. > Acreage: 60 – 125 acres	40 miles[12]	300,000 w/in 12 miles	> Anchored by 3 or more large department stores w/ at least 75,000 sq. ft. each > Provides wide variety of shopping goods comparable to central business district of a major metropolitan area > Wide selection of retailers including general merchandise, apparel, home furnishings, a variety of services, and recreational facilities > Pulls from a wide radius due to depth & variety of tenant mix	> Ikea 220,000 – 270,000 sq. ft. > Macy's 250,000 sq. ft. > Nordstrom, Inc 8,000 – 250,000 sq. ft. > Saks Fifth Avenue 20,000 – 200,000 sq. ft. > Lord & Taylor 90,000 – 110,000 sq. ft.

[11] "A Choice of Lifestyles", Oct 2005. Scholl, David C. and Robert B. Williams. <www.ULI.org>
[12] "The Changing Face of Value Retail," May 1996. Siegel, Laurence C. <www.ULI.org>

7.0 NATIONAL RETAIL TRENDS

Several trends have emerged in the changing retail market. Developers, retailers and service providers have been adjusting their real estate products to suit the market. These developments in the retail and shopping center industry include the following:[13]

- ***Fewer General Merchandise Chains***: The overbuilding of retail space has resulted to consolidation with chains shrinking or going out of business. The most recent merger include that of Sears-Kmart making the third largest retail chain after Wal-Mart and Home Depot.[14] During the past five years, Ames has gone out of business and JC Penney has found itself struggling. Also seen in 2004 was the merger of Federated Department Stores and May Department Stores.[15]

- ***Wal-Mart Impacts Market***: Wal-Mart is the biggest retailer in the world. Its distribution network, use of technology and local store merchandising has allowed it to undersell its competitors. Wal-Mart's buying power has allowed it to expand to other types of retail products and services that include food, used cars and banking. Wal-Mart has developed mostly in rural and suburban areas because of its large big-box format.[16] Wal-Mart's more upscale competitor, Target, has been reporting higher sales growth. Target has siphoned off wealthier Wal-Mart customers with its more attractive stores, hip marketing, and partnership with high-end designers. Retail analysts have commented that Target clients are not affected by higher gasoline prices and economic factors the way that Wal-Mart's core customers are. While Target may have the upper hand in terms of holiday sales, the outlook still looks good for Wal-Mart.

- ***Malls Face Difficulty***: University of Wisconsin estimates that 7% to 12% of all U.S. shopping malls are economically obsolete. Many retailers have opted for open-air shopping centers. The cost of operating a mall is considered more expensive with shared costs for lighting, heating, and security.[17] Sears, one of the biggest mall anchors, is starting to build its strength away from malls with its recent merger with Kmart and conversion of some Kmart stores.[18]

- ***Open Air Centers Growing***: Not very many malls are being erected today. Contrary to this trend, more open-air centers are being built that are drawing customers away from malls. Two formats of open-air centers that are fast gaining ground are leisure time/lifestyle centers and

[13] "Trends in Retail and Shopping Centers: Current Issues Facing Developers," Let's Talk Business. Issue 77 January 2003. http://www.uwex.edu/cces/lets/0103ltb.html.
[14] Renee DeGross, "Sears, Kmart merger to create nation's third-largest retail chain," November 18, 2004. Cox News Service. http://www.reflector.com/money/content/shared/money/stories/0411/KMART_MERGE_1118_COX.html.
[15] "Top 100 Retailers: The Nation's Retail Power Players," Retail Magazine 2005. http://www.stores.org/pdf/05JULYTOP100.pdf.
[16] "Trends in Retail and Shopping Centers: Current Issues Facing Developers," Let's Talk Business, Issue 77 January 2003. http://www.uwex.edu/cces/lets/0103ltb.html.
[17] "Trends in Retail and Shopping Centers: Current Issues Facing Developers," Let's Talk Business. Issue 77 January 2003. http://www.uwex.edu/ces/cced/lets/0103ltb.html.
[18] Renee DeGross, "Sears, Kmart merger to create nation's third-largest retail chain," November 18, 2004. Cox News Service.

convenience/value centers. Lifestyle centers are generally occupied by upscale national specialty stores that focus on food, entertainment, music, books, home décor, etc. Customers are encouraged to socialize in a pedestrian-friendly environment.[19] Convenience/value centers provide targeted shopping destinations for shoppers.

> ***Free Standing Retail Growing***: Retail experts estimate that 80% of new retail developments are free standing. These stores are built close to a Wal-Mart or another large store. Despite their proximity to other stores, they do not generate foot traffic that would generally be expected.[20]

> ***Small Grocers Going Out of Business***: Many small grocers are impacted by the rise of superstores. Shopping center operators are hard pressed to find replacements for small supermarkets that have gone out of business.

> ***E-Commerce***: While many retail experts believe that e-commerce will not significantly affect shopping center sales due to high transaction costs; the 2004 holiday season saw Internet sales grow by 28%. Brick-and-mortar retail stores reported a modest 4% growth.

> ***Suburban Stores in the City***: Many big box and large retailers have started to operate in inner cities as the suburbs continue to be saturated. Many stores like Target choose formats with smaller footprints to fit downtown locations. In 2004 Home Depot opened two smaller stores in Manhattan.[21]

> ***Super Corner Store***: Retail experts forecast that new convenience store concepts will emerge that bring shopping closer to neighborhoods, combining grocery shopping, convenience retail, café dining and other services.

> ***Farmers Markets and Arts Markets***: Many communities are developing alternative shopping areas that sell local products, crafts, art, and fresh produce. Many farmers markets are open-air and operate only during certain seasons of the year. Crafts and arts markets are becoming mainstays for festivals and events in many communities.

> ***Direct Marketing and In-Home Shopping***: These include mail-order catalogues, TV shopping channels, and online shopping. Many busy professionals have turned to mail-order catalogues to purchase clothes and accessories, while books, videos, music and other goods are sold online through websites such as E-bay and Amazon. Studies have shown that the two biggest shopping

[19] Gordon Wright, "Out of the box," **Building Design & Construction**, December 2003.
[20] "Trends in Retail and Shopping Centers: Current Issues Facing Developers," Let's Talk Business, Issue 77 January 2003. http://www.uwex.edu/cces/lets/0103ltb.html.
[21] "Top 100 Retailers: The Nation's Retail Power Players," Retail Magazine 2005. http://www.stores.org/pdf/05JULYTOP100.pdf.

channels, HSN and QVC, reach more than 107 million viewers[22], bringing down the cost of goods through mass retailing.

The past several years have been witness to several different trends in the retail market. Mergers of large companies including department stores such as Macy's, Filene's, Marshall's, and Target have proved that even the large-scale retail operators are not as stable as the customer presumes. On the other end of the spectrum we see the ever-expanding network of Wal-Mart stores and expansions of already existing stores into the newer Wal-Mart Supercenters, increasing competition with supermarket chains. According to Retail Magazine's report on the Top 100 Retailers, the retail economy is strong, but there is always the threat of inflation. "Gasoline prices, the potential bursting of the housing bubble and continuing downsizing by industry are among the factors that could dampen consumers' appetites for spending."[23]

[22] Terri R. Shaeffer and Debbie Easterling, "Who is Really Watching Television Shopping Channels," http://www.sbaer.uca.edu/research/1995.
[23] "Top 100 Retailers: The Nation's Retail Power Players," Retail Magazine 2005. http://www.stores.org/pdf/05JULYTOP100.pdf.

8.0 GREYFIELDS

"Greyfield" is a relatively new term that was coined by the Congress for the New Urbanism (CNU) to describe, "economically obsolete shopping malls and other sites that offer large infill redevelopment opportunities."

According to the "Greyfield Regional Mall Study" conducted by the Congress for the New Urbanism in 2001, the typical Greyfield Mall is 32 years old, has a gross leasable area (GLA) of under 0.5 million square feet, has a lower occupancy rate than neighboring healthy shopping centers, and is faced with significant competition (on average, 22 other retail centers) located within their trade area.

Sales Performance of Greyfield Malls

In 2001, PricewaterhouseCoopers conducted a study of approximately 2,000 regional shopping malls in the United State. Of the malls studied, roughly 19 percent were identified as either greyfield malls (those with annual sales per square foot of less than $150) or vulnerable to becoming greyfields (shopping centers with sales of $150-199 per square foot).

Classifications of Regional Malls
Source: PricewaterhouseCoopers, 2001

	Sales/Sq. Ft.	% All Regional Malls
Healthy	$250+	54.0%
Viable	$200-249	27.3%
Vulnerable	$150-199	12.0%
Greyfield	< $150	6.7%

The CNU followed up with a more in-depth study of the characteristics of Greyfield malls in 2001. The table below provides a summary of the descriptive statistics of a sample population of 698 regional shopping malls.

On average, those shopping malls that were classified as "healthy" had almost twice the Gross Leasable Area (GLA) of greyfield malls, were recently renovated, and had higher sales per square foot.

Descriptive Statistics by Mall Classifications Source: Greyfield Regional Mall Study, 2001		
Classification	**Variable**	**Mean**
Greyfield	Acres	45.96
	GLA	498,125
	Occupancy	84.56
	Sales	114.3
	Year Open	1968
	Expansion	1988
	Renovation	1991
	Stores	62.7
Vulnerable	Acres	54.49
	GLA	539,655
	Occupancy	82.85
	Sales	174.4
	Year Open	1971
	Expansion	1991
	Renovation	1992
	Stores	71.1
Viable	Acres	60.59
	GLA	650,246
	Occupancy	90.14
	Sales	219.2
	Year Open	1976
	Expansion	1991
	Renovation	1993
	Stores	84.2
Healthy	Acres	70.5
	GLA	906,301
	Occupancy	93.68
	Sales	321.3
	Year Open	1973
	Expansion	1999
	Renovation	1999
	Stores	123.7

8.1 Potential Reasons for Mall Decline

So why is it that some regional shopping malls have been able to retain their market share and are viewed as "healthy", while other have fallen into the category of "Greyfields?" The Congress for New Urbanism, in their "Greyfield Regional Mall Study" identified the following potential reasons for a mall decline:

- Changes in accessibility, infrastructure, and transportation corridors that effectively make older inner city and first-ring suburban malls less competitive.
- Changes in urban economics – shifts in population and capital, and attention to increasingly distant suburbs.
- Alterations to retail format over time – introduction of power centers and category killers.
- Competition from newly constructed centers within 3 to 5 miles.
- Changes in surrounding area household demographics – age of population, racial composition, household income.
- Changes in the level of tenant commitment – unwillingness to sign long-term leases, creation of encumbrances that make it difficult to redevelop the property.
- Poor facility management, lack of revenue to support necessary maintenance.
- Other forces, i.e., anchor tenant bankruptcies/mergers, environmental stigma.
- High private ownership may signal lack of capital to invest in renovations and/or expansions.

8.2 Assessment of Site and Market Conditions

In their report, "Malls into Mainstreets: an in-depth guide to transforming dead malls into communities," the Congress for the New Urbanism recommends that communities considering redevelopment strategies for a failing mall conduct an assessment of the site and market conditions to assist them in their decision making process. Key factors to be considered include: market conditions, ownership and anchor tenant status, site and location factors, municipal and community capacity, and developer and lender capacity.

Market Conditions

One of the first factors a community should look at before entering into any mall redevelopment project are current market conditions. Market conditions include retail, housing and employment trends, population and employment growth, trade area statistics for the shopping center in question, recent mall performance (sales, occupancy rates), and retail competition within the trade area.

Ownership and Anchor Tenant Status

Decision-makers considering a mall reuse strategy, should work with the property owner to assess the following:

- Who is the current owner of the property?
- What is the owner's assessment of the shopping center's performance?
- What is the current status of the mall's anchor tenants?
- How likely are the anchor tenants to reformat or upgrade their store?

Site and Location Factors

Site and location factors to consider when determining an appropriate mall reuse strategy include:

- What is the size and location of the site?
- What is the shopping center's proximity and visibility to the freeway?
- Does the existing building and infrastructure support reuse?
- Has the site's land value declined enough to make redevelopment feasible?

Municipal and Community Capacity

When assessing whether or not conditions are right to pursue a mall redevelopment project, the CNU recommends that community leaders ask these types of questions:

- Is there community interest in the redevelopment project?
- Is the Town willing and able to assume risk associated with financial and political support for the project?
- Is the Town of Clarkstown ready to make the necessary policy and regulatory changes through planning and zoning to support the redevelopment strategy?
- Does the community have adequate resources to be spend on community
- Does the Town have staff that could be assigned to serve as a project manager to oversee the redevelopment project?

Developer and Lender Capacity

Finally, when considering mall redevelopment strategies, community leaders should assess the following:

- Does the owner/developers redevelopment plan align with Clarkstown's vision for the site?
- Does the developer have the financial capacity to carry the project through completion?
- Does the developer have the ability to recruit and lease to local and national tenants?
- Is the developer willing to involve the community in the planning process?

9.0 National Trends in the Reuse and Revitalization of Older Malls

With the continued decline of traditional enclosed shopping malls in the United States, owners, developers and community leaders have been looking for ways to transform troubled shopping centers into regional attractions.

This section of the report examines the most popular national trends in the reuse and revitalization of older malls. These strategies include:

1. Mall Reinvestment
2. Mall Plus
3. Adaptive Reuse
4. Single Use Development
5. Lifestyle Center/Mixed-Use Town Center

9.1 MALL REINVESTMENT

One way to transform a failing retail centers into a "goldfield" is to give it a facelift. Many mall owners faced with the task of repositioning a declining shopping center choose to make improvements to the existing structure.

In the article, "Renovation and Repositioning of Shopping Centers," published by the University of Wisconsin-Extension, the advantages and disadvantages of mall renovation reinvestment are discussed. According to the authors, the advantages of mall renovation, from an investor's perspective, include:

- Availability and use of existing prime real estate at a proven location
- Established customer base
- Suitable zoning in place
- Lower construction costs
- Faster turnaround
- Established operating record
- Anchor tenants can be offered more affordable rents

On the flip side, this strategy might not be the optimal solution for an investor's point of view because the mall renovation might not fix the underlying problem of why the mall was under-performing in the first place. Other disadvantages of mall renovation include the fact that it may be difficult to optimize layout and design utilizing the existing structure, renovation costs can be difficult to estimate, the tenant mix may need to be changed, and it is difficult for existing retailers to operate while the building is under construction.

The Mall Reinvestment strategy is best suited for shopping centers located in stable or growing markets, where competing malls may have already invested in shopping center upgrades. Other key conditions include stable anchor tenants who are likely to reformat and/or upgrade, are visible from the freeway, and are located on a site of at least 50 acres.

Provided below are several examples of successful mall reinvestment projects.

Tanforan Shopping Center, San Bruno California

The Tanforan Mall underwent a 20 month, $140 million dollar renovation project in 2004. The existing structure, with the acceptation of 4 exterior walls and three department stores, was demolished and gutted. The overall size of the building's gross leasable area was increased by 10%, bringing the total mall size to 1.1 million square feet. [24]

Source: www.bigmallrat.com

[24] David Koch, "Case Study: Tanforan Turnaround," *Retail Traffic* (September 1, 2005).

Renovations included a new, more welcoming entrance, new colorful facades, and a new layout that increased the number of storefronts from 70 to 100. The newly renovated Tanforan Shopping Center was 90% pre-leased before the building opened in 2005.

Average household income for the Tanforan Shopping Center trade area was $90,000.

University Mall, South Burlington, Vermont

Situated on a 52-acre site, the University Mall is the largest enclosed mall in the State of Vermont. The mall, which opened in 1979, was in need of renovation in order to remain competitive in the retail market.

Source: www.umallvt.com

In 2005, the mall underwent a multi-million dollar renovation. All construction was scheduled between the hours of 10:00 pm and 6:00 am to allow retail to continue uninterrupted during the redevelopment process. After the renovation project was complete, the malls occupancy rate rose to 97%.[25] Today, the mall is home to over 70 nationally recognized retail shops with sales approaching $400 per square foot.

The average household income of the trade area was $62,354.

Colonie Center, Albany, NY

The Colonie Center Mall opened in 1966. The mall has undergone several renovations during the past forty years. These renovations have allowed the mall to stay current and retain its market share (8 million visits per year) despite increased competition.

When occupancy rates dropped to 82.6%[26] mall owners decided to participate in a hybrid project that combined the renovation of the existing enclosed shopping center with the addition of an open-air lifestyle center.

Source: Colonie Center

[25] "Complete Renovation: Off hours and on target – University Mall" http://www.finardproperties.com/casestudies.html (February 2008).
[26] http://www.blackstone.com/news/press_releases/02-02-05.pdf

9.2 MALL PLUS

Another example of shopping center redevelopment that utilizes the existing mall structure is referred to as "Mall Plus." This strategy allows the property owner to keep the existing mall intact while repositioning the mall through the addition of movie theaters, restaurants, offices, residences, or even a hotel.

"Mall Plus" is an appropriate redevelopment strategy for shopping centers that are experiencing a stable retail market, have relatively stable anchor tenants, and are located in a highly visible location.[27]

Provided below is a list of "Mall Plus" project examples. In most cases, the shopping center owners were looking to enhance their existing assets, while providing additional dining and entertainment opportunities.

Harrisburg Mall, Harrisburg, PA
In 2007 the owners of the Harrisburg Mall completed the $30 million renovation and repositioning of the super-regional Harrisburg Mall.

Additions to the site included the upscale Great Escape Theatres, sit down restaurants, and streetscape retail.

Source: Shopharrisburgmall.com

Source: wcities

Desert Sky Mall, Phoenix, AZ
In 2002, the owners of the struggling 1M sq. ft., 21-year old Desert Sky Mall revitalized the shopping center by re-evaluating their trade area.

The study identified that 70% of trade area was Hispanic. Mall owners responded by adding a Cinema Latino that featured first run movies with Spanish sub-titles, Latino specialty stores, and restaurants.[28]

[27]The Congress for the New Urbanism, *Malls into Mainstreets: An in-depth guide to transforming deal malls into communities*, 2005.
[28] Debra Hazel, "*How Key Strategy Shift Saved Desert Sky Mall*," Shopping Centers Today, November 2004.

9.3 ADAPTIVE REUSE

A third current trend in mall redevelopment is "Adaptive Reuse." In this redevelopment strategy, the physical structure of the mall or shopping center remains intact, but the use of the property changes. For example, several communities have chosen to abandon retail and turn their failing shopping centers into medical facilities, office parks or even public schools.

In an article published by the Tampa Tribune, Ed McMahon, a senior resident fellow with the Urban Land Institute (ULI), stated, "adaptive reuse consumes fewer resources than construction on undeveloped land. That often means lower costs for developers and centralized locations for tenants. [29]

According to research conducted by the CNU, the following conditions were present in successful adaptive reuse projects:

- Existing market conditions indicate that there was a very limited for productive retail
- Anchor are closed
- Empty buildings available for potential reuse

Provided below are examples of successful adaptive reuse projects.

Port Holiday Mall, Galveston, TX

Prior to its renovation, the Port Holiday Shopping Center was a 30-year-old failing mall. In 1993, the mall underwent a three-year renovation program.

Today, the building is part of the University of Texas Medical Branch. The 170,000 square foot building now serves as Primary Care Pavilion, serving the needs of 240,000 patients per year.

Source:UTMB

[29] "Second Chances.." Simanoff, Dave. The Tampa Tribune. May 30, 2005.

Maryvale Mall, Phoenix AZ

The Phoenix city school district was faced with a growing student population, and no vacant land to build new facilities on.[30]

The Maryvale Mall sat vacant for seven years before it was The school system invested $13 million dollars to convert the vacant 450,000 square foot Maryvale Mall into state of the art educational facility that houses the Bret R. Tarver Elementary School, the Mark T. Atkinson Middle School, and a warehouse.[31]

East Lake Square Mall, Tampa Florida

The enclosed East Lake Square Mall opened in 1976, anchored by JC Penney and Montgomery Ward. By the mid 90s competition from the nearby Brandon Town Center led to decreased sales and loss of tenants.

In 1995, $8 million dollar conversion to 910,608 sq. ft. office park outdated retail space now a Netp@rk.tampabay, a self-described "corporate supercenter."

Source: Netp@rk.tampabay

[30] "Building Community: A Post Occupancy Look at the Maryvale Adaptive Reuse Project," *Issuetrack* (February 2006).
[31] George Homsy, "New Lives for Old Malls," *Planning* (May 1999): 20-22.

9.4 Single Use Development

The single-use development model involves the demolition or grazing of an existing shopping center in order to make room for a single use development, such as big-box retail, an office park, development of garden apartments or condos, an entertainment complex, or civic facilities.

According to the Congress for the New Urbanism, single use development is typically used in those communities where a shopping center has been closed or is near closure, and a clear demand for the new use has been identified.

Tri-City Mall, circa 1970
Source: Malls of America

Tri-City Mall, Mesa, AZ
The vacant Tri-City Mall, originally built in 1968, was demolished to make way for a park-and-ride station for an area light rail line.

The City fronted the $4.5 million necessary to buy and demolish the old mall. The City was reimbursed for project expenses through a county transportation sales tax increase.

Pioneer 360 Business Park
Source: Bob Moore Construction Company

Festival Marketplace Mall, Arlington, TX
The failed Festival Marketplace mall, which was originally constructed in 1970, was demolished in the fall of 2007 to make way for the 1.3 million square foot Pioneer 360 Business Park.

The City of Arlington provided $3 million in incentives, assistance with infrastructure improvements, and fee waivers during construction. It is anticipated that the new Park will bring 350 new jobs to the City.

9.5 LIFESTYLE CENTERS/MULTI-USE TOWN CENTERS

Perhaps the fastest growing trends in mall reuse and revitalization is the emergence of the "Lifestyle Center" and the "Mixed-Use Town Center." Both the lifestyle center and the mixed-use town center are designed to create a "main street" or downtown feel, but the primary difference between the two types of development the mixed-use town center includes an on-site hotel and/or residences. [32]

Lifestyle Centers

The first lifestyle center opened in 1987 - The Shops at Saddle Creek in Germantown, Tennessee. Since then, lifestyle centers have been gaining in popularity. According to the ICSC, there were only 30 lifestyle centers in the United States in 2002, but by the end of 2004, that number had risen to 120.[33] Today, experts estimate that there are over 150 lifestyle centers nationwide.

Lifestyle Centers have been referred to as "retail specialty centers", "open-air centers", "anchorless centers" and "urban centers." The International Coalition of Shopping Centers has identified the following characteristics that define a lifestyle center:

- Located near affluent residential neighborhoods;
- An upscale orientation;
- An open air format;
- Generally 150,000 to 600,000 square feet of Gross Leasable Area (GLA);
- At least 50,000 square feet of national specialty shops; and,
- Generally between 2 and 9 table-service restaurants.[34]

Terry McEwen, president of the Tennessee-based developer Poag & McEwan stated "lifestyle centers are popular with mall operators because they're cheaper to operate than a traditional mall." According to McEwen, "The base rent for retailers may be the same as that in a mall but the average sales are higher, and the shared maintenance cost of the common areas is one-third of similar costs at a traditional mall." McEwen estimates lifestyle center sales to be about $400-$500 per square foot versus $330 a square foot at a traditional mall.[35]

Multi-Use Town Centers

Mixed-use town centers are also growing in popularity, especially among the baby boomer population. The centers provide a diversity of housing options for those looking for alternatives to single-family suburban living. Residents of the new town centers are able to walk to services, restaurants, retail and entertainment from their apartment or condo.

The town centers provide 24-hour activity, which help supports the retail segment. This is a win-win for developers and a community's tax base. In the 2005 article "The Future is in Town Centers," the ISCS

[32] http://www.heraldtribune.com/apps/pbcs.dll/article?AID=/20070430/BUSINESS/704300329
[33] http://www.nareit.com/portfoliomag/06marapr/sector.shtml
[34] "Unique Issues Presented by Lifestyle Centers". 2007 ISCS Law Conference.
[35] Kevin Kenyon, "Will Lifestyle name put wind in anchorless centers' sails?" *Shopping Centers Today* (June 1998).

reported that customers at an enclosed shopping mall spend approximately $57.50 an hour, while customers at town center developments spend an average of $84.00 an hour.[36]

The following matrix provides a more detailed description and images of the Lifestyle Center, allowing the community to visualize the character of such type of retail development.

	Bowie Towne Center, Maryland Most Lifestyle Centers seek to recreate the feel of Mainstreet, USA. Notice how the store frontages, landscaping, setbacks, sidewalks, angle-in parking, and village-scale street help evoke that feeling.
	Bowie Towne Center, Maryland The development and design of Lifestyle Centers focus on creating an experience that goes beyond mere shopping. Hence, office space and residential units are increasingly incorporated into the retail development. Upscale restaurants, cafes, and entertainment also make these desirable destinations.
	Rio Vista, San Diego, California Lifestyle Centers can be a 24-hour community by blending multiple uses, each supporting different activities throughout the day. Office workers patronize morning cafes, while shoppers visit during the day and Center residents live and play there during the evening. In higher density environments, area transit is a natural fit. Notice the zero setbacks, urban design elements, and pedestrian seating.

[36] "Big mall owner sees its future in Town Centers." *New Urban News* (June 2007).

	Greenway Station, Middleton, Wisconsin Human scale visual interest elements in Lifestyle Centers enable shoppers to interact and feel connected with the place. Big box retail centers often lack these elements. Notice here the brickwork, bollards, flower planters, storefront overhangs, and other architectural features.
	University Village, Seattle, Washington Parking, traffic flow and walkways are seamlessly integrated in Lifestyle Centers. Good design helps to diminish the often-hostile feel of parking lots at conventional retail developments. Here the use of lighting, bollards, sidewalk detailing, and crosswalks allows shoppers to safely share space with automobile.
	Bridgeport Village, Tualtin, Oregon Architectural details and outdoor amenities for shoppers are characteristic features of Lifestyle Centers. Notice the outdoor benches, open plaza, landscaping boxes, façade details and lighting. Water fountains and public artwork are also often featured in common areas such as these.

10.0 Assessment of Reuse Scenarios

The matrix found on the following pages is designed to serve as a reference for community leaders who are confronted with a potential mall redevelopment project. The matrix was developed in 2005 by the Congress for the New Urbanism, and featured in the study, "Malls into Mainstreets: An in-depth guide to transforming malls into communities".

Assessment of Reuse Scenarios Source: The Congress for the New Urbanism					
	Mall Reinvestment	**Mall Plus**	**Adaptive Reuse**	**Single-Use Development**	**Lifestyle Center/Mixed-Use Town Center**
Exiting Market Conditions	Stable or growing market for upgraded mall or other retail formats; other malls in market may have already invested in improvements of only moderate competitive value	Stable retail market with new competition four to five years away	Very limited market for productive retail, regional demand for low-cost, centrally located space	Limited or highly competitive market for mall based retail but conditions still favor big-box retail or other single use such as garden apartment, office district or community facility	Limited or highly competitive market for mall-based retail, amid regional population growth
Anchor Status	Anchors are likely to remain, reformat and/or upgrade	Some anchor tenants likely to remain, perhaps for short period	Anchors are closed; empty buildings available for potential reuse	Likely to lose anchor tenants with mall demolition, if not lost already	Likely to lose anchor tenants with mall demolition, if not lost already
Location	Freeway visibility or direct access is important; sites larger than 50 acres or in very enviable locations tend to be candidates for mall upgrades	High visibility location and 50-plus-acre site near freeway is a major bonus	Available parking is important; visibility and freeway access are far less important	Highly visible location on major arterials or near freeways may draw interest from big-box retail developers; otherwise freeway access less important	Visible site on major surface streets is important; present or future transit connections are a plus; site may be smaller that average for regional malls
Site Improvements	May include improved parking layout with landscaping, possibly a parking garage	Improved parking layout with additional landscaping and possible new streets	Minimal site improvements	New parking layout, possible new utilities, potential for limited new streets	New streets, new utilities, new public space, pedestrian connections, additional structured parking

	Mall Reinvestment	Mall Plus	Adaptive Reuse	Single-Use Development	Lifestyle Center/Mixed-Use Town Center
Municipal and Community Roles	Permit processing and potential financial assistance	Planning, review, PUD amendment, possible infrastructure assistance	Minimal as long as development is compatible with surroundings	Planning review, transportation analysis, possible investment in public facilities	Infrastructure assistance (including financial support), building and street code adjustments, new zoning district, planning review, possible active role in managing development
Developer and Lender Capacity	Standard leasing, property management and TI coordination arrangement retail competence	Owner or partner with retail competence and ability to develop non-retail space or re-lease land for new uses	Owner, developer, or government entity prepared to make minor improvements in exchange for lease commitments or recognized community benefit	Typical single-use developer	Often new owner/developer experienced with town center of urban mixed-use projects, ready to partner with local government
Readiness	Owners and anchor tenants ready to reformat with existing and new tenants	Identified demand for additional users	Building systems are intact or easily replaced	Though mall is closed or near closure, there is clear demand for new uses with adjusted land prices	Mall is closed or near closure; owners and community accept need for substantial physical changes to attract new tenants and add long-term community value; local government understands major effort required to achieve this vision

11.0 CASE STUDIES

For the purpose of this report, the following six mall redevelopment projects were selected for review:

- **Mizner Park** – the first successful transformation of a greyfield into a thriving multi-use center focused around a public park.
- **Eastgate Town Center** – the revitalization of a first generation enclosed mall into a town center.
- Winter Park Village –
- **Rackspace Data Center** – the adaptive reuse of the failed Windsor Park Mall into an office and data center complex.
- **Mashpee Commons** – an example of the first retrofit of a suburban strip mall into a model New England town.
- **Freehold Raceway Mall** – the revitalization of a super-regional shopping center located in an affluent New Jersey community.

11.1 BOCA RATON MALL - MIZNER PARK

Site History

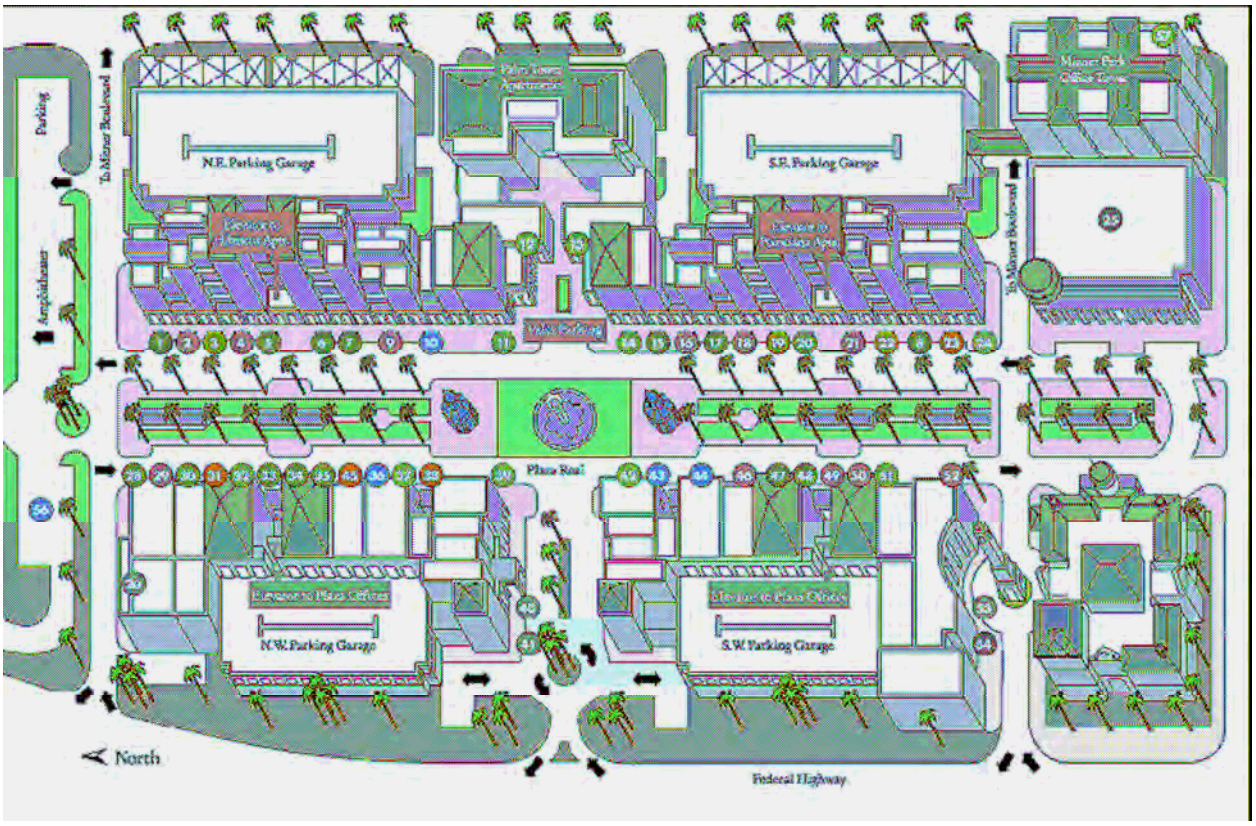
Mizner Park, located in Boca Raton, Florida, was one of the first large-scale mall redevelopment projects in America. The site was originally the home of the Boca Mall; a 430,000 sq. ft. enclosed regional shopping center that opened in 1974. The mall was a traditional, enclosed facility developed by Smathers, Pagginger and Aronovitz. The original anchor stores included Britt's and Jefferson's.

Issues the Shopping Center was Facing

Over the next decade, most of the new population growth in the region occurred to the west of the city. The shift in population, coupled with the opening of the new 1.3 million square foot Town Center at Boca Raton, led to a loss in market-share for the Boca Mall. By the mid-1980s, the mall was failing. The original anchor tenants had left and most of the in-line stores had gone out of business. As the mall declined, so did the downtown business district.

Redevelopment Program

Faced with the immenent closure of the Boca Mall, the city, along with a local real estate company, Crocker and Company, developed a plan to replace the existing mall with a mixed-use town center. The project was one of the first phase of the $60 million project included a mix of office, retail and residential. Thre project features 236,000 square feet of retail space, 272 rental units, 260,000 square feet of office space, and cultural facilities including the Museum of Cartoon Arts.



Local Government Involvement

The development of Mizner Park was the first public-private mall redevelopment project in the United State. During a time when the rest of the country was focused on developing regional shopping centers, the City of Boca Raton held to its vision of revitalizing a failed downtown through the creation of mixed-use town center.

To help address the issues associated with the decline of the City's downtown, the Boca Raton Community Redevelopment Agency (CRA) was established in 1982. The Community Redevelopment Agency (CRA) issued $56.5M in tax redevelopment bonds to support the redevelopment project. The Cityh has been rewarded for its efforts. In 2002, the City's tax rolls increased from $150M to over $350M as a direct result of the revitalization project.

11.2 EASTGATE MALL-EASTGATE TOWN CENTER

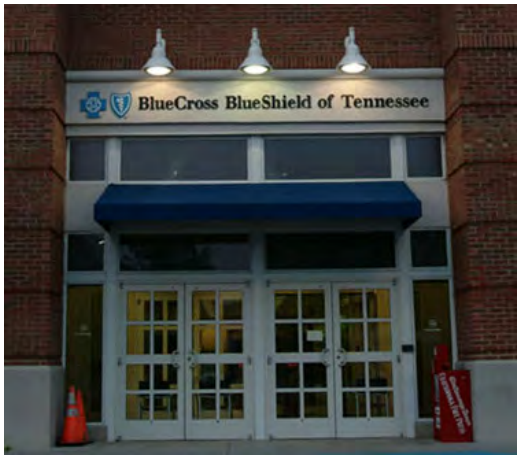
Site History

The Eastgate Mall, located on a 65-acre parcel near the City of Chattanooga, Tennessee, opened in 1962. It was the first regional shoppping center in the area. The mall started out as an open-air facility with one anchor tenant, Miller Brothers. Three years later, a single-screen movie theater and two additional anchor stores, Loveman's and J.C. Penney, were added to the site.

In 1972, a new shopping center, Northgate Mall, opened nine miles down the road. It order to remain competitive, Eastgate Mall underwent another round of renovations to enclose the mall and create a climate controlled environment. Other improvements included the addition of two screens at the cinema. When the renovations were complete, the Eastgate Mall had a gross leasable area (GLA) of 650,000 square feet, making it one of Tennessee's largest shopping centers. [37]

Issues the Shopping Center was Facing

In 1988, Hamilton Place Mall, a new super regional shopping center opened within five miles of Eastgate. Hamilton Place featured 1,145,000 square feet of gross leasable area (GLA), 160 retail stores, and provided customers with easier from the region's two Interstates. Eastgate quickly found itself losing its share of the retail market to the new mall. Too small and outdated to attract profitable retailers, the mall's occupancy rate dropped to 27% in the late 1990s.



Businesses like Blue Cross Blue Shield of Tennessee relocated to the new Center
Source: EastgateTownCenter.com

Redevelopment Program

The Fall 2000 Sprawl Report issued by the Sierra Club, reported that one of the first steps in Eastgate Mall's revitalization happened in 1997 after AT&T announced that it was moving one of its call centers into the old Miller Brothers store. Local officials invited community residents and business owners to participate in a weeklong planning process to discuss a revitalization of Eastgate Mall that included retail, office space and residential units. [38]

Today, the Eastgate Town Center is an 848,367 square foot mixed-use development with a "Main Street" feel. The plan included a new town center with tree-lined streets, pedestrian walkways, and a 40,000-square-foot Town Common.

[37] http://en.wikipedia.org/wiki/Eastgate_Mall_(Chattanooga) AND http://mall-hall-of-fame.blogspot.com/2006/11/eastgate-mall-brainerd-road-east-and.html
[38] "Eastgate Town Center: Smart Growth Revives an Ailing Mall" Sierra Club Fall 2000 Sprawl Report

Business such as Blue Cross Blue Shield, AT&T, Prudential, Merstar and Cigna relocated to the new Center. Together, these employers have raised occupancy rates at Eastgate to 90% and have brought 4,000 to 5,000 jobs to the community. The Center also houses a branch of the Chattanooga State Technical Community College, a senior citizen recreation center, and several national retail chains.

Local Government Involvement

Approximately $30 million dollars in capital has been reinvested into the Eastgate Town Center project. Of that amount, the City of Chattanooga contributed $285,000 toward the planning of the Eastgate Town Center and the construction of a 40,000 square foot green, referred to as the Town Common.

11.3 WINTER PARK MALL - WINTER PARK VILLAGE

Site History

The Winter Park Mall was a 400,000 square feet shopping center in downtown Winter Park, approximately 10 miles north of downtown Orlando, Florida. When it opened in 1963, Winter Park was the first enclosed shopping center in the region. Surrounding the site were strip retail centers and low-density housing. The mall was easily accessed via Interstate 4, located approximately two miles away.

Issues the Shopping Center was Facing

In 1974, the a new shopping center, the Altamonte Springs Mall, opened within 5 miles of Winter Park. This, coupled with competition from a newly renovated downtown commercial center, led to the mall's decline during the 1980s. By 1996, the mall's occupancy rates dropped to a low of 30%. It was at that time that the owner began consolidating ground leases.

Redevelopment Project

In 1997, a local developer, the Don Casto Organization, proposed to convert the failing shopping center into a big-box "power center." City leaders feared that this proposal ran counter to their vision for their downtown and hired a team of consultants led by Dover, Kohl & Associates to develop an alternative plan.

The consulting team proposed that the site be developed as a multi-use town center. Winter Park Village, which opened in 2000, features 322,000 square feet of retail, 120,000 square feet of office space, 58 loft residential units, and civic space including a small park. The Village also includes a fitness center, a movie theater and supermarket.

Source: Casto Lifestyle Properties

Local Government Involvement

City leaders had a vision to develop an urban village on the site of the failed Winter Park mall. Instead of accepting the developer's original proposal to convert the mall into a big box power center, they hired a consulting team and worked closely

with the developer through a charretting process to ensure that their vision was achieved.

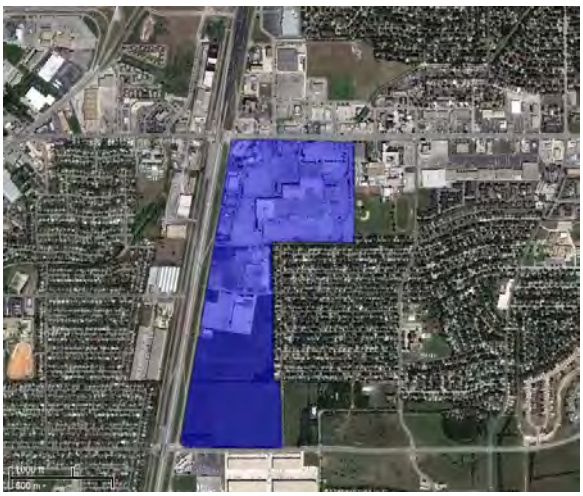
11.4 WINDSOR PARK MALL TO IT FACILITY

Site History

The Windsor Park Mall was a 747,386 square foot enclosed shopping center located in San Antonio, Texas. When it opened in 1976, 90 of its 116 stores had been leased, and the remaining stores were occupied within three months.

Issues the Shopping Center was Facing

In 1989, Windsor Park faced competition with the opening of the Rolling Oak Mall, located 9 miles away. In order to retain market-share, Windsor Park remodeled the building's interior adding new skylights, fountains, and marble floors. The exterior of the mall was not included in the renovation efforts.


Windsor Park Mall site

Despite the mall reinvestment, Windsor Park began to fail during the 1990s. The customer base dropped and several of the mall's major department anchor stores closed after a number of gang-related shootings were reported near the site. The increase in crime, coupled with the relocation of a VIA Park and Ride facility, led to the malls decline. In 2002, the property's owner, Simon Company, sold the property to Whichard family.

In 2003, community leaders decided that the Windsor Park Mall could not be resurrected as a super regional center. A team of real estate and economic development experts was brought in to look at alternatives for the mall site. The team evaluated the site for various uses, including housing, an educational institution, retail, office space, and industrial. They concluded that the mall site was too large to support any one of the aforementioned sectors, and that the highest and best use of the property would be for a large-scale public facility, such as a hospital or educational training facility, to be located on the site to support existing retail.[39]

Redevelopment Project

In 2005, the last anchor store at Windsor Park Mall left, and the mall was forced to close. The building sat vacant for two years, until Rackspace, a San Antonio based IT hosting company, announced that it was going to relocate to the abandoned facility. The company invested $100M to convert the existing structure, stating that the cost to convert the building was approximately $200 per square feet, which was half the cost of building from the ground up.

[39] Chuck McCollough, "Walzem corridor's rebirth hinges on mall," *San Antonio Express News*, 2 February 2005.

Rackspace signed a 30-year lease and stated that the project would relocate 1,500 employees to the new site, and would create 4,000 – 5,000 high paying jobs over five years.

Local Government Involvement

The City of San Antonio worked proactively to first clean up the crime on the project site. Additional police were brought in to patrol the area, thus reducing the incidence of gang violence.

As part of a larger planning effort, the City hired consultant Andres Duany, a leader in the New Urbanist movement, to lead a public one-week charrette to discuss the development of 303 acres adjacent to the mall property.

Finally, the City sought financial assistance from the State of Texas to secure Rackspace Managed Hosting as a tenant for the Windsor Park Mall site. The City was able to secure $22M in Texas Enterprise funds to assist with the building renovations.

11.5 FREEHOLD RACEWAY MALL

Successful super-regional shopping center expands market share through expansion and renovation project. Created hybrid center that combines a traditional enclosed venue with an open-air lifestyle center.

Site History

The Freehold Raceway Mall is a super-regional shopping center located in the upscale Monmouth County, New Jersey. The mall, which opened in 1990, was a traditional 1.5M square foot enclosed shopping center located at the intersections of Routes 333, 9 and 357. The shopping center featured over 200 stores and 5 anchors.

Issues the Shopping Center was Facing

Based on the assessment factors identified by the Congress for the New Urbanism, the Freehold Raceway Mall was an ideal candidate for a Mall Reinvestment project. The mall is located in a highly visible location with easy access to major transportation routes. The mall's trade area demographics are strong, with an average household income above $88,357 and a projected five-year growth rate of 6.5%.[40]

Redevelopment Program

To expand their market share, the Freehold Raceway Mall underwent a renovation project that included resulted in a hybrid center that combines a traditional enclosed mall with an open-air lifestyle center. Interior renovations to the existing structure included a new color scheme, lighting, floor tiles, seating and a children's play area. The building expansion features a 96,000 square feet lifestyle center that features nine upscale retailers, restaurants, pedestrian areas, and a "main street" façade.

New Lifestyle Center at Freehold Raceway Mall
Source: Freehold Raceway Mall.com

Upon project completion, the mall now measures 1,676,422 square feet, making it one of the largest shopping centers in New Jersey.

Local Government Involvement

Local government involvement in the Freehold Raceway Mall project was limited. The renovation project fell within the property's current zoning requirements, but did require a full site plan approval prior to the start of construction.[41]

[40] Claire Marie Celano, "Freeway Raceway Mall announces plans to expand," *Tri-Town News*, 28 September 2006.
[41] Ibid.

11.6 New Seabury Shopping Center - Mashpee Commons

Site History

The New Seabury Shopping Center, located on a Cape Cod highway, was a conventional suburban strip mall built in 1960. The tenants of the 65,000 square foot center included a grocery store, a home furnishing/hardware store, a bank and a restaurant.[42]

New Seabury Shopping Center circa 1960s
Source: WalkableStreets.com

Issues the Shopping Center was Facing

During the 1970s while the rest of Cape Cod was experiencing a construction boom, development in the Town of Mashpee was limited due to a protracted land ownership suit by the Wampanoag Indian Council. The lack of growth in the town ultimately led to the strip mall's decline during the 1980s.

Redevelopment Program

The Town of Mashpee lacked a downtown. Recognizing this, the shopping center property owner and developer, Arnold B. Chase, hired the New Urbanist firm of Duany Plater-Zyberk & Company in 1988 to assist them in developing a pedestrian-scaled mixed use urban center on the strip mall site. The team came up with a 25-year plan that would turn the shopping center into a model New England town.

Today, Mashpee Commons is a three-block long downtown core that is interconnected to six nearby residential neighborhoods. The Commons features a variety of national and regional stores, specialty shops, residential units, a church, movie theater, and civic buildings including a post office, fire and police departments, and a public library.

[42] Dom Nozzi, "Mashpee Commons," http://www.walkablestreets.com (February 2008).

Local Government Involvement

The Maspee Commons project was privately funded. Planners conducted a series of town meetings worked closely with the property owner/developer to make the necessary site plan and zoning adjustments.

Source: Mashpee Commons Master Plan

Section 5: Housing Strategies

Section 5

1.0 INTRODUCTION

Like most communities located at the outskirts of the New York Metropolitan Area, Clarkstown is experiencing pressures to build residential units that will cater to the growing number of residents moving out of New York City. This outward movement to the suburbs has resulted in higher housing costs and exacerbated the need for more of both affordable and workforce housing in Clarkstown, in addition to increasing pressures to develop more residential sites. A diverse economy requires a workforce that includes a range of highly paid Professional/ Managerial/ Technical occupations to lower-paid Service-oriented and Manufacturing positions. The issue of providing workforce housing is essential in sustaining a viable economy for the community. It is also an issue that relates to the elderly, as well as to young graduates and starting families.

This section builds on the housing inventory conducted in Section 1: Economic Inventory, and provides a housing analysis to determine housing affordability for both homeowner and rental units based on the income profile of the community's residents. The findings from this analysis resulted in specific policy guidelines regarding housing development to increase housing diversity to cater to different sectors of the community.

2.0 EXISTING HOUSING SUPPLY

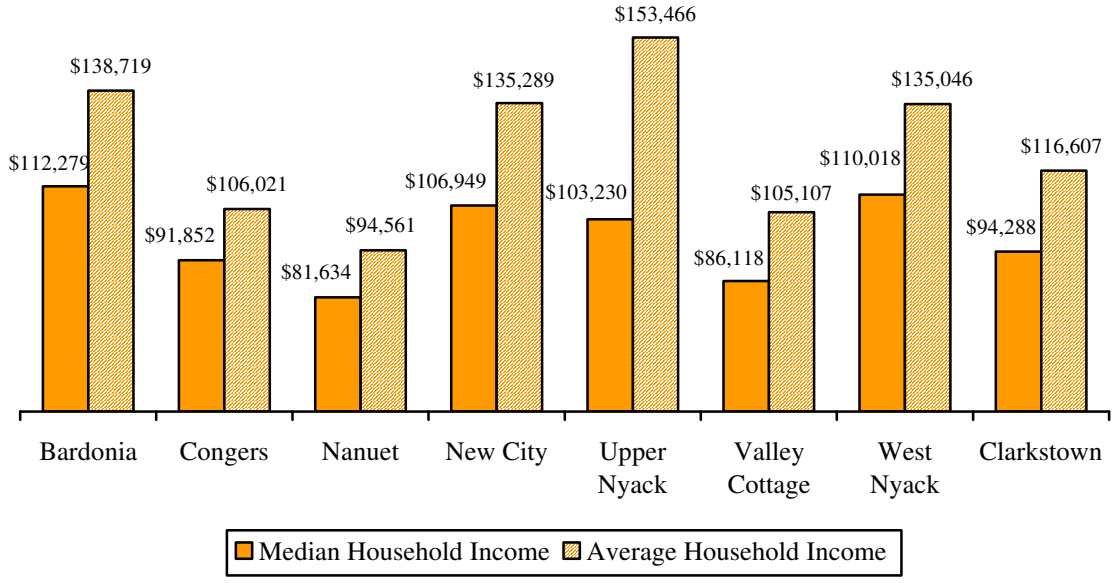
2.1 HOUSEHOLD INCOME CHARACTERISTICS FOR THE TOWN OF CLARKSTOWN

The median household incomes and per capita incomes for the Village of Upper Nyack and all other geographic subsets of the Town, and the Town itself are depicted in the accompanying charts and tables.

Bardonia, New City, West Nyack and the Village of Upper Nyack seem to be the portions of the Town with the highest household income levels. On the other hand, Congers, Nanuet and Valley Cottage have median household levels lower than that of the Town.

The average household incomes in each study area are much greater than that of each area's median household incomes. This indicates the presence of substantial income gaps within each area under study. Income gaps are reflective of numerous households with greater household incomes, thus skewing the average household income to reflect higher income levels. The widest income gap under study is in the Village of Upper Nyack, where the median household income is 67.3% of, or over $50,000 less than, the average household income. However, there are still significant income gaps in other parts of Clarkstown, beyond the boundaries of the Village.

Household Income Characteristics,
Town and Subsets of Clarkstown: 2007
(Source: EASI Demographics)

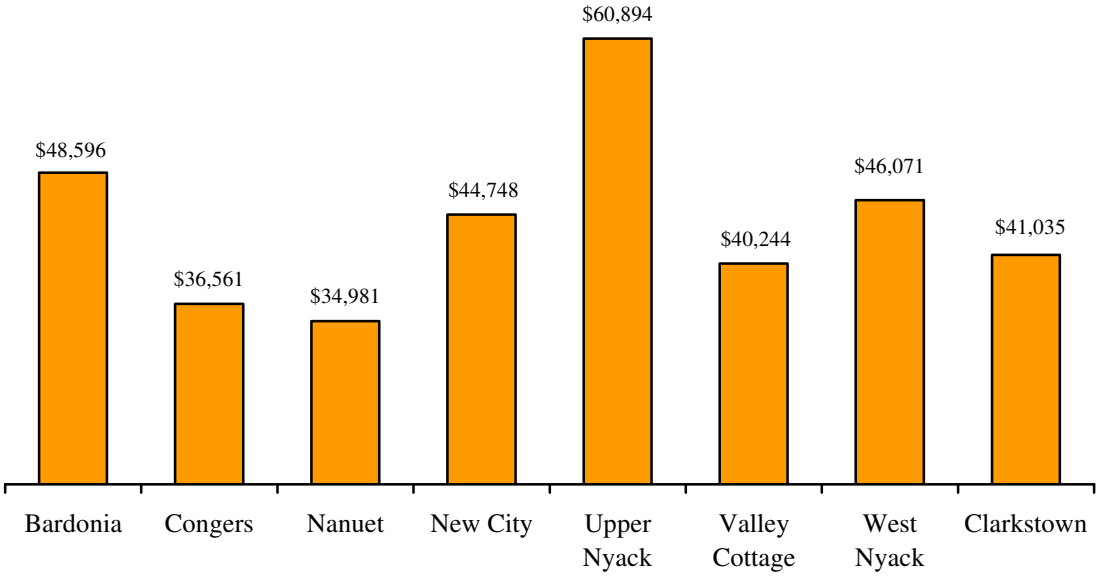


Household Income Characteristics, Town and Subsets of Clarkstown: 2007 (Source: U.S. Census Bureau; EASI Demographics)								
	Bardonia	**Congers**	**Nanuet**	**New City**	**Upper Nyack**	**Valley Cottage**	**West Nyack**	**Clarkstown**
Median Household Income	$112,279	$91,852	$81,634	$106,949	$103,230	$86,118	$110,018	$94,288
Average Household Income	$138,719	$106,021	$94,561	$135,289	$153,466	$105,107	$135,046	$116,607
Per Capita Income	$48,596	$36,561	$34,981	$44,748	$60,894	$40,244	$46,071	$41,035
Individuals Below Poverty Level (2000)	63	239	861	928	62	246	85	3,060
% of Total Population (2000)	1.4%	2.9%	5.2%	2.7%	3.3%	2.7%	2.6%	3.7%

2.2 Per Capita Income for the Town of Clarkstown

The 2007 per capita income levels for the town and subsets of Clarkstown are reflective of the median household income levels seen within each geographic study area. At nearly $58,000 per capita, incomes in the Village of Upper Nyack are much greater than those found within each study area. Likewise, and reflective of the relatively higher median and average household incomes, Bardonia, New City and West Nyack also have high per capita incomes. Conversely, Congers, Nanuet and Valley Cottage all have lower per capita incomes than the Town as a whole.

Per Capita Income, Town and Subsets of Clarkstown: 2007
(Source: EASI Demographics)



3.0 HOUSEHOLD INCOME

While median household income and per capita income help depict the financial state of a neighborhood, the poverty levels are what actually determine whether or not there is economic hardship or need. Poverty is measured by federal thresholds and the income that is associated with these thresholds. The official definition uses 48 thresholds that take into account family size, ranging from one to nine people, and the presence and number of family members under 18 years old. Seen as a major discrepancy, poverty thresholds are not adjusted for regional, state, or local variation in the cost of living.

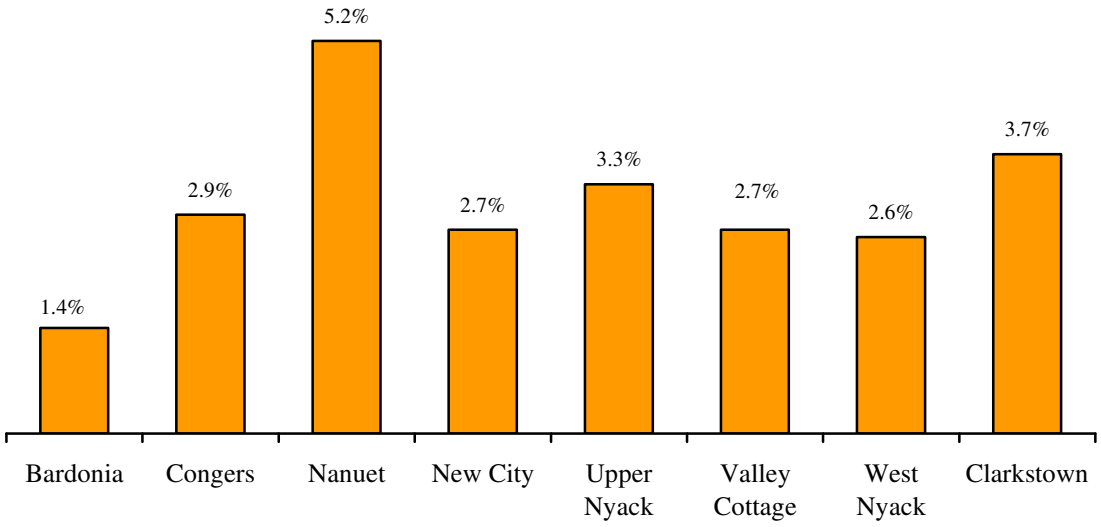
As of 2000, the poverty threshold ranged from $7,990 for one person over 65 years old to $37,076 for a family of nine people or more with one related child under 18 years old. Each additional person over 18 years old added to the family unit increases the poverty threshold by approximately $3,000 to $5,000, however, each related child under 18 years old decreases the threshold by a slight amount[1]. For the purpose of this analysis, the individuals that are below the poverty level pertain to those people who do not generate enough income to reach these aforementioned thresholds.

Similar to household and per capita incomes, the level of poverty varies between and throughout the Town and the subsets of Clarkstown. Bardonia is the hamlet in Clarkstown with the smallest percentage of its population below the poverty level. Congers, New City, Valley Cottage and West Nyack all have less than 3% of their population below this level. These low levels of poverty are not surprising in New City or West Nyack; the median household incomes and the per capita incomes in these hamlets are relatively higher than those seen in other areas under study. The low poverty levels in both Congers and Valley

[1] U.S. Census Bureau, 2000

Cottage, on the other hand, are quite surprising. The two hamlets have rather low median household incomes and per capita incomes when compared to all other areas under study. Although they may not be deemed so, it is likely that many more persons are actually living in poverty due to the inflated cost of living throughout Clarkstown. A look at the HUD-Area Median Family Income (HAMFI) levels depicts a more accurate profile of those families that are extremely low-income.

Percent of Population in Poverty,
Town and Subsets of Clarkstown: 2000
(Source: U.S. Census Bureau)



3.1 Household Income Distribution

A distribution of household incomes in each geographic area reflects similar trends as were seen when examining household and per capita income levels. As of 2007, only 4.6% of the households in the Town have incomes below $15,000. On the contrary, over 46% of the Town's households have incomes in excess of $100,000. The household income distribution found within each of the Town's subsets mirrors the trends among median household and per capita incomes. Bardonia, New City, Upper Nyack and West Nyack have a higher percentage of households with income over $100,000. This is reflective of the higher median household incomes, average household incomes, and per capita incomes, as well as the relatively lower percent of the population in poverty found within each of these geographic areas.

Household Income Distribution, Town and Subsets of Clarkstown: 2007
(Source: EASI Demographics)

	Bardonia	Congers	Nanuet	New City	Upper Nyack	Valley Cottage	West Nyack	Clarkstown
Less than	96	133	413	353	55	125	47	1,343

$15,000	6.5%	4.7%	6.3%	3.2%	7.7%	3.4%	4.1%	4.6%
$15,000 - $24,999	**76**	**79**	**361**	**366**	**24**	**137**	**32**	**1,159**
	5.2%	2.8%	5.5%	3.3%	3.3%	3.7%	2.8%	4.0%
$25,000 - $34,999	**45**	**160**	**398**	**424**	**33**	**195**	**57**	**1,422**
	3.1%	5.6%	6.0%	3.9%	4.6%	5.3%	5.0%	4.9%
$35,000 - $49,999	**69**	**247**	**636**	**689**	**58**	**374**	**67**	**2,351**
	4.7%	8.7%	9.6%	6.3%	8.1%	10.2%	5.9%	8.1%
$50,000 - $74,999	**170**	**486**	**1,185**	**1,496**	**92**	**724**	**133**	**4,642**
	11.6%	17.1%	18.0%	13.6%	12.8%	19.8%	11.7%	15.9%
$75,000 - $99,999	**196**	**471**	**1,140**	**1,748**	**85**	**624**	**175**	**4,729**
	13.3%	16.6%	17.3%	15.9%	11.9%	17.0%	15.4%	16.2%
$100,000 - $149,999	**342**	**673**	**1,544**	**2,817**	**168**	**848**	**264**	**7,025**
	23.2%	23.7%	23.4%	25.6%	23.4%	23.1%	23.3%	24.1%
$150,000 - $199,999	**233**	**338**	**559**	**1,375**	**79**	**337**	**184**	**3,232**
	15.8%	11.9%	8.5%	12.5%	11.0%	9.2%	16.2%	11.1%
$200,000+	**244**	**258**	**355**	**1,744**	**123**	**301**	**176**	**3,228**
	16.6%	9.1%	5.4%	15.8%	17.2%	8.2%	15.5%	11.1%

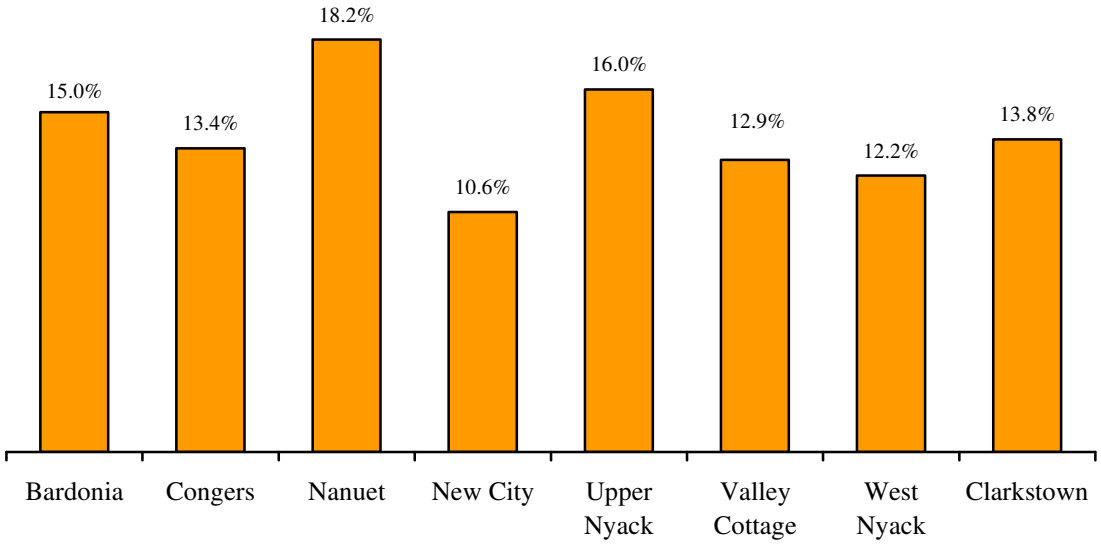
3.2 HUD – Income Classifications

The HUD-Area Median Family Income (HAMFI) is often used to determine eligibility for many federal and state programs. The Department of Housing and Urban Development (HUD) classifies households into the following categories:

- Extremely Low-Income: ≤ 30% HAMFI (≤ $21,390)
- Low-Income: 31% to 50% HAMFI ($21,390 to $35,650)
- Moderate Income: 51% to 80% HAMFI ($35,650 to $57,040)
- Middle Income: 81% to 95% HAMFI ($57,040 to $67,735)
- All Other Income: > 95% HAMFI (> $67,735)

In 2007, Rockland County's HUD-Area Median Family Income (HAMFI) is $71,300. This figure is used to determine household income classification for the Town of Clarkstown, including the Village and other subsets of the Town. As was the case with household and per capita incomes, there is much variation among residents throughout the Town. Only 13.8% of the households could be considered extremely low-income or low-income by the standards set for Rockland County, earning less than or equal to $35,650 per year. A greater share of extremely low- and low-income households exists in Bardonia, Nanuet and Upper Nyack, when compared to the Town as a whole. However, it is important to note that the majority of households within the Town and each of its subsets – ranging from 59.8% in Nanuet to 73.8% in West Nyack – have income exceeding 95% of the County's HAMFI.

Extremely Low- and Low- Income Households, Town and Subsets of Clarkstown: 2007
(Source: 2007 HUD-Area Median Family Income; EASI Demographics)



Distribution of Households by Income Cohort, Town and Subsets of Clarkstown: 2007
(Source: 2007 HUD-Area Median Family Income; EASI Demographics)

	Bardonia	Congers	Nanuet	New City	Upper Nyack	Valley Cottage	West Nyack	Clarkstown
Extremely Low-Income	**145**	**183**	**644**	**587**	**70**	**213**	**67**	**2,084**
	9.8%	6.4%	9.8%	5.3%	9.8%	5.8%	5.9%	7.2%
Low-Income	**75**	**199**	**556**	**586**	**44**	**261**	**71**	**1,941**
	5.1%	7.0%	8.4%	5.3%	6.2%	7.1%	6.3%	6.7%
Moderate-Income	**114**	**373**	**942**	**1,081**	**81**	**562**	**102**	**3,557**
	7.7%	13.1%	14.3%	9.8%	11.4%	15.3%	8.9%	12.2%
Middle-Income	**73**	**208**	**507**	**640**	**39**	**310**	**57**	**1,986**
	4.9%	7.3%	7.7%	5.8%	5.5%	8.5%	5.0%	6.8%
All Other-Income	**1,064**	**1,881**	**3,942**	**8,119**	**482**	**2,320**	**838**	**19,563**
	72.4%	66.1%	59.8%	73.7%	67.2%	63.3%	73.8%	67.2%

3.3 Housing Characteristics, Occupancy and Tenure

While the Town has experienced an overall increase of 4.9% in the number of housing units between 2000 and 2007, there are substantial variations in this trend throughout the different portions of the Town. Not surprisingly, Nanuet and Valley Cottage were the two hamlets that saw significant growth in the number of housing units, increasing by 9.9% and 9.1% respectively. These sections of the Town were among those with the largest population growth and the growth in the number of households during the

1990s and the projections through 2012. However, these are also two of the Town's subsets with relatively lower per capita and household incomes.

Conversely, Bardonia, Upper Nyack and West Nyack saw minimal growth, increasing by 1.4%, 0.3% and 1.3% respectively, and New City actually saw a decrease in the number of housing units, with the number of units falling by 0.3% over the seven-year period. These sections of the Town were among those with the least population growth and growth in the number of households – both during the 1990s and the projections through 2012. In addition, these are the Town's subsets with relatively higher per capita and household incomes. Given this data, it is likely that sections of Clarkstown, such as New City and West Nyack, may have become unaffordable. Reflected in the recent growth patterns, other subsets of the Town including Nanuet and Valley Cottage, may still be an attractive and affordable option for residents in the Town.

Housing Characteristics, Town and Subsets of Clarkstown: 2007
(Source: U.S. Census Bureau; EASI Demographics)

	Number of Units		Occupied		Vacant		Homeowners		Renters	
	2000	2007	2000	2007	2000	2007	2000	2007	2000	2007
Bardonia	1,468	1,489	98.8%	98.8%	1.2%	1.2%	85.6%	85.9%	14.4%	14.1%
Congers	2,743	2,894	98.3%	98.3%	1.7%	1.7%	85.8%	85.4%	14.2%	14.6%
Nanuet	6,134	6,739	97.4%	97.8%	2.6%	2.2%	70.9%	72.1%	29.1%	27.9%
New City	11,161	11,129	98.8%	98.9%	1.2%	1.1%	90.7%	91.3%	9.3%	8.7%
Upper Nyack	732	734	97.3%	97.7%	2.7%	2.3%	86.9%	87.6%	13.1%	12.4%
Valley Cottage	3,410	3,720	98.2%	98.5%	1.8%	1.5%	82.2%	76.6%	17.8%	23.4%
West Nyack	1,132	1,147	97.8%	99.0%	2.2%	1.0%	88.5%	90.3%	11.5%	9.7%
Clarkstown	28,220	29,597	98.1%	98.4%	1.9%	1.6%	82.0%	82.4%	18.0%	17.6%

A community's housing stock and owner to renter ratio is a strong indicator of its stability. Typically, a homeowner is more attentive to property maintenance, and tends to remain in their home for a longer period of time than a renter. This, in turn, reduces the amount of turnover in a neighborhood. These and other factors contribute to the level of investment in a neighborhood, and ultimately contribute to the value and character as well.

There has been a minimal increase in the number of homeowners in Clarkstown between 2000 and 2007, resulting in a slightly lower percentage of the Town's residents who rent their homes. The majority of the Town's subsets – Bardonia, Nanuet, New City, Upper Nyack and West Nyack. – also witnessed a slight increase in their homeownership rate. Valley Cottage, on the other hand, saw considerable growth in the portion of the Town who rents. This indicates the likeliness that many of the hamlet's 310 new housing units, between 2000 and 2007, were rental units.

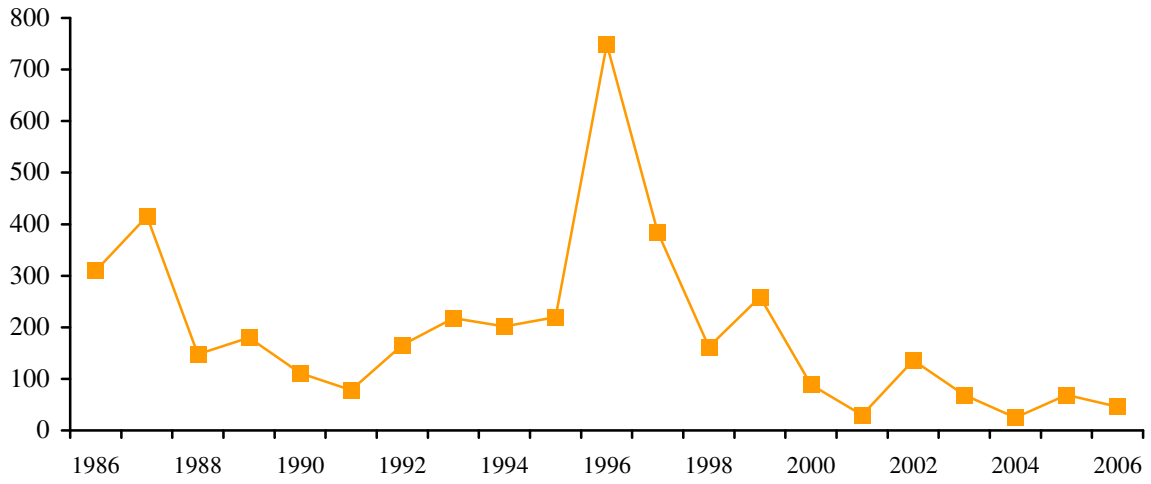
The number of both occupied and vacant units in 2007 has essentially remained unchanged from their 2000 rates – in the Town and within each of the Town's subsets. Each geographic area under study experienced either no change in tenure, or a slight decrease in the vacancy rate over the seven-year

period. This indicates that the housing market may be beginning to contract, which could be indicative of a future lull or lessening demand in the region's housing market. There is likely to be an abundance of housing options for existing and future residents. In addition, there may be a perception that additional housing is still needed, but in reality, the housing market has likely loosened.

1.7 Residential Building Activity

Residential building permit data indicates fluctuations in building permits during the time period from 1986 to 2006. As seen in the accompanying graph, building activity peaked in 1987, with 415 building permits issued. Residential building activity declined over the next four years, and then proceeded to increase to a 20-year high in 1996 of nearly 750 building permits. Over the past ten years, residential building activity has steadily declined, with smaller peaks occurring in 1999 and 2002.

Residential Building Activity, Town of Clarkstown: 1986-2006
(Source: State of the Cities Data Systems Building Permits Database, via HUD USER)



The number of building permits issued each year in the Town provides a sense of the actual amount of development occurring. Examining the number of approved lots and lots in the pipeline can also help to identify the potential for future residential growth in Clarkstown. However, it should be noted that in some cases, approved lots are not always developed. A number of factors may influence the actual development of an approved lot, including land suitability and market demands.

The following table highlights the types of residential building permits issued between 2000 and 2007. As evidenced in the table, recent residential development within the Town has primarily focused on single-family units, with the exception of the 106 units of multi-family housing in 2002.

Growth in the number and type of residential building permits each year further reflects population expansion and migratory patterns. Although growth continues to occur within the Town, it is at a much slower rate than what was experienced in the 1980s and 1990s. For the eight years under study, the number of permits granted in one year did not drop below 25, and the seven-year average was just over 62 total units.

Building Activity, All Residential Units, Town of Clarkstown: 2000-2007 (Source: State of the Cities Data Systems, Building Permits Database, via HUD USER)			
	Single-Family Units	**Multi-Family Units**	**TOTAL UNITS**
2000	89	0	**89**
2001	30	0	**30**
2002	30	106	**136**
2003	29	40	**69**
2004	25	0	**25**
2005	69	0	**69**
2006	46	0	**46**
2007	21	10	**31**
Total Units: 2000-2007	**339**	**156**	**495**
Annual Average			**62**

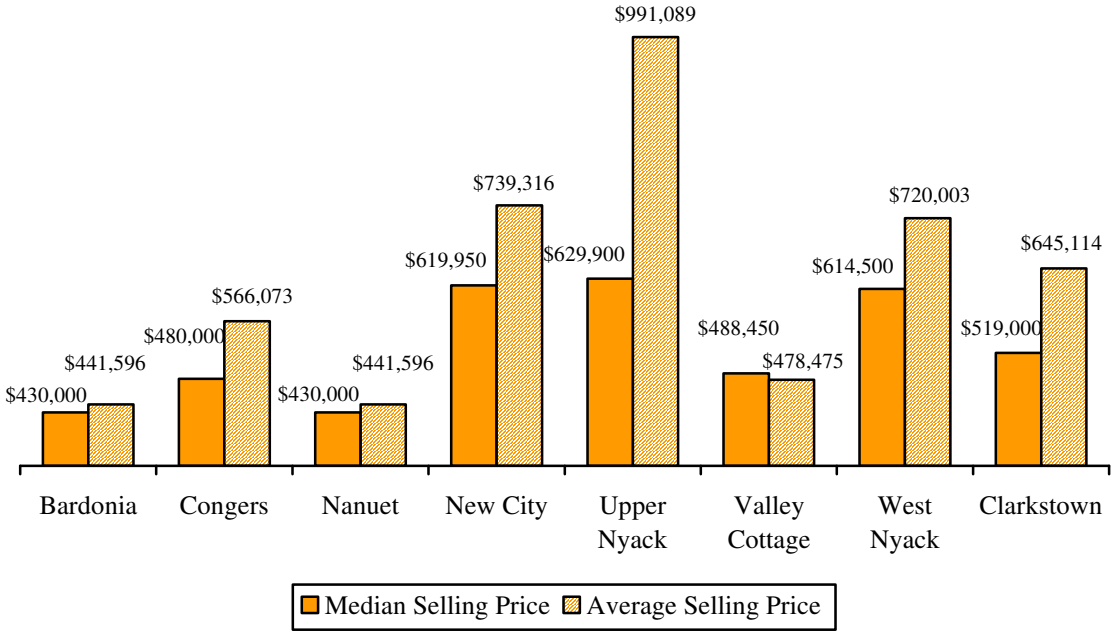
1.8 Owner – Occupied Housing Costs

Housing values have been on the rise in recent years, creating a shortage of affordable and decent housing. Some communities in Clarkstown are experiencing rapid increases in selling prices as more people want to locate there. This is evidenced by the fact that the housing values have more than doubled in Clarkstown, with a median housing value rising from $255,700 in 2000 to a median value of $535,000 in 2006. These housing values are reflective of values throughout the region that have doubled or more than doubled since 2000.

As seen in the accompanying charts, the median selling price for owner-occupied homes in Clarkstown is $519,000. This is considerably lower than the Town's average selling price of just over $645,000. However, the median and average selling price for each of the Town's hamlets and villages vary significantly. Prices range from a median of $430,000 and an average of $441,596 in Bardonia and Nanuet to a median of just under $630,000 and an average of nearly $992,000 in the Village of Upper Nyack. As was discussed in *Section 1.5: Income,* in *Section 1: Economic Inventory*, the wide gap between the median and the average selling price in nearly each geographic area under study (namely New City, Upper Nyack and West Nyack) reinforces the income gap, and the associated disparity among the types of housing units available in the local marketplace. A more detailed analysis of housing affordability and the affordability gap among owner-occupied housing units can be found in *Section 2.1: Homeowner Units*.

Housing Sales Prices, Town and Subsets of Clarkstown: 2007

(Source: Multiple Listing Service, July 2007)



Owner – Occupied Housing Values, Town and Subsets of Clarkstown: 2007 (Source: EASI Demographics)								
	Bardonia	**Congers**	**Nanuet**	**New City**	**Upper Nyack**	**Valley Cottage**	**West Nyack**	**Clarkstown**
Less than $100,000	0.1%	0.2%	1.6%	0.2%	0.3%	0.0%	0.2%	0.5%
$100,000-$199,999	2.1%	1.0%	11.4%	1.1%	0.2%	20.7%	3.9%	6.5%
$200,000-$299,999	5.6%	30.9%	30.1%	15.1%	9.2%	29.6%	11.6%	22.0%
$300,000-$399,999	23.9%	24.6%	22.4%	16.3%	2.7%	17.1%	23.1%	19.3%
$400,000-$499,999	35.0%	25.8%	27.8%	39.6%	30.3%	23.7%	45.3%	32.5%
$500,000+	33.4%	17.5%	6.8%	27.6%	57.3%	8.9%	15.9%	19.2%

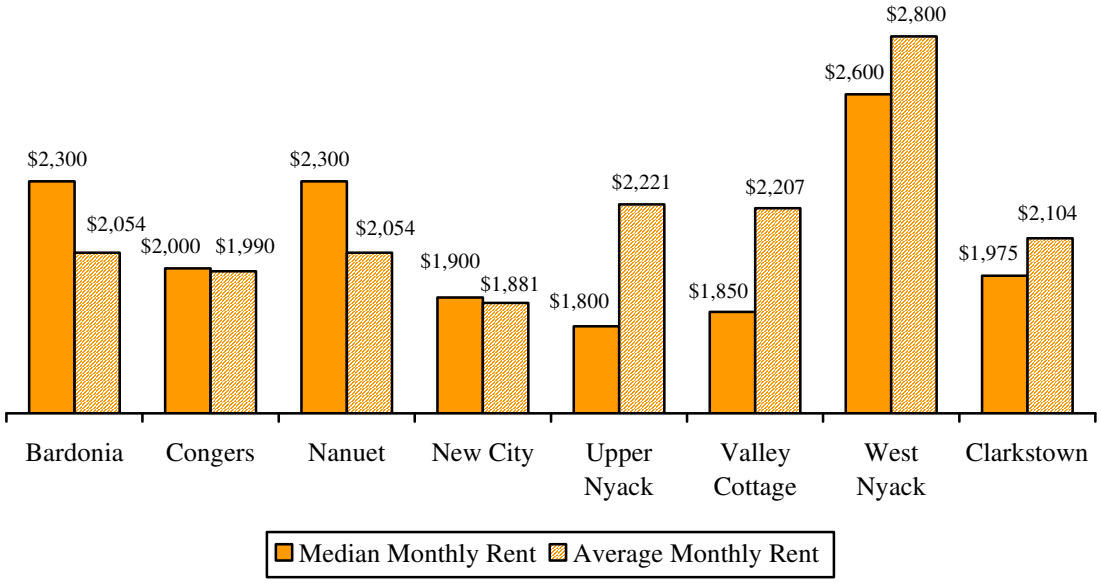
1.9 Monthly Rental Costs/ HUD – determined Fair market Rents

Similar to housing prices, monthly rents have also been on the rise in recent years. Monthly rents have increased by nearly $300 in Clarkstown, with a median monthly rent increasing 26.5%, from $1,034 per month in 2000 to $1,308 in 2006. These median rents are reflective of values throughout the region that have increased by the same portion as Clarkstown.

As seen in the accompanying charts, the median monthly rent among properties in Clarkstown is $1,975 per month. This is considerably lower than the Town's average monthly rent of just over $2,100. Similar to what occurred within owner-occupied housing, the median and average asking rent for each of the Town's hamlets and villages vary significantly. Prices range from a median of $1,800 per month in Upper Nyack to a median of $2,600 per month in West Nyack.

While an analysis of the housing costs illustrated the presence of many higher-priced homes (as evidenced by substantially higher average selling prices when compared to median selling prices), this disparity does not seem as widespread among Clarkstown's rental properties. In fact, the median monthly rent is actually slightly higher than the average monthly rent in Bardonia, Congers, Nanuet and New City. However, the substantially greater average monthly rent among properties in Upper Nyack, Valley Cottage and West Nyack indicates the presence of higher priced rental properties in these parts of Clarkstown.

Monthly Rents, Town and Subsets of Clarkstown: 2007
(Source: Multiple Listing Service, July 2007)



Monthly Rents, Town and Subsets of Clarkstown: 2007 (Source: EASI Demographics)								
	Bardonia	**Congers**	**Nanuet**	**New City**	**Upper Nyack**	**Valley Cottage**	**West Nyack**	**Clarkstown**
Less than $500	13.0%	0.2%	1.9%	5.1%	0.0%	0.8%	0.0%	2.4%
$500-$749	7.7%	1.9%	1.6%	2.8%	1.1%	1.1%	1.8%	2.0%
$750-$999	0.0%	9.1%	2.4%	6.7%	2.2%	1.2%	8.2%	3.5%
$1,000-$1,249	40.6%	22.1%	17.5%	28.1%	29.2%	40.3%	19.1%	25.6%
$1,250-$1,499	13.5%	20.4%	29.8%	30.0%	3.4%	36.8%	34.5%	30.1%
$1,500+	12.1%	44.7%	44.4%	22.1%	56.2%	18.1%	30.0%	33.2%
No Cash Rent	13.0%	1.4%	2.3%	5.2%	7.9%	1.9%	6.4%	3.3%

According to the National Low Income Housing Coalition, the fair market rent in Rockland County ranges from $988 for a studio to $1,645 for a four-bedroom unit. Both the median and average monthly rents in the Town of Clarkstown and in each of its hamlets and villages are substantially higher than the County's fair market rents. This indicates that there exist issues of housing affordability within rental properties in each of the Town's subsets. A more detailed analysis of housing affordability and the affordability gap among rental units can be found in *Section 2.2: Rental Units*.

3.0 HOUSING AFFORDABILITY AND HOUSING GAP ANALYSIS

Over the past decade, and specifically since 2000, housing values in the Town of Clarkstown are increasing at a much faster pace than median household incomes. This is reflective of the increasing home prices in the region. The median sales price of a single-family home in the Hudson Valley rose by 46.9% between 2002 and 2006.[2]

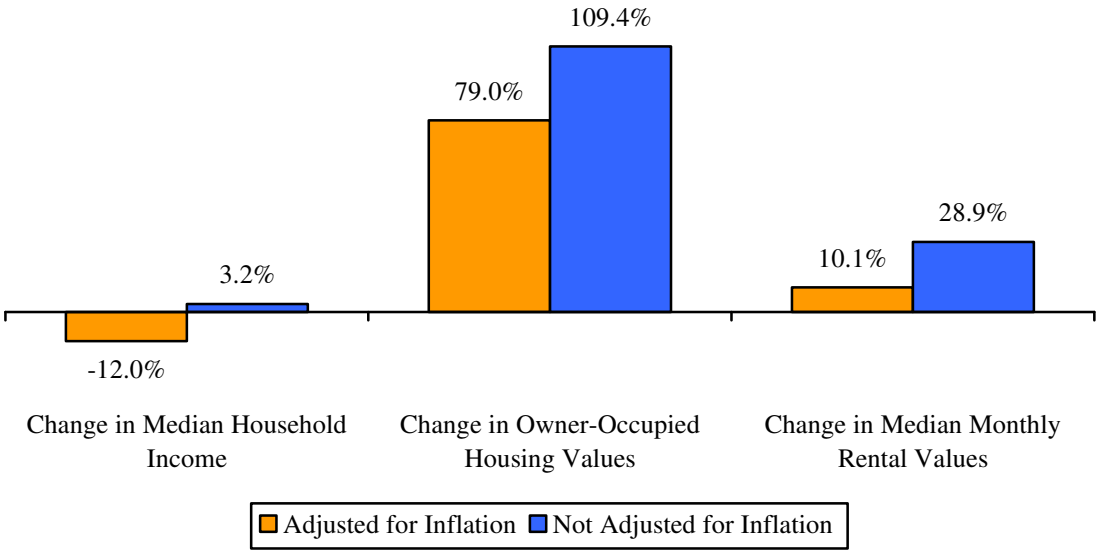
According to the *Economic Report of the Hudson Valley*, the imbalance between housing values and income began in the late 1990s "when portfolios shifted away from financial assets toward real estate. Coupled with financial deregulation and accommodative monetary policy, these factors quickly produced an increase in demand fueled by cheap money and innovative finance."[3] As a result, housing inflation substantially outpaced the regional growth in both population and income.

This imbalance between housing values and income is depicted in the following chart. When adjusted for inflation, median household income has fluctuated since 2000, rising to a high of nearly $103,000 in 2003 to a low of $84,761 in 2006 – the lowest median household income since before 2000. Regardless of the fluctuations, median household income has actually decreased since 2000 – by nearly 12% over the six-year period. On the contrary, housing values in Clarkstown have steadily increased since 2000, with the median housing value increasing by 79% between 2000 and 2006.

It is clear that housing values are outpacing median household income. Consequently, this has made it increasingly difficult to purchase and maintain a home in the Town of Clarkstown – especially among young professionals, families, those employed within the community, and the elderly. Moreover, although many of Clarkstown's homeowners have purchased a home when prices were relatively lower, the increase in assessed valuations, insurance and maintenance costs has also resulted in increased lack of unaffordablity for current residents of the Town.[4]

[2] Huebner Caridi, Dr. Christy, "***Economic Report of the Hudson Valley, Annual 2006,***" Marist College, Bureau of Economic Research, School of Management, June 2007.
[3] Huebner Caridi, Dr. Christy, "***Economic Report of the Hudson Valley, Annual 2006,***" Marist College, Bureau of Economic Research, School of Management, June 2007.
[4] Huebner Caridi, Dr. Christy, "***Economic Report of the Hudson Valley, Annual 2006,***" Marist College, Bureau of Economic Research, School of Management, June 2007.

Change in Median Household Income and Median Owner-Occupied and Renter-Occupied Housing Values: 2000 - 2006
(Source: American Community Survey, via U.S. Census Bureau; Inflation Calculator, via Bureau of Labor Statistics)



An examination of the median annual rental values (the median monthly rent applied to a year-long term) indicates that rental values have not fluctuated nearly as much as did the median housing values. However, there still remains an imbalance between the median rents and the median household income. This imbalance is depicted in the following chart. When adjusted for inflation, median household income has fluctuated since 2000, rising to a high of nearly $103,000 in 2003 to a low of $84,761 in 2006 – the lowest median household income since before 2000. Regardless of the fluctuations, median household income has actually decreased since 2000 – by nearly 12% over the six-year period. Annual rental values in Clarkstown have remained relatively constant since 2000, with the median annual rental value increasing by a mere 10.1% between 2000 and 2006.

The substantial imbalances witnessed throughout the Town – most notably within the market for homeowner units – indicates the likely demand for affordable and workforce housing units that may be in short supply within the Clarkstown housing market.

3.1 AFFORDABLE HOUSING

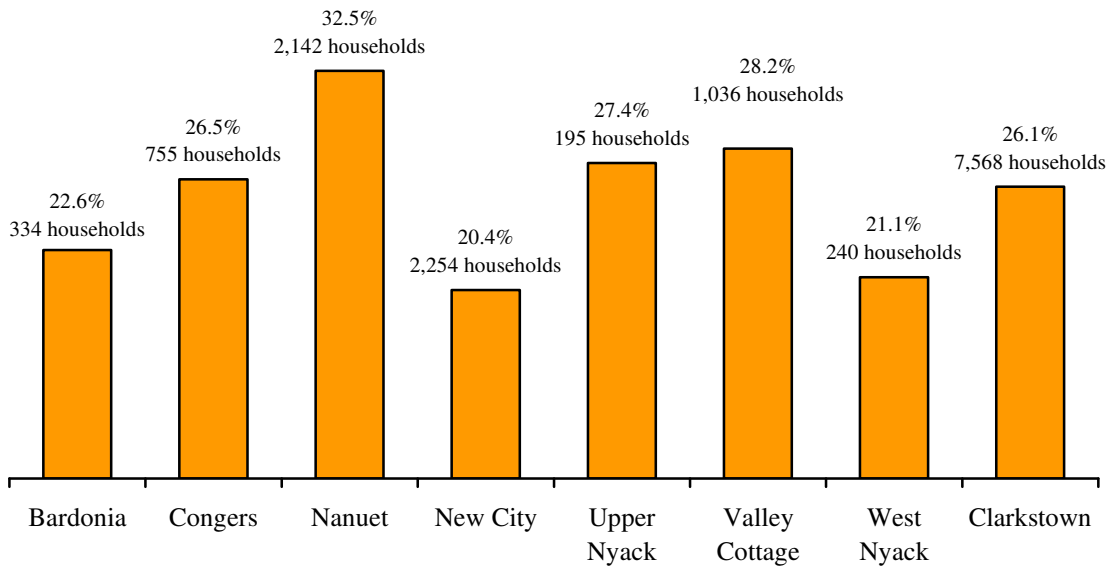
As seen in *Section 1.5: HUD – Income Classifications*, households categorized as 'extremely-low income', 'low-income', and 'moderate income' are those households that fall below 80% of the HUD-Area Median Family Income (HAMFI). In Rockland County, and therefore in the Town of Clarkstown,

this refers to households that earn less than or equal to $57,040 per year. For the purpose of this analysis, these households are most in need of 'affordable' housing.

There is much variation among income patterns throughout the Town. As seen in the accompanying chart, a greater share of extremely low-, low- and middle-income households exists in Nanuet, Valley Cottage and Upper Nyack, where an average of 29.4% of households would be in need of 'affordable' housing units.

Extremely Low-, Low-, and Moderate-Income Households, Town and Subsets of Clarkstown: 2007

(Source: 2007 HUD-Area Median Family Income; EASI Demographics)



3.1.1 HOMEOWNER UNITS

In determining affordability for homeownership, 28% of household income was applied as the affordability threshold based on the Housing-to-Income Expense Ratio[5] used by the lending institutions. This is contrary to the affordability threshold normally used by federal and state housing practitioners, which use 30% of household income as a basis for housing affordability. Several assumptions were used in determining the value of housing affordable to residents of Clarkstown. These assumptions are as follows:

- Existing 10% debt;

[5] Housing-to-Income Expense Ratio compares the sum of monthly housing expenses to monthly gross income. The mortgage industry's conservative guideline is that housing expenses should be 28% or less of income. Monthly housing expenses include payments for principal, interest, property taxes, hazard insurance, private mortgage insurance (if required), and condo or homeowner's fees (if required).

- Available funds for down payment and closing costs based on three times the monthly income;
- Prevailing interest rate is calculated at 5.625%;
- Loan term is assumed at 30 years fixed

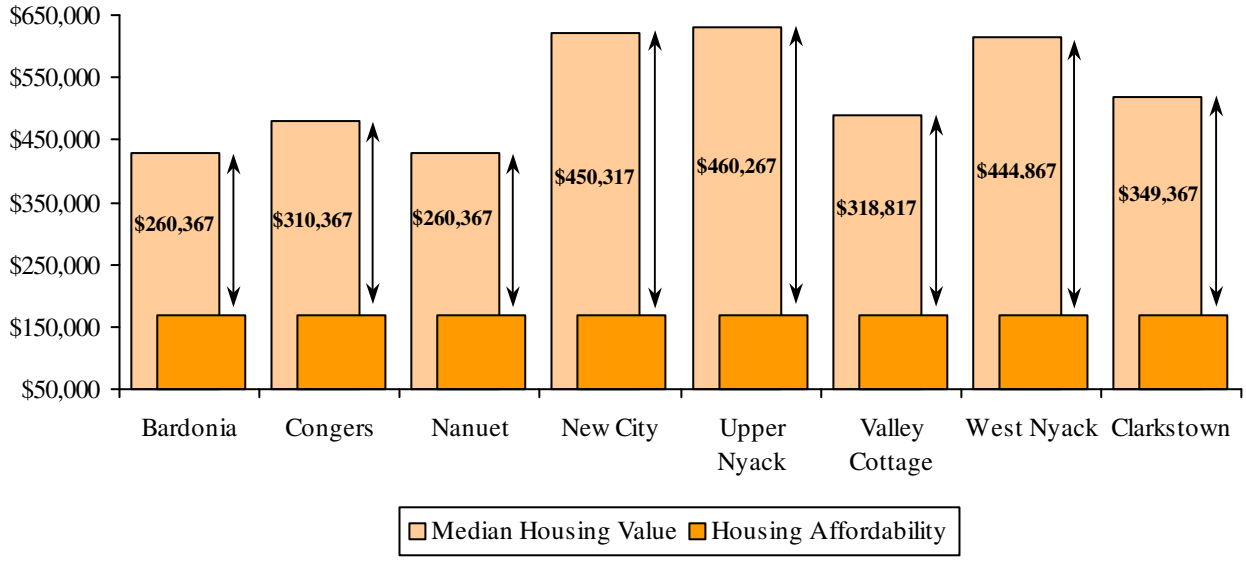
The following table shows the housing values that extremely low-, low- and moderate-income residents, earning less than or equal to $57,040 per year can afford.

Owner – Occupied Housing Affordability, Affordable Housing Units
(Source: EASI Demographics; Multiple Listing Service, July 2007;
National Association of Realtors, Home Affordability Calculator)

	Prevailing Income (≤80% of HAMFI)	Median Housing Value	Housing Affordability	Affordability Gap
Bardonia	≤$57,040	$430,000	$169,633	($260,367)
Congers		$480,000		($310,367)
Nanuet		$430,000		($260,367)
New City		$619,950		($450,317)
Upper Nyack		$629,900		($460,267)
Valley Cottage		$488,450		($318,817)
West Nyack		$614,500		($444,867)
Clarkstown		$519,000		($349,367)

The household income threshold of $57,040 was applied to the assumptions outlined previously in this section, in order to establish homeownership affordability for extremely low-, low- and moderate-income households in the Town of Clarkstown. As seen in the accompanying chart, there exists a substantial affordability gap in each geographic subset of the Town – ranging from $260,367 in Bardonia and Nanuet to $450,317 and $460,267 in New City and Upper Nyack, respectively. This indicates that households with incomes below $57,040 cannot afford to purchase the median-priced home in any of the Town's hamlets or villages. As such, these households must rely on the rental market.

Owner-Occupied Housing Values and Affordability, Affordable Housing Units
(Source: EASI Demographics; Multiple Listing Service, July 2007; National Association of Realtors, Home Affordability Calculator)



3.1.2 Rental Units

In determining affordability for rental units, 30% of the household income was used as the affordability threshold in accordance with the common practice by housing practitioners. The following table shows the rental units that extremely low-, low- and moderate-income residents, earning less than or equal to $57,040 per year can afford.

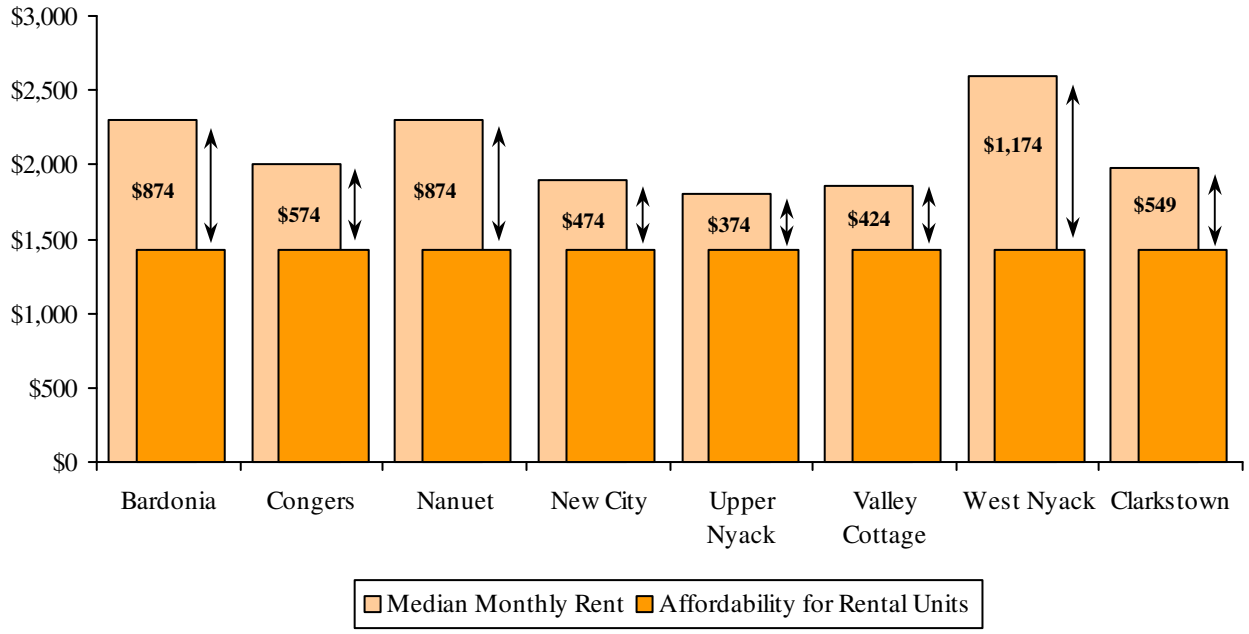
Renter – Occupied Housing Affordability, Affordable Housing Units
(Source: EASI Demographics; Multiple Listing Service, July 2007; National Association of Realtors, Home Affordability Calculator)

	Prevailing Income (≤80% of HAMFI)	Median Monthly Rent	Affordability for Rental Units	Affordability Gap
Bardonia	≤$57,040	$2,300	$1,426	($874)
Congers		$2,000		($574)
Nanuet		$2,300		($874)
New City		$1,900		($474)
Upper Nyack		$1,800		($374)
Valley Cottage		$1,850		($424)
West Nyack		$2,600		($1,174)
Clarkstown		$1,975		($549)

The household income threshold of $57,040 was applied to the affordability threshold outlined previously in this section in order to determine affordability for rental units among extremely low-, low- and moderate-income households in the Town of Clarkstown. As seen in the accompanying chart, there exists a substantial affordability gap in each geographic subset of the Town – ranging from $374 per month in Upper Nyack to $1,174 per month in West Nyack. While households with incomes below $57,040 cannot afford to purchase a home in Clarkstown, the presence of the significant affordability gaps indicates that they also cannot afford to rent the median-priced unit in any of the Town's hamlets or villages.

Renter-Occupied Housing Affordability, Affordable Housing Units

(Source: EASI Demographics; Multiple Listing Service, July 2007)



The issue of housing affordability for lower-income households and lower-wage workers goes beyond determining the value of housing they could afford. Studies conducted by academics and the Department of Housing and Urban Development[6] indicate that the presence of high-tech industries in many metropolitan areas have significantly contributed to critical housing problems, especially among lower-wage workers. Furthermore, these studies show that those income groups and household types left behind nationally, also tend to be more disadvantaged in high-tech communities. Specifically, vulnerable groups in high-tech economies such as those in Rockland County include:

- Moderate – (51% - 80% HAMFI) and Middle – income (81% - 95%) working households;
- Low – income renters;

[6] Nelson, Kathryn P., ***"Housing Needs and Effective Policies in High-Tech Metropolitan Economies,"*** Housing Policy Debate, Volume 13, Issue 2, pp. 417-468.

- Low – income homeowners; and
- Seniors

As seen in previous sections, housing is not affordable to a significant portion of households in the Town of Clarkstown. Data from the National Low-Income Housing Coalition (NLIHC) further substantiates these findings. According to NLHIC, the Fair Market Rent (FMR) ranges from $988 for a studio to $1,645 for a four-bedroom rental unit. A minimum wage worker (earning $7.15 per hour) can afford monthly rent of no more than $372. In order to afford a two-bedroom unit ($1,189) at Rockland County's FMR, a minimum wage worker must work roughly 128 hours per week, or the equivalent of longer than 18 hour work days for seven days a week.

3.2 Workforce Housing

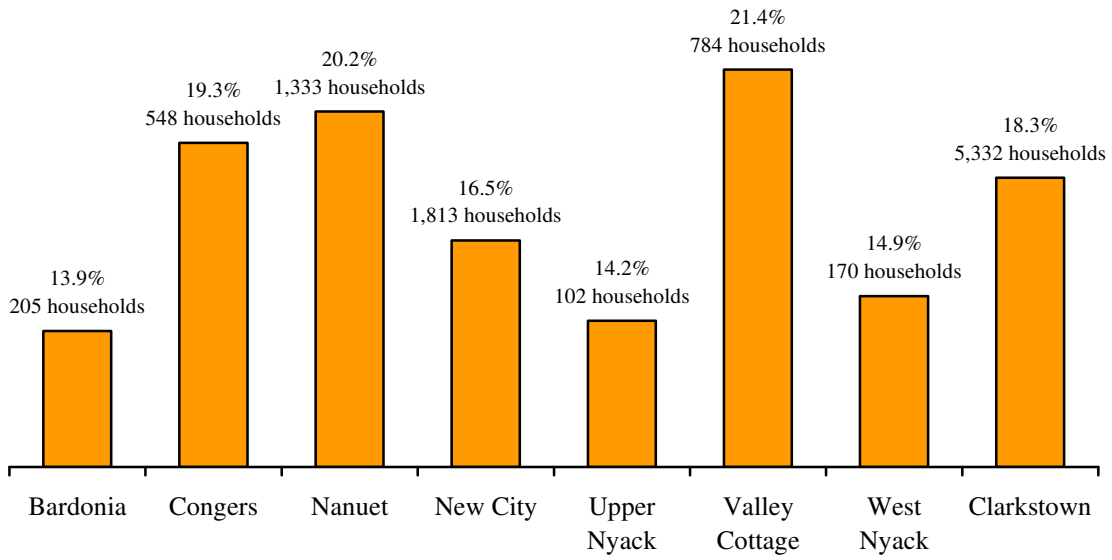
As seen in *Section 1.5: HUD – Income Classifications*, households categorized as 'middle income' and 'all other income' are those households that meet or exceed 80% of the HUD-Area Median Family Income (HAMFI). In Rockland County, and therefore Clarkstown, this refers to households that earn greater than $57,040 per year. For the purpose of this analysis, it was necessary to take this a step further and apply another classification – households earning up to 120% of the HAMFI. This allows for a clear understanding of those households that are most in need of 'workforce housing'.

When combined with the middle-income households, households that earn between 80% and 120% of the HAMFI are those households that earn between $57,040 and $85,560 per year. There are currently over 5,300 households within the Town that fall into this income bracket. These households typically comprise cohorts including (but not limited to) recent graduates, young professionals, the elderly, as well as those employed within the community – including teachers, firefighters, registered nurses, retail salespersons and police officers.

As evidenced in the accompanying chart, there is much variation within income patterns among residents throughout the Town. As seen in the accompanying chart, a greater share of households earning between 80% and 120% of the HAMFI exists in Valley Cottage, Nanuet and Congers, where an average of 20.3% of households would be in need of 'workforce' housing units.

Households earning between 80% and 120% of the HAMFI, Town and Subsets of Clarkstown: 2007

(Source: 2007 HUD-Area Median Family Income; EASI Demographics)



3.2.1 HOMEOWNER UNITS

In determining affordability for homeownership, 28% of household income was applied as the affordability threshold based on the Housing-to-Income Expense Ratio[7] used by the lending institutions. This is contrary to the affordability threshold normally used by federal and state housing practitioners, which use 30% of household income as a basis for housing affordability. Several assumptions were used in determining the value of housing affordable to residents of Clarkstown. These assumptions are as follows:

- Existing 10% debt;
- Available funds for down payment and closing costs based on three times the monthly income;
- Prevailing interest rate is calculated at 5.625%;
- Loan term is assumed at 30 years fixed

The following table shows the housing values that households earning between 80% and 120% of the HAMFI (between $57,040 and $85,560) can afford in the Town of Clarkstown.

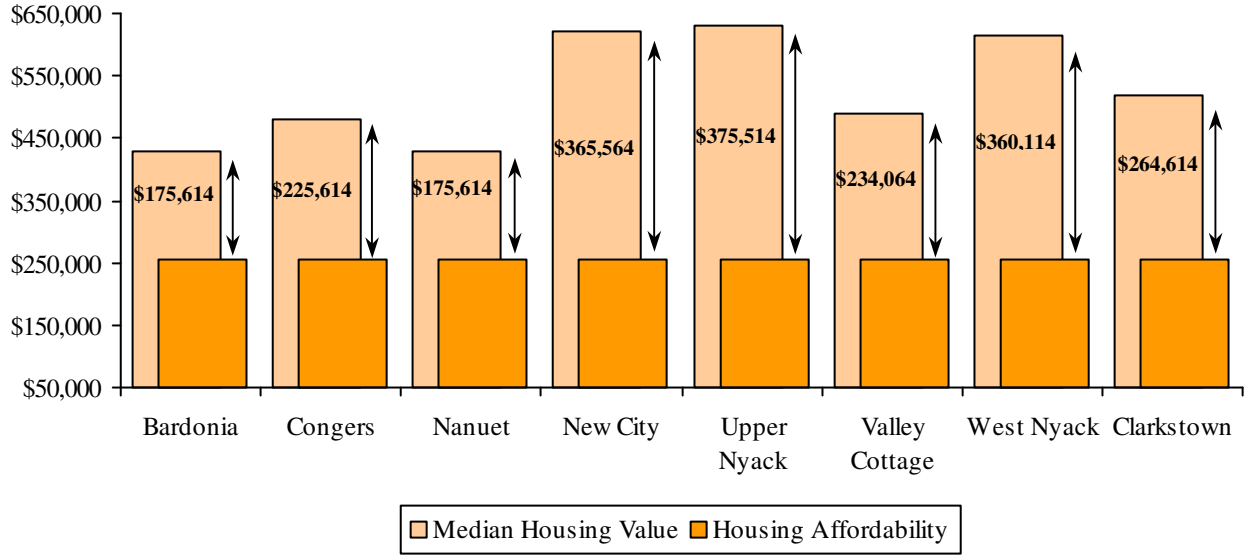
[7] Housing-to-Income Expense Ratio compares the sum of monthly housing expenses to monthly gross income. The mortgage industry's conservative guideline is that housing expenses should be 28% or less of income. Monthly housing expenses include payments for principal, interest, property taxes, hazard insurance, private mortgage insurance (if required), and condo or homeowner's fees (if required).

Owner – Occupied Housing Affordability, Workforce Housing Units (Source: EASI Demographics; Multiple Listing Service, July 2007; National Association of Realtors, Home Affordability Calculator)				
	Prevailing Income (80 – 120% of HAMFI)	**Median Housing Value**	**Housing Affordability**	**Affordability Gap**
Bardonia	≤$85,560	$430,000	$254,386	($175,614)
Congers		$480,000		($225,614)
Nanuet		$430,000		($175,614)
New City		$619,950		($365,564)
Upper Nyack		$629,900		($375,514)
Valley Cottage		$488,450		($234,064)
West Nyack		$614,500		($360,114)
Clarkstown		$519,000		($264,614)

The household income threshold range of $57,040 to $85,560 was applied to the assumptions outlined previously in this section, in order to establish homeownership affordability for households earning between 80% and 120% of the HAMFI. Although the gap is not as large as what was seen under affordable housing, there exists a substantial affordability gap for workforce housing in each geographic subset of the Town. This gap ranges from $175,614 in Bardonia and Nanuet to $365,564 and $375,514 in New City and Upper Nyack, respectively. This indicates that households with incomes between $57,040 and $85,560 cannot afford to purchase the median-priced home in any of the Town's hamlets or villages. As such, these households must also rely on the rental market.

Owner-Occupied Housing Values and Affordability, Workforce Housing Units

(Source: EASI Demographics; Multiple Listing Service, July 2007; National Association of Realtors, Home Affordability Calculator)



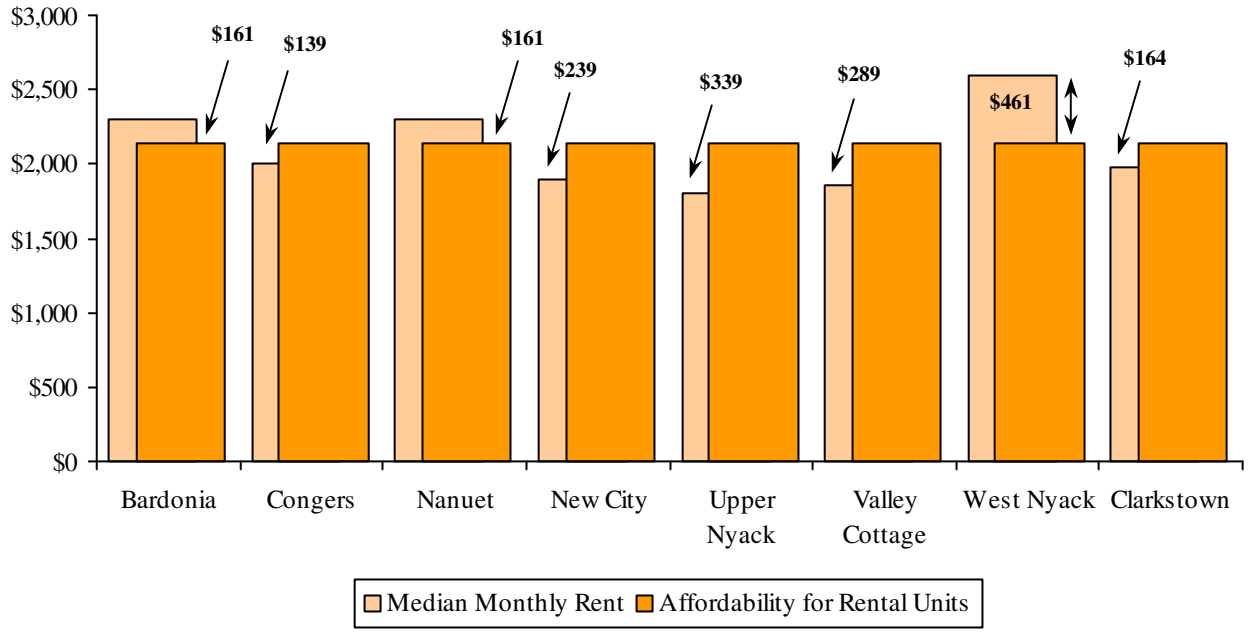
3.2.2 Rental Units

In determining affordability for rental units, 30% of the household income was used as the affordability threshold in accordance with the common practice by housing practitioners. The following table shows the rental units that households earning between 80% and 120% of the HAMFI can afford.

Renter – Occupied Housing Affordability, Workforce Housing Units (Source: EASI Demographics; Multiple Listing Service, July 2007; National Association of Realtors, Home Affordability Calculator)				
	Prevailing Income (80 – 120% of HAMFI)	**Median Monthly Rent**	**Affordability for Rental Units**	**Affordability Gap**
Bardonia	≤$85,560	$2,300	$2,139	($161)
Congers		$2,000		$139
Nanuet		$2,300		($161)
New City		$1,900		$239
Upper Nyack		$1,800		$339
Valley Cottage		$1,850		$289
West Nyack		$2,600		($461)
Clarkstown		$1,975		$164

In determining affordability for rental units among households in the Town of Clarkstown that earn between 80% and 120% of the HAMFI, the household income threshold range of $57,040 to $85,560 was applied to the assumptions outlined previously in this section. Although the gap is not quite as large as what was seen under affordable housing, there exists a slight affordability gap for workforce housing in Bardonia and Nanuet. Furthermore, there is a substantial affordability gap in West Nyack, making the median-priced unit unaffordable to most households in this hamlet. The median-priced rental unit is actually deemed affordable in Congers, New City, Upper Nyack and Valley Cottage, in addition to the Town as a whole. This indicates that while households with incomes between $57,040 and $85,560 cannot afford to purchase a home in Clarkstown, they can afford to rent a home in the majority of the Town's hamlets.

Renter-Occupied Housing Affordability, Workforce Housing Units
(Source: EASI Demographics; Multiple Listing Service, July 2007)



3.3 MEDIAN INCOME HOUSING UNITS

3.3.1 HOMEOWNER UNITS

In determining affordability for homeownership, 28% of household income was applied as the affordability threshold based on the Housing-to-Income Expense Ratio[8] used by the lending institutions. This is contrary to the affordability threshold normally used by federal and state housing practitioners, which use 30% of household income as a basis for housing affordability. Several assumptions were used in determining the value of housing affordable to residents of Clarkstown. These assumptions are as follows:

- Existing 10% debt;
- Available funds for down payment and closing costs based on three times the monthly income;
- Prevailing interest rate is calculated at 5.625%;
- Loan term is assumed at 30 years fixed

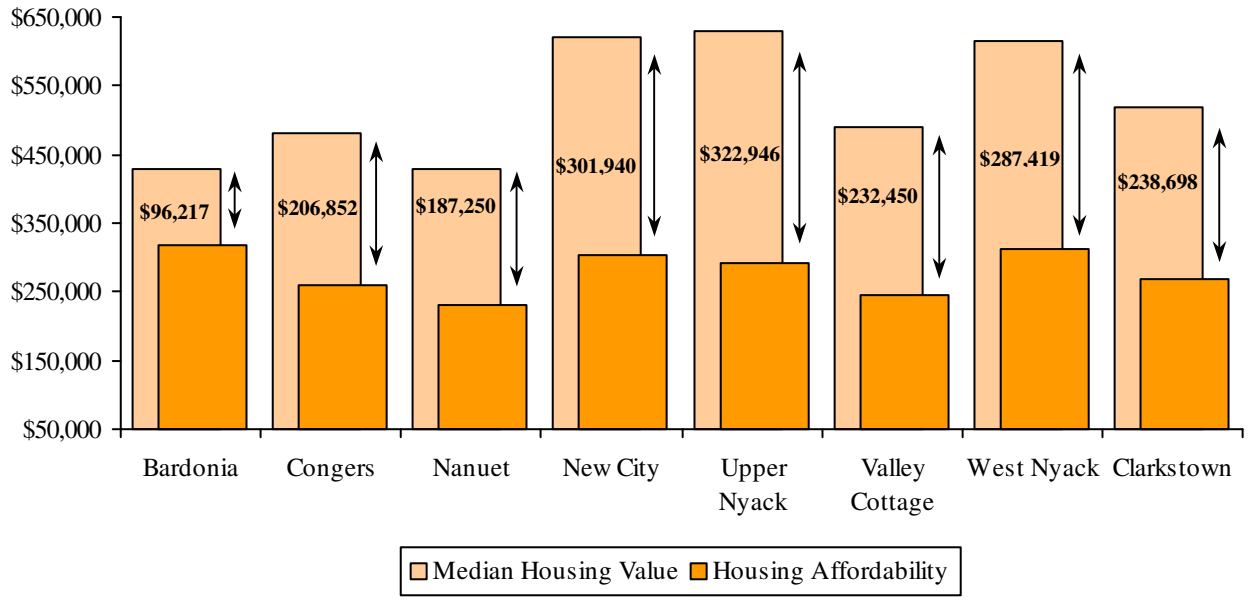
[8] Housing-to-Income Expense Ratio compares the sum of monthly housing expenses to monthly gross income. The mortgage industry's conservative guideline is that housing expenses should be 28% or less of income. Monthly housing expenses include payments for principal, interest, property taxes, hazard insurance, private mortgage insurance (if required), and condo or homeowner's fees (if required).

The following table shows the housing value affordable for the median income household residing in the Town of Clarkstown.

Owner – Occupied Housing Affordability, Median Income Housing Units (Source: EASI Demographics; Multiple Listing Service, July 2007; National Association of Realtors, Home Affordability Calculator)				
	Prevailing Income (Median Household Income)	**Median Housing Value**	**Housing Affordability**	**Affordability Gap**
Bardonia	$112,279	$430,000	$333,783	($96,217)
Congers	$91,852	$480,000	$273,148	($206,852)
Nanuet	$81,634	$430,000	$242,750	($187,250)
New City	$106,949	$619,950	$318,010	($301,940)
Upper Nyack	$103,230	$629,900	$306,954	($322,946)
Valley Cottage	$86,118	$488,450	$256,000	($232,450)
West Nyack	$110,018	$614,500	$327,081	($287,419)
Clarkstown	$94,288	$519,000	$280,302	($238,698)

In order to establish homeownership affordability for median income homebuyers, each hamlet's/village's median household income was applied to the assumptions outlined previously in this section. Although the gap is not as large as what was seen under affordable or workforce housing, there exists a substantial affordability gap for the median household in each geographic subset of the Town. This gap ranges from $96,217 in Bardonia to $322,946 in Upper Nyack. These affordability gaps indicate that homeownership is likely unattainable for the majority of persons looking to move into Clarkstown. A given household must earn roughly $175,000 per year (nearly double the median household income in the Town of Clarkstown) in order to afford to purchase and maintain a home priced at $519,000 (the median price for a housing unit) in Clarkstown.

Owner-Occupied Housing Values and Affordability, Median Household
(Source: EASI Demographics; Multiple Listing Service, July 2007;
National Association of Realtors, Home Affordability Calculator)



3.3.2 Rental Units

In determining affordability for rental units, 30% of the household income was used as the affordability threshold in accordance with the common practice by housing practitioners. The following table shows the affordability for rental units for Clarkstown's median income households.

Renter – Occupied Housing Affordability, Median Income Housing Units
(Source: EASI Demographics; Multiple Listing Service, July 2007;
National Association of Realtors, Home Affordability Calculator)

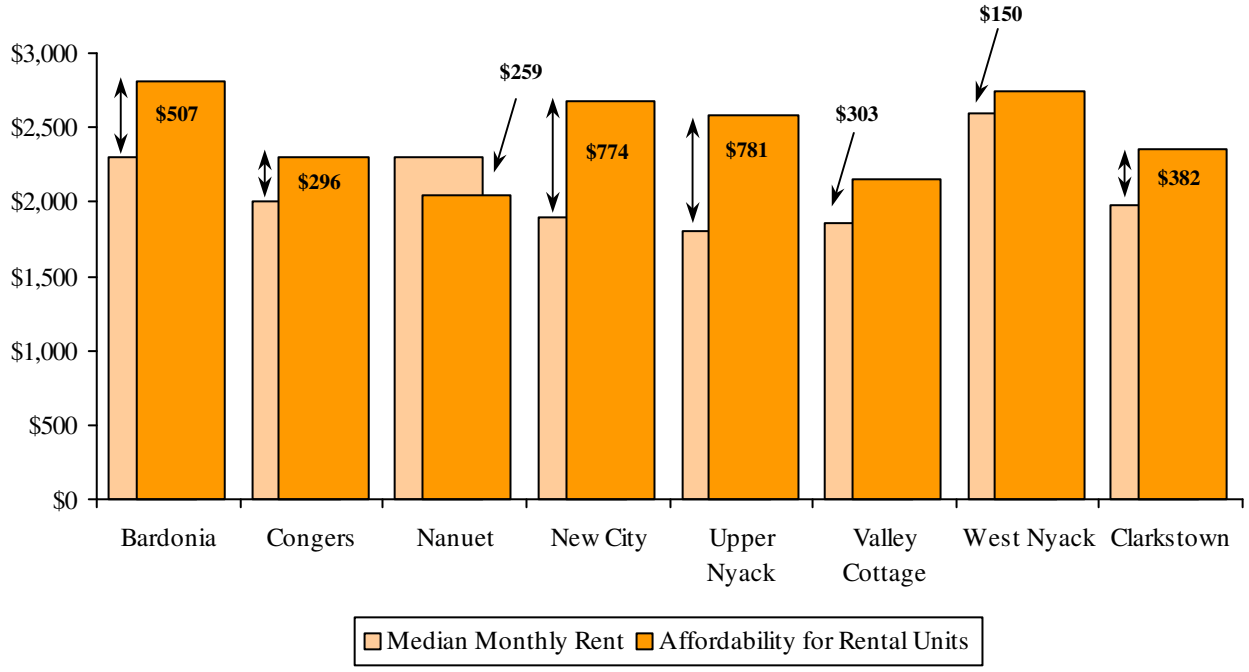
	Prevailing Income (Median Household Income)	Median Monthly Rent	Affordability for Rental Units	Affordability Gap
Bardonia	$112,279	$2,300	$2,807	$507
Congers	$91,852	$2,000	$2,296	$296
Nanuet	$81,634	$2,300	$2,041	($259)
New City	$106,949	$1,900	$2,674	$774
Upper Nyack	$103,230	$1,800	$2,581	$781
Valley Cottage	$86,118	$1,850	$2,153	$303
West Nyack	$110,018	$2,600	$2,750	$150
Clarkstown	$94,288	$1,975	$2,357	$382

In determining affordability for the median household looking to rent in the Town of Clarkstown, each hamlet's/village's median household income was applied to the assumptions outlined previously in this

section. While several of the Town's hamlets witnessed slight to moderate affordability gaps when examining both 'affordable' and 'workforce' housing, the affordability gaps are non-existent (with the exception of a $259 gap within Nanuet) within Clarkstown's median household. As such, these communities can be deemed affordable, relative to the median household's income. A given household must earn slightly more than the townwide median – roughly $94,800 per year in order to afford to rent a housing unit at $2,357 per month (the median price for a rental unit) in Clarkstown.

Renter-Occupied Housing Affordability, Median Household

(Source: EASI Demographics; Multiple Listing Service, July 2007)



4.0 FUTURE DEMAND PROJECTIONS

Future demand projections – for both homeowner and rental units – depend on both demographic characteristics and conditions in the local housing market. In order to determine the projected number of additional housing units needed, it was essential to project both the number of housing units needed, or demanded and the number of housing units supplied, or available in the local market in 2012. The difference between the two equals the projected number of additional housing units needed in Clarkstown.

The first step in projecting the number of additional housing units needed is to determine the projected number of housing units demanded throughout Clarkstown. It was first necessary to obtain 2012 population projections from a commercial data provider. Then, the number of persons currently residing in group quarters was subtracted from the projected 2012 population. This resulted in the total number of persons that would reside in households throughout Clarkstown in 2012. This household population was divided by the current average household size to determine the number of projected households in each geographic subset of the Town of Clarkstown.

It was then necessary to apply the vacancy rate to the projected number of households in order to reflect the future vacant housing stock. Due to natural turnover in the housing market, there should always be a minimal vacancy rate to assure an adequate choice for consumers in the local housing market. Upon applying the vacancy rates to the projected number of households, the result is a projected number of housing units that are demanded throughout each of Clarkstown's hamlets and the Village of Upper Nyack. It is projected that the housing need in the Town of Clarkstown would be 30,556 units by 2012. an increase of approximately 959 units from the estimated 29,597 housing units within the existing market.[9]

[9] A 5% vacancy adjustment was used to allow the housing market to operate and ease the current tight market.

Projected Housing Need 2012 (Source: University of Wisconsin – Extension, Center for Community and Economic Development; *Urban Land Use Planning*, Fourth Edition, 1995)							
	Projected Population (2012)	**Number of persons in Group Quarters (2007)**	**Household Population (2012)**	**Average Household Size (2007)**	**Projected Number of Households (2012)**	**1+ Vacancy Factor (5%)[10]**	**Projected Housing Need (2012)**
Bardonia	4,074	0	4,074	2.85	1,429	1.05	1,500
Congers	8,202	94	8,108	2.87	2,825	1.05	2,966
Nanuet	18,427	521	17,906	2.62	6,834	1.05	7,164
New City	32,681	798	31,883	2.95	10,808	1.05	11,348
Upper Nyack	1,773	29	1,744	2.48	703	1.05	738
Valley Cottage	9,660	356	9,304	2.51	3,707	1.05	3,892
West Nyack	3,341	18	3,323	2.92	1,138	1.05	1,195
Clarkstown	82,812	1,912	80,900	2.78	29,101	1.05	30,556

[10] A vacancy factor of 5% was used as allowable maximum vacancy rate for housing market to operate.

The next step in projecting the number of additional housing units needed in Clarkstown is to project the number of housing units that will be available in the local housing market in 2012. In order to do so, the number of housing units that are likely to be beyond repair were subtracted from the existing number of housing units found within Clarkstown. This step necessitated an estimate of the number of residential units that will need to be replaced, or those that are considered "substandard". For the purpose of this analysis, an estimated 0.5%[11] of the Town's housing units can be considered as such, and are likely to either be replaced, destroyed by fire or other catastrophes, abandoned, demolished or converted into a higher and better non-residential use within the Town. This estimate includes the 98 units that the U.S. Census Bureau deems as substandard, and refers to those housing units that are lacking adequate plumbing or kitchen facilities. Upon subtracting these substandard housing units from the existing housing stock, this results in the projected number of housing units that will be available throughout each of Clarkstown's hamlets and the Village of Upper Nyack. It is forecasted that 30,403 units will be available in the Town of Clarkstown in 2012.

The final step in projecting the number of additional housing units needed in Clarkstown is to subtract the number of housing units that will be available from the projected number of housing units that are needed in the local housing market. The results indicate that a net total of 153 additional housing units will be needed to make up for the estimated substandard housing and units beyond repair by 2012 and meet the projected housing demand of 30,556 by 2012.

	Existing Number of Housing Units (2007)	**Projected Number of Existing Units that will be Beyond Repair (2012)**	**Projected Number of Housing Units Available (2012)**	Projected Additional Units to Replace Units Beyond Repair (2012)
Bardonia	1,500	8	1,492	8
Congers	2,966	15	2,951	15
Nanuet	7,164	36	7,128	36
New City	11,348	57	11,291	57
Upper Nyack	738	4	734	4
Valley Cottage	3,892	20	3,872	20
West Nyack	1,195	6	1,189	6
Clarkstown	30,556	153	30,403	153

[11] 0.5% provides an allowance over the 0.35% of housing units in Clarkstown identified as substandard housing in the 2000 Census.

In summary, the projected housing need for the Town of Clarkstown is as follows:

	Estimated Housing Units 2007	Projected Population 2012	Projected Housing Need 2012	Projected Additional Housing Units 2012
Bardonia	1,489	4,074	1,500	11
Congers	2,894	8,202	2,966	72
Nanuet	6,739	18,427	7,164	425
New City	11,129	32,681	11,348	219
Upper Nyack	734	1,773	738	4
Valley Cottage	3,720	9.660	3,892	172
West Nyack	1,147	3,341	1,195	48
Clarkstown	29,597	82,812	30,556	959
Projected Annual Need (2008-2012)				192

5.0 EXISTING PUBLIC POLICIES THAT AFFECT HOUSING

The Town has three public policies in place to encourage the creation of workforce housing in Clarkstown. These tools include:

- Density Bonus
- Affordable Housing Trust Fund
- Hamlet Center Overlay Districts

Density Bonus

One way to encourage the development of workforce housing in a community is to implement a density bonus program. A density bonus is an incentive offered to developers in exchange for the inclusion of workforce or below market-rate units within a proposed residential project

Density bonuses can also be offered to developers who commit to providing additional community benefits, including nature trails, public access to waterways, additional transportation stops, and/or conservation easements.

In April of 2007, the Town of Clarkstown adopted a density bonus housing agreement to encourage the production of affordable housing units within the Town's Active Adult Residence Zone (AARZ).

Affordable Housing Trust Fund

An Affordable Housing Trust Fund provides technical and financial assistance to developers, not-for-profits, and government agencies dedicated to increasing the number of affordable workforce housing units in a community. Eligible activities typically include the construction, rehabilitation of preservation of quality, affordable housing for low- to moderate-income families.

Two primary sources of funding for most housing trust funds are real estate transfer taxes and impact fees. Other start-up funding sources include: contributions from major employers in the community, corporate sponsorship, donations from the banking industry, and bonds.

Dedicated funding sources can include: building permit fees, development application fees, proceeds from the sale of municipally owned properties, inclusionary zoning in-lieu of fees, and linkage impact fees.

In 2007, pursuant to the authority granted by Town Law § 261-b, the Town of Clarkstown established an Affordable Housing Trust Fund. As identified in §290-7.1 of the Town Code, the purpose of Clarkstown's Affordable Housing Trust Fund includes:

(1) Funding of costs to be incurred by the Town in the administration and enforcement of the affordable housing program (established within this section) and including such activities with respect to affordable units established under this chapter, as well as funding of such future affordable housing programs as the Town may otherwise establish by legislation, order, or resolution;

(2) Defraying consulting fee expenses incurred, or to be incurred, by the Town in the establishment of such affordable housing programs;

(3) Defraying the cost of improvements to municipal infrastructure, including but not limited to roads, water, sewer, and drainage improvements, to the extent such capital expenditures are incurred in order to promote the development of affordable housing;

(4) The deposit of payments proffered by project sponsors in mitigation, where deemed suitable and appropriate by the Town, of any private residential development proposal's failure to provide affordable housing; and

(5) Any other purpose authorized by state or local law in connection with the expansion or improvement of affordable housing opportunities within the Town, including but not limited to establishment, to the extent authorized by law, of a program of grants or loans to not-for-profit or for-profit entities.

(6) The Affordable Housing Trust Fund may be employed for deposit of the proceeds of public grants or loans to the Town of Clarkstown to promote affordable housing opportunities, administration and/or enforcement, as well as to accept private monetary contributions to the Town for that donative purpose or for purposes of voluntarily mitigating the potential socioeconomic and environmental impacts of not providing affordable housing in residential development proposals of significant scale and dimension, particularly where, through the device of rezoning or otherwise, the developer seeks to procure increased density of development by means other than pursuit of the affordable housing incentives set forth in this section.[12]

Hamlet Center Overlay Districts

In 2003, the Town of Clarkstown adopted legislation that established Hamlet Center Overlay Districts in the Town. As outlined in §151-1 of the Town code, the purpose of these overlay districts is to:

A. Create a visual and physical identification for individual hamlet centers.

B. Preserve and retain remaining historic and architecturally significant buildings and encourage the renovation and construction of other buildings consistent with architectural designs of buildings constructed during the early history of each respective hamlet.

C. Stimulate and maintain an environment where businesses can thrive.

D. Encourage pedestrian activity by providing visual and physical elements that provide interest and a

[12] Code of the Town of Clarkstown, NY, § 290-7.1 Active Adult Residence Zone. J.

feeling of safety.

E. Introduce signage standards that will help to achieve cohesiveness in the area.

F. Provide incentive zoning pursuant to § 261-b of the Town Law where considered desirable to encourage revitalization that might not take place without such incentives. [13]

As an incentive to revitalize the districts, the Congers and Valley Cottage Hamlet Center Overlay Districts allow for one-bedroom apartments to be created above retail stores. The code requires that, "property owners give rental preference to Clarkstown residents for any apartment created under this incentive. Preference shall first be given to volunteer emergency personnel (including members of volunteer fire departments and ambulances corps) and to senior citizens.[14]

Residences above storefronts can provide an affordable housing option for young professionals and seniors that desire to be located close to their place of employment, retail shopping and/or services.

[13] Code of the Town of Clarkstown, NY, Chapter 1, Article 1 § 151.1 Purpose and Legislative Intent.
[14] Code of the Town of Clarkstown, NY, Chapter 1, Article 1 § 151.16 and 151.17. B. (7).

6.0 BEST PRACTICES/HOUSING POLICY TOOLS

6.1 IMPLICATIONS OF HIGH HOUSING COSTS ON ECONOMIC DEVELOPMENT

- *Business Attraction*: High housing costs can negatively influence a site selectors decision to relocate their business to a community.
- *Employment Recruitment*: High housing costs can make it difficult for area businesses to recruit entry-level workers and technicians.
- *Employee Retention*: When housing costs increase faster than income, it is difficult to retain employees in a community.
- *Brain Drain*: Communities need affordable workforce housing to retain young graduates.
- *Service Sector*: Workforce housing is necessary to retain basic service workers.
- *Threat to Social Fabric*: When individuals are forced to move away to areas where housing costs are lower, neighborhoods and social networks are affected.

6.2 HOUSING POLICY TOOLS

This section of the report identifies various policy tools that municipalities have used to increase the availability of affordable and workforce housing units in their community.

Accessory Dwelling Units

One tool that is used by communities to increase the availability of affordable housing is the accessory dwelling unit, also known as in-law apartment, second unit, or Granny Flat. An accessory unit is an additional living unit, located on the same parcel as a single-family residence. Accessory units provide a complete small residential unit (living space kitchen, bedroom, and bathroom), and typically involve the renovation of a garage, basement family room, or attached shed.

The benefits of accessory apartments or dwelling units include:

- An increase in the supply of affordable and workforce housing units.
- Relatively easy way to increase the workforce housing stock without local government expenditures or subsidies.
- Accessory units provide workforce housing rental opportunities in desirable single-family neighborhoods.

Opposition to accessory dwelling units is usually raised by neighbors who are concerned about the potential impact of additional parking, increased traffic, and/or changes to the exterior appearance of the dwelling units.

Adaptive Reuse

Adaptive reuse is the process of converting outdated or surplus buildings to new uses that meet current market needs. Examples of adaptive reuse include the conversion of old school buildings, warehouses, and factories to new office and retail space, restaurants and residential units.

The benefits of adapting older buildings to create workforce housing units include:

> The introduction of housing into non-residential areas
> The renovation of a vacated or deteriorating building is usually less expensive than new construction because infrastructure and site improvements are already in place
> Reduces sprawl in a community

To encourage adaptive reuse project in a community, flexible-zoning policies should be in place. Examples include mixed-use zoning (i.e., residential units permitted above retail) or allowing residences as a permitted or conditional use in those areas that are zoned commercial or light industrial.

Donation of Municipally Owned Land

Affordable housing is often not built because the cost of acquiring the land makes the project unprofitable for developers. Communities with affordable housing needs often "tilt the scales" of profitability to get such housing built. In order to facilitate the development of affordable housing, municipally-owned land is often made inexpensive (through tax incentives, low purchase prices, or other benefits), in order to encourage developers to consider it along with traditional market-rate housing.

Clarkstown could examine the inventory of parcels it owns and find sites for workforce housing. These could be offered to developers at a discounted price for the development of low- or moderate-income housing under the condition that affordable units are built and operated. Not only would this help stimulate housing development, but it is also a statement of commitment by the city.

It is a common practice in cities facing affordable housing issues. In Boston, for example, the Land for Housing Initiative seeks to make 1,000 city-owned parcels available for development. As of 2005, a total of 909 parcels had been identified for affordable housing development. Eighty-two percent of these were designated to be part of the city's traditional multi-family subsidized housing programs; the remainder were either suitable for unsubsidized housing, or contained caveats that they needed to be adjoined to a privately-owned parcel of land in order to be developed for affordable housing.

Employer Assisted Housing

A growing trend in the development of workforce housing is Employer Assisted Housing (EAH) programs. These programs allow for employers to donate, sell or lease land at below market rate for the creation of housing units for their employees. EAH programs can also provide workers with assistance with closing costs and/or rent and utility expenses.

EAH programs are beneficial to a community in that they provide a diverse supply of housing and the housing units is typically located close to the place of employment, reducing commute time and expense.

To encourage the creation of Employer Assisted Housing programs in a community, the municipality must be willing to provide incentives, including:

- Employee assistance is not subject to taxation
- Use of a housing trust fund
- To allow school districts to use a portion of their earnings for EAH programs.

Incentive Zoning

Incentive zoning allows developers to exceed density, or perhaps dimensional requirements of the zoning district in return for providing public amenities to the municipality. For these areas, incentive zoning might allow for increased lot coverage, additional building stories, or other more intensive development alternatives. In return, a portion of the site could be developed as a public green, park, or trail. Specifics for an incentive zoning program should be included in the zoning code.

Inclusionary Zoning

Some communities have developed inclusionary zoning programs in order to increase the availability of workforce housing. These programs can be voluntary or mandatory. This tool integrates affordable housing with market-rate housing development, both of which are desired in order to retain current residents and attract new ones to the community. If done well, inclusionary zoning leverages the private sector to fulfill an important need at the same time allowing the developer to fully profit from the project.

A typical inclusionary zoning ordinance requires developers in a specific residential project to set aside a certain amount of housing units as affordable to households of certain income levels. The goal is to establish a relatively permanent stock of affordable housing that is maintained over time through affordability controls. This allows the creation of economically diverse communities.

In many ordinances, the regulatory burden of providing housing at less than market rates is lessened by offering some manner of incentive, such as a property tax break, fast track permitting or a density bonus. A density bonus, for example, allows developers to build one extra market rate unit for every affordable unit provided.

Infill Development

Infill refers to development that makes use of vacant or underutilized land and buildings in a community. Infill development can range from
Provides affordable housing opportunities for smaller households

Infill development:

- Promotes investment in developed areas already served by schools, police, fire, utilities and other public services.
- Provides affordable housing opportunities for smaller households (i.e., seniors, singles and empty nesters).
- Discourages urban sprawl and preserves open space.

Local governments have utilized the following techniques to encourage infill development in their communities:

- Conduct an inventory of potential infill sites and market to local developers.
- Offer density bonuses or allow mixed uses to reduce development costs.
- Work with a local housing organization to sponsor a one-day workshop to inform developers of the benefits of development.
- Adopt flexible zoning policies to allow for development on irregular shaped lots.

Jobs-Housing Linkage Programs

Jobs-Housing Linkage Programs, also referred to as Commercial Linkage, require developers to construct a certain number of affordable housing units pay a fee to mitigate its housing impact.[15] The fee and or number of housing units to be constructed is based on the amount of commercial square footage.

The primary benefit of housing linkage programs is that the supply of workforce housing is available to accommodate the increase in workers resulting from the construction of offices and or industrial facilities.

Housing linkage programs are only successful in those communities where the commercial development market is strong.

Manufactured Housing

Manufactured or "modular" housing is a popular way for communities to increase the supply of workforce housing units. Manufactured housing has faced a lot of community opposition in the past. Today, these units must meet a national performance based housing code (HUD code), and have been designed to blend in with traditional stick built homes.

The primary benefit of modular homes is that they are less expensive and can be constructed more quickly than traditional stick-built units. According to the Manufactured Housing Institute, the cost per square foot of a manufactured home is typically 10-35 percent lower than site built homes.

Some of the public policies that have been set in place to encourage the development of manufactured housing, include:

- Flexibility regarding minimum lot sizes and setback requirements
- Increased design standards for manufactured housing to ensure that the design and siting are consistent with the existing character of the neighborhood.

Mixed-Use Development

Mixed-use developments can range from apartment units located over retail space, to large scale planned unit developments. One way to encourage affordable housing development in a community

[15] Non-Profit Housing Association of Northern California (NPH).

is to amend local zoning ordinances to allow higher density residential development in commercial areas.

The benefits of introducing mixed-use development projects to a community include:

- Residents are close by to work, services and public transportation
- New housing opportunities can be created in areas previously reserved for commercial, office and light industrial uses
- Higher density residential may be more accepted in a commercial area than in traditional single-family residential zones
- Cost savings to developers through shared parking, maintenance and security
- Commercial uses can help subsidize workforce housing units

Performance Zoning

Traditional, or Euclidian zoning, specifies what types of land uses and densities are allowed in designated areas. Performance zoning determines land use locations through various performance criteria. Projects are evaluated based on size, shape, location and natural features.

Performance zoning is flexible, and encourages developers to build a broad range of housing types, including workforce housing. Performance zoning is attractive to builders because it streamlines the development process by making variances, appeals and rezonings unnecessary.

Planned Unit Development

A Planned Unit Development (PUD) is a comprehensively planned land development project that provides flexibility regarding the siting of buildings and the mix of land uses. PUDs allow for a mixture of housing types, increased density, and clustering of residential units to preserve open space.

The benefits of adopting PUD regulations to encourage workforce housing include the cost savings achieved through the clustering of buildings, reduced site development costs, and flexibility of zoning standards, including lot size, setbacks and street frontage.

Rezoning Vacant Land for Residential Uses

Another housing tool used by communities to increase the supply of affordable or workforce housing is the rezoning of vacant land for residential uses. The first step to the rezoning process is to conduct a land use inventory to identify vacant industrial, commercial or agricultural properties. Next, an analysis of the projected need for industrial and commercial land should be conducted. The analysis, coupled with the land inventory, can be used to identify any projected land surplus.

Small Lot and Small Lot Districts

Single-family homes on large lots can be cost prohibitive for many families. Allowing a reduction in minimum lot sizes for single- and multi-family units can reduce land acquisitions and development costs, increase density, and thus create opportunities for workforce housing.

Subdivision/Development Standards

One housing policy tool that has been used effectively in communities to lower the cost of developing workforce housing is the review, update and modification of subdivision regulations. Minimum requirements for curbs, gutters, street width and sidewalks can be evaluated to identify possible development costs savings.

Transfer of Development Rights

The Transfer of Development Rights (TDR) allows the owners of land and/or buildings identified for protection to sell their development rights to landowners at other locations.

The benefits of TDRs include:

> Increased project density, resulting in lower per unit housing costs
> Preservation of structures with historic significance
> Preservation of agricultural land and open space

TDRs can be difficult to administer due to their complexity. The projects are usually most successful in communities looking to preserve agricultural land or open space, and shift development to the downtown core.

Upzoning

Upzoning involved the selective rezoning of residential properties (single-family and/or multi-family) to allow for greater density. By increasing allowable density through upzoning, developers can save on land and site development costs, which can result in lower home purchase prices.

SECTION 6: LAND USE STRATEGIES

1.0 OVERVIEW

The development of an economic development strategy is closely tied to the understanding of current and future land use trends, local and regional, the readiness of areas to sustainably accommodate growth through updated comprehensive, land use and other economic development plans, effective zoning and other land use regulations, and a comprehensive understanding of the number, locations and environmental conditions of appropriate sites for future development.

This portion of the economic development strategy includes a review of accessible local and regional land use strategies, corridor, recreational and open space; and Central Business District Plans, including: The Town of Clarkstown Comprehensive Plan Update, New City Hamlet Center Vision Plan, Citizens Advisory Board for Housing in the town of Clarkstown, Rockland County: River to Ridge: A Plan for the 21st Century, County of Rockland Open Space Guidelines, The NYC Watershed Agreement, New York-New Jersey Highlands Regional Study: 2002 Update, Hudson Valley Greenway Act of 1991, and the Mid Hudson South Region Bicycle and Pedestrian Master Plan.

2.0 LAND USE STUDY REVIEW

The plans reveal a desire to protect the environment, boost the economy, and recruit new businesses to the community. By balancing growth in the area, which continues to increase, with the preservation of community character and natural resources, which contribute to overall quality of life. Clarkstown's convenient location in the New York metropolitan area is seen as both an asset and a challenge in most of these plans.

The plans reflect the following goals:

- Strengthening town centers and main streets as pedestrian-friendly, commercial cores.
- Preserving housing and job opportunities for all income levels.
- Protecting natural resources, scenic viewsheds and community character.
- Improving law enforcement efforts, including code enforcement
- Focusing residential growth in hamlets or town centers.
- Encouraging access to parkland and open space for recreational use.
- Encouraging cross-municipal coordination in terms of transportation and housing policy issues
- Maximizing open space when property is developed or divided.
- Providing connectivity and linkages between different areas by multiple transportation modes
- Implementing Hudson Greenway guidelines where appropriate.

Opportunities:

- Proximity to New York City.
- Excellent transportation access, including commuter transit
- Relatively high income levels
- Clarkstown's existing reputation as a retail destination
- Significant ecological and wildlife communities, beautiful views and extensive natural and historical resources, particularly in the Highlands
- Nearby natural areas highly valued by local and visitor populations alike
- Nearby natural amenities include extensive portions of land long the Hudson River
- Eligibility for partnership with various conservation and community development organizations including: Hudson River Valley Greenway and Scenic Hudson

Constraints:

- Limited land available for development
- Housing affordability for young people and seniors is dwindling

3.0 INVENTORY OF DOCUMENTS:

TITLE	AGENCY	AUTHORS	YEAR
Town of Clarkstown Comprehensive Plan Update	Town of Clarkstown	Town Comprehensive Planning Committee	1999
New City Hamlet Center Vision Plan	Town of Clarkstown Rockland County	Behan Planning Associates, LLC with Frederick P. Clark Associates, Inc.	2006
Citizens Advisory Board for Housing in the Town of Clarkstown Final Report	Town of Clarkstown	Citizens Advisory Board for Housing	2002
Rockland County: River to Ridge Comprehensive Plan	Rockland County	Saccardi & Schiff, Inc., Edwards & Kelsey, Inc., Rockland County Planning Department	2001
County of Rockland Open Space Guidelines	Rockland County	Open Space Advisory Committee	2001
Mid-Hudson South Region Bicycle and Pedestrian Master Plan	Rockland County, Westchester County, and Putnam County	The RBA Group in association with Howard/Stein-Hudson Associates, Inc. Ferrandino & Associates Inc.	2001
The Hudson Valley Greenway Act of 1991, Revised Nov. 1997		Hudson Valley Greenway Communities Council; Greenway Conservancy for the Hudson River Valley, Inc.	1991; rev. 1997

3.1 TOWN OF CLARKSTOWN –COMPREHENSIVE PLAN UPDATE, 1999

The update of the Town of Clarkstown Comprehensive Plan seeks to revisit the goals for the Town that have changed since the original plan was adopted in 1966. In those thirty years, Clarkstown has evolved from a community largely dependent upon agriculture and mining, to one that is becoming more urbanized, with less developable land, more traffic, more people, and larger commercial areas, including major regional shopping centers.

The Plan recommends that in general, the land uses and densities in place at the time the plan update was written remain, with the following additional goals:

- Retain the above-mentioned elements of land use and densities
- Protect and provide for better access to open space
- Retain and provide for greater development flexibility for industrially zoned land
- Address specific and narrow identified needs
- Encourage hamlet center revitalization through a public-private partnership of the business community and the Town

> Provide tax incentives for hamlet center revitalization, and for the postponing of development

More specific goals and objectives include the following:

RESIDENTIAL

> Protect single-family neighborhoods from conversion to multi-family and from the introduction of non-residential uses, and non-residential encroachment
> Provide a range of housing types designed to meet the needs of Town residents, their families, and people working in Town
> Evaluate the need for specialized residential facilities for the elderly and others.

NON-RESIDENTIAL

> Encourage the strengthening of hamlet commercial centers and the establishing of firm boundaries
> Seek a proper balance allowing for the opportunity to provide goods and services to meet the needs of the 80,000 residents of the Town
> Provide zoning that will help to encourage economic development opportunities to meet the occupational needs of Town residents
> Examine undeveloped and underdeveloped commercial areas with the intent of encouraging redevelopment where appropriate at reasonable densities with appropriate uses in a manner that will help to fulfill Town goals

PUBLIC FACILITIES/AMENITIES

> Provide a range of recreation facilities and programs to meet the needs of Town residents
> Examine the facilities available for emergency service providers to determine whether additional locations are necessary
> Review the hierarchy of road classifications to determine which are still appropriate, and which should be modified, by category and location
> Provide a mechanism to connect existing recreation facilities and important open spaces
> Support the preservation and protection of historic and scenic features, including individual sites and buildings, scenic views, ponds, and stream corridors, wetlands, steep slopes, and high elevation.
> Relate development proposals to the existing and reasonably available infrastructure and public facility capacity

The highest priority issue in the Comprehensive Plan is the New City Business District Downtown Plan, which addresses parking, pedestrian connections, and overall redevelopment. Additional priorities include historic preservation, wetlands protection, trails and paths, and improving hamlet centers.

3.2 NEW CITY VISION PLAN, FEBRUARY 2007

The hamlet of New City is home to many of Clarkstown's governmental and commercial resources, yet has been the cause for community concern and controversy. Its history of planning and renewal efforts

has resulted in disinvestment and less-than-satisfactory community pride. The Vision Plan seeks to revitalize the hamlet and make it a desirable destination—for both residents and visitors—once again.

Recommendations to achieve this goal include the following:

- Unify civic and recreation clusters
- Unify and enhance the Northern Gateway
- Recognize the North Main Street Civic and Community Area
- Celebrate the Central Gateway—the hamlet's community center
- Realize Main Street New City through continued partnerships and investment in the renewal of commercial centers
- Improve the streetscapes throughout New City via partnerships and incentives, reducing curb cuts, widening sidewalks, placing parking lots in backs of buildings, and other design strategies
- Improve connectivity throughout New City, especially with Main Street
- Develop a parking plan to consolidate and prioritize parking where feasible
- Develop new zoning districts to refine the concept of the hamlet center and hamlet transition areas, including the specific district boundaries, area and bulk standards, uses, signage and incentives
- Address maintenance and enforcement issues

3.3 CITIZENS ADVISORY BOARD FOR HOUSING IN THE TOWN OF CLARKSTOWN FINAL REPORT, SEPTEMBER 2002

Housing affordably has become an increasingly critical issue in metropolitan and suburban areas in recent decades; Clarkstown is no exception, particularly for young families and senior citizens. In order to explore conditions in Clarkstown, the Town Board created the Citizens Advisory Board for Housing. The study evaluates the housing stock and makes recommendations relative to needs, bearing in mind that all of the citizenry was to be considered in the equation.

Existing Housing Inventory

The housing inventory and subsequent residents surveys indicate that while there are several public and private housing options deemed "affordable," there nevertheless does not appear to be enough affordable housing options for seniors and young people. Seniors most often would like to remain in their current homes, but often cannot afford to do so due to high taxes.

Recommendations

- Create an Office for Senior Citizens, which would address the following:
  - Maintain a single waiting list for all senior housing developments
  - Coordinate Town outreach efforts for seniors
  - Create database of volunteer services serving seniors
- Encourage Town Board to seek greater tax relief than at present
- Grant accessory apartments under strict restrictions, particularly with regard to parking. The senior homeowner should be required to occupy the larger portion of the home so as to avoid large families moving in as renters and over burdening the school system without compensating

for the school tax. It is recommended that the special permit only be granted to owner occupied residences where owners are over the age of 60.

> Create separate ordinances governing Independent Living projects and Assisted Living projects respectively.
> Any new senior housing built with Federal and/or State funds should require a waiting list for the eligible residents, and should be carefully scrutinized by an appointed town official.
> The Independent Living sections of the proposed SAIL (Senior Assisted Living and Independent Living) legislation should be incorporated into the Town Code.
> Explore the possibility of entering into inter-municipal agreements with neighboring municipalities to develop housing opportunities for its seniors and young adults.
> Encourage local businesses to sponsor housing developments that are affordable and geared to meeting the needs of the young employees residing in Clarkstown.
> Seek sponsors from the not-for-profit, volunteer, and healthcare communities to create housing for workers in this sector.
> The Town Board should explore entering into an Inter-Municipal agreement with neighboring localities to create affordable housing options for Clarkstown young adults.
> Seek sponsors that will create affordable single family homes to assist young people to remain in the community.
> Encourage local lenders to offer incentives and reduced down payment criteria for mortgages for young adults wishing to remain in Clarkstown.
> Explore the possibility of tax breaks to assist Clarkstown residents who are first time homebuyers.
> Explore mixed-use incentive zoning to provide opportunities for new housing creation in Clarkstown.

3.4 ROCKLAND COUNTY: RIVER TO RIDGE: A PLAN FOR THE 21ST CENTURY, 2001

The Rockland County Plan, *River to Ridge*, addresses the changes that have occurred within the county during its gradual transformation from an outer fringe suburb into a busy inner-ring suburban area. The plan seeks to balance growth pressures, including traffic, with the preservation of community character and natural resources. The plan is divided into two major components: the Land Use Plan addresses the physical layout of the county, including appropriate densities, development patterns and desired land uses. The Policy Plan offers an extensive programmatic guide to five areas in the county: transportation, housing, open space and environment, economic development and the waterfront.

Direct land use recommendations for the county include:

> Continue working with regional agencies that foster proper land use planning
> Foster intermunicipal cooperation in cross-border land use issues, corridor improvements, open space preservation, and affordable housing development
> Provide appropriate infrastructure improvements to support increased development on vacant or underutilized sites or in growth corridors, where appropriate
> Provide centralized business services that market appropriate commercial development sites to businesses interested in relocating to the County

- Identify portions of Rockland Psychiatric Center and the Letchworth Village Developmental Center appropriate for business development, senior housing, not-for profit organizational use and public/private recreation
- Develop model legislation for preserving farmland or fostering viable agricultural related uses compatible with surrounding community character
- Preserve through acquisition, easements, development rights purchase or increased outreach for donations important privately-owned open space areas
- Provide additional linkages between residential areas and employment centers
- Create a County waterfront park with waterfront recreational activities not currently accessible to all County residents and connect it to other activity centers and parks through a network of linear open spaces
- Promote efficiency in governance and service provision by encouraging localities to avoid the further splintering of government into smaller units
- Encourage the consolidation of service districts where feasible to reduce local costs
- Focus revitalization efforts on downtowns and on reuse and redesign of existing strip centers

Municipality-directed land use recommendations that have a direct effect on Clarkstown:

- Coordinate with adjacent and cross-Hudson waterfront communities to foster tourism and water transportation links
- Adopt zoning regulations that: (1) permit multi-family and senior housing development and encourage clustering of units within subdivisions to preserve overall site open space; (2) protect scenic views and sensitive environmental features such as ridgelines and steep slopes; (3) permit tourist-related uses such as bed and breakfast and agri-tourism operations; and, (4) control the placement of future cell towers to minimize aesthetic impacts on residential areas
- Encourage the use of alternative means of transportation by constructing sidewalks on major corridors where needed, establishing pedestrian and bike paths utilizing abandoned railroad rights-of-way, and making improvements related to bicycle facilities and bicycle and pedestrian safety
- Maintain an appropriate balance of residential and non-residential uses along mixed use corridors and develop zoning that addresses the impacts of emerging non-residential uses in transitional areas
- Encourage shared driveways in areas where the concentration of commercial uses along heavily trafficked corridors present ingress and egress related safety issues
- Streamline application and approval procedures

3.5 COUNTY OF ROCKLAND OPEN SPACE GUIDELINES, OCTOBER 1999

The purposes of these guidelines are to define Rockland County's existing open space, and to set out strategies and priorities for acquisition of additional open space. Although Rockland County appears to have adequate open space in terms of acreage, its open space resources are concentrated along its western and northern edges and not evenly distributed throughout the county. The most developed areas of the county do not have adequate open space to serve its residents' needs. Therefore, it is necessary for the county to take steps to acquire additional open space in locations where it is most needed.

The guidelines identify the following attributes in open space land to be acquired, and identifies criteria therein to determine land worthy of acquisition:

> Connects other open spaces
> Safeguards environmentally sensitive resources
> Saves farms
> Protects historic and cultural places
> Promotes public use and enjoyment of the Hudson River and its shore
> Can be obtained through redevelopment
> Provides for recreation
> Limits sprawl
> Maintains or improves all rivers and streams in Rockland County
> Conserves its watersheds

Implementation strategies for acquisition are defined as such:

> Purchase of fee.
> Purchase of less-than-fee interests, such as conservation easements.
> Gifts of fee or gifts of less-than-fee.
> Federal or state agency intergovernmental sales or gifts.
> Cooperative acquisition with federal, state, municipal governments or private entities, such as land trusts or foundations.
> Providing technical assistance to municipalities for various zoning and land use tools

Finally, acquisition priority is given to land meeting any of the above criteria:

> Immediate threat of development.
> Tax delinquency.
> Purchase money available through grant or grants.
> Possesses more than one attribute.
> Adds to adjacent protected open space.
> One attribute that is extremely important.
> The property is identified for protection by another Rockland County Department of Planning document or in another municipal, state, interstate, or federal agency's report.
> Support of public and private organizations.

The guidelines conclude with a table of open space resources acquired to date in Rockland County.

3.6 MID-HUDSON SOUTH REGION BICYCLE & PEDESTRIAN MASTER PLAN, JUNE 2001

This plan defines a vision for bicycling and walking in the tri-county region and builds on previous regional and local studies to identify needs, define strategies and recommend projects that improve conditions for bicyclists and pedestrians. The plan was initiated in response to federal mandates, which

require that long-range transportation plans include accommodations for bicycles and pedestrians. Bicycling and walking are increasingly being recognized as viable transportation options, for both environmental and physical reasons. While the three counties do have existing facilities, the study seeks to address them in a comprehensive manner.

First, the study inventories the existing facilities for bicyclists and pedestrians in the tri-county region. Common issues identified include:

- Public transit access
- Safety
- Access management
- Bridge access
- Maintenance and safety of facilities
- Coordination of ongoing street and highway improvements

Implementation strategies include:

- Engineering
- Enforcement
- Education
- Encouragement

These categories are further expanded by a discussion of the roles of different levels of government, civic groups, non-profit organization, citizens, and other groups.

3.7 THE HUDSON VALLEY GREENWAY ACT OF 1991, REVISED AS OF NOVEMBER 1997

The Hudson River Greenway Act was enacted in 1991 to "continue and advance the state's commitment to the preservation, enhancement and development of the world-renowned scenic, natural, historic, cultural and recreational resources of the Hudson river valley while continuing to emphasize economic development activities and remaining consistent with the tradition of home rule."

The Hudson Valley Greenway Act created the "Greenway Criteria" which serves as the basis for the attaining the goal of a Hudson River Valley Greenway". The criteria - natural and cultural resource protection, regional planning, economic development, public access and heritage and environmental education - provide the overall vision for voluntary local Greenway programs and projects. The general nature of the Greenway criteria allows communities to develop locally-based projects which address community concerns while contributing to the overall framework of the Hudson River Valley Greenway. The criteria is described as follows:

- ***Natural and Cultural Resource Protection***
  Protect, preserve and enhance natural resources including natural communities, open spaces and scenic areas as well as cultural resources including historic places and scenic roads.

> ***Regional Planning***
Communities can work together to develop mutually beneficial regional strategies for natural and cultural resource protection, economic development (including necessary public facilities and infrastructure), public access and heritage and environmental education.

> ***Economic Development***
Encourage economic development that is compatible with the preservation and enhancement of natural and cultural resources including agriculture, tourism and the revitalization of established community centers and waterfronts.

> ***Public Access***
Promote increased public access to the Hudson River through the creation of riverside parks and the development of the Hudson River Valley Greenway Trail System.

> ***Heritage and Environmental Education***
Promote awareness among residents and visitors about the Valley's natural, cultural, scenic and historic resources.

The Hudson River Valley Greenway Communities Council

The Hudson River Valley Greenway Act of 1991 created a process for voluntary regional cooperation among the 242 communities in the 13 counties in the Hudson River Valley, that are included in its territory. These include both "riverside" communities that border the Hudson River and "countryside" communities with no physical connection to the Hudson River but within the geographic boundary of the Greenway area.

The Hudson River Valley Greenway Communities Council is one of two organizations created in the Greenway Act to facilitate the Greenway process. The Greenway Communities Council, a state agency, works with local and county governments to enhance local land use planning and create a voluntary regional planning compact for the Hudson River Valley. The Council provides community planning grants and technical assistance to help communities develop a vision for their future and tools to achieve it by balancing economic development and resource protection objectives.

Communities that choose to take part in the Greenway Compact become eligible for incentives granted by the New York State Legislature through the Hudson River Valley Greenway Act of 1991. These incentives include:

> State agencies must, "to the fullest extent practicable", coordinate their activities with Compact communities and conduct their activities in a manner consistent with the Greenway Compact.
> The provisions of the Greenway Compact must be made part of State Environmental Quality Review Act and Historic Preservation Act reviews.
> Compact communities may regulate the location and construction of boathouses, moorings and docks within fifteen hundred feet of their shorelines.

- Compact communities receive technical and financial assistance for community planning efforts. This includes up to 50% matching grants for basic community planning and for any changes to local planning and zoning needed to enter the Compact.
- Compact communities have a potential 5% rating advantage over non-compact communities for receiving competitive state funding for Greenway projects.
- Compact communities have the opportunity to offer a streamlined environmental review process for activities, which are consistent with regional Greenway plans.
- Compact communities are provided protection from law suits brought against communities because of the acquisition of land or the adoption of local land use regulations consistent with a regional Greenway Plan.

4.0 LAND USE PATTERNS

The existing land use of the Town of Clarkstown paints a picture to truly show the current land use patterns, uses, and needs of the area. The sub-regions include Bardonia, Central Nyack, Congers, Nanuet, New City, Rockland Lake, Spring Valley, Upper Nyack, Valley Cottage, and West Nyack.

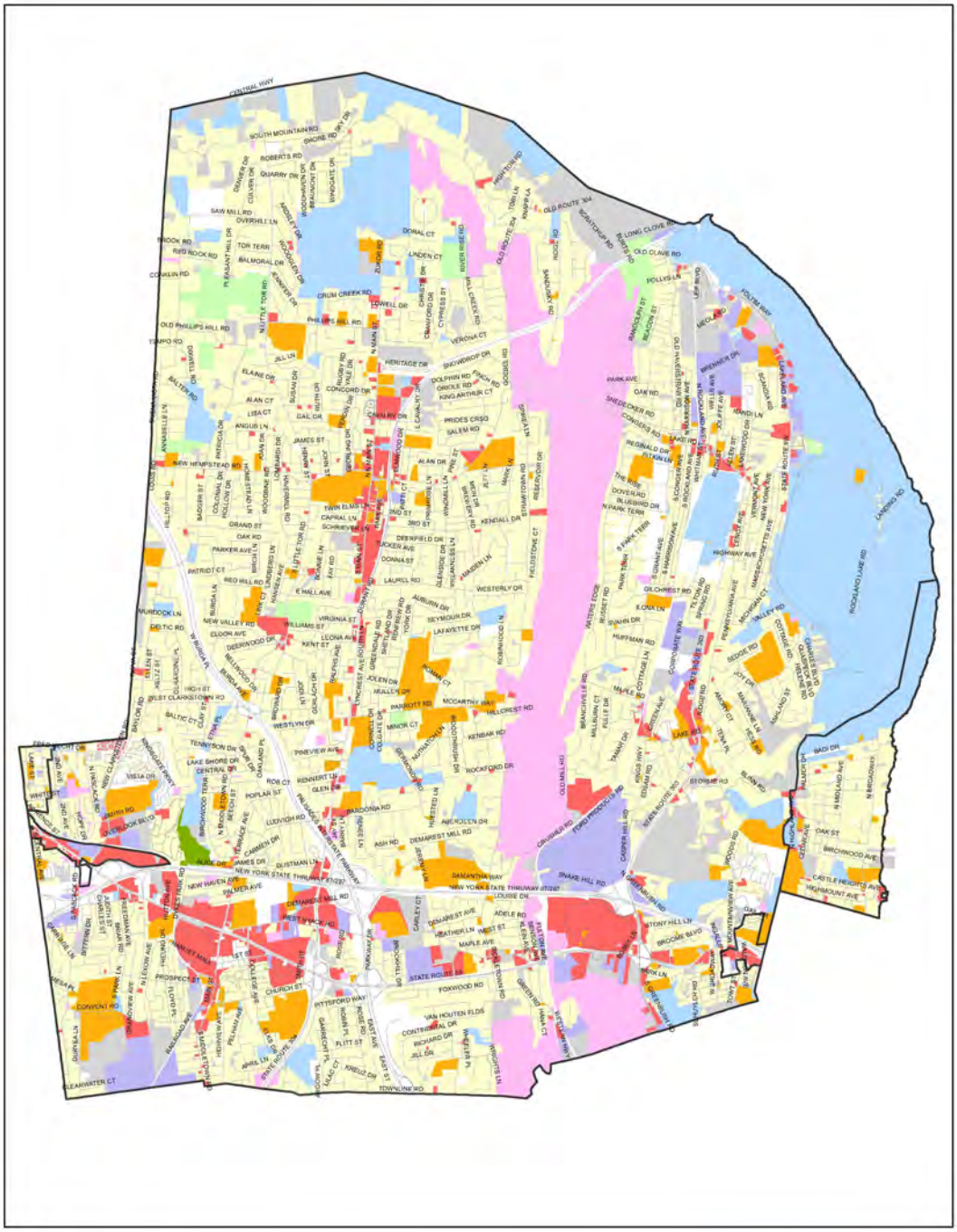
The accompanying Land Use Map (page 15) illustrates the locations of various land uses in Clarkstown. Land uses are determined by the Town Assessor and are categorized according to property classification codes that are found in the New York State Office of Real Property Services. This organization of property into land use classifications allows for the breakdown and comparison of the local tax base composition.

The existing land use patterns will shape the future character of the Town. The type of development that occurs (i.e. residential, industrial or commercial), the form or design of that development, and the scale of that development can transform the appeal of a community. Land use can also impact the functionality of a community's infrastructure and roadway systems. Allowing new development in a previously undeveloped area, for example, could increase traffic along a corridor or require additional water and sewer infrastructure or roadways. Alternatively, allowing development in an area already equipped with sufficient infrastructure and roadways would likely reduce the impacts on a community.

Existing Land Use, Town of Clarkstown: 2007
(Source: Rockland County Geographic Information Systems Data)

Land Use Classification	Number of Parcels	Percent of Total Parcels	Acreage	Percent of Total Acreage
Agricultural	18	0.1%	312	1.3%
Residential	23,688	87.5%	11,329	48.8%
Vacant Land	762	2.8%	1,755	7.6%
Commercial	974	3.6%	1,094	4.7%
Recreation and Entertainment	269	1.0%	3,252	14.0%
Community Services	220	0.8%	1,246	5.4%
Industrial	135	0.5%	716	3.1%
Public Services	168	0.6%	2,212	9.5%
Wild, Forested, Conservation Land and Public Parks	2	<0.1%	33	0.1%
No Data	838	3.1%	1,288	5.5%
TOTAL	**27,074**	**100.0%**	**23,237**	**100.0%**

Although land use within Clarkstown varies, Residential land use dominates the Town's landscape, with over 23,000 parcels comprising 87.5% of all parcels, and 48.8% of the Town's total acreage. There are also a significant number of commercial parcels, however they combine to constitute a mere 4.7% of the town's acreage. Approximately 7.6% of the Town is vacant land. These vacant parcels, which are predominantly located along the northern portion of the Town as well as between State Route 303 and the waterfront, are mostly State owned parkland.



Town of Clarkstown
Economic Development
Strategy

Figure #
_____Plan

March 2008

KEY

Land Use

- Agricultural
- Commercial
- Community Services
- Forested/Conservation
- Industrial
- Public Services
- Recreation & Entertainment
- Residential
- Vacant

0 0.25 0.5 1 Miles

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PROJECT # 2007 - 028
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This map is computer generated using data acquired by Saratoga Associates from various sources and is intended only for reference, conceptual planning and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects or to provide any other information typically needed for construction or any other purpose when engineered plans or lnad surveys are required.
File Location: S:\GIS\07028\LandUse_Portrait.mxd

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5.0 COMMUNITY RESOURCES

Each community has its own distinct landscape and natural resources, and unique concerns and issues that it needs to deal with for enhancing its economic progress, and its own preferences for growth and development. This analysis will help to formulate a strategy to summarize existing and future development trends, evaluate key development sites, and prepare an analysis of infrastructure systems and which need to be upgraded to accommodate for future growth. Input was received from the Town's planning department. The information provided is not a complete expression for their community wide development needs and wants, rather priorities were established. The result is a strategic approach to commencing improvements and future environmental and economic analyses necessary to support the target industry recruitment efforts, as well as ensure that development is planned and implemented in a holistic and sustainable manner, preserving and enhancing quality of life and balancing economic prosperity and environmental sensitivity.

The following data provided was gathered from the Town and members of the advisory committee during land use workshop held in April 2008. The purpose of this exercise was to fully understand the current status of community, and to devise a method for planning for future growth. The topics discussed included recent development (within the last three years), catalytic projects, and potential growth areas. , The results of this workshop are detailed in the following pages.

5.1 RECENT DEVELOPMENT AND CATALYTIC PROJECTS

Clarkstown's Planning Department provided the following information regarding significant developments that have taken place in the Town within the last three years, the Town has seen several developments with varying size and use, including eight residential projects, ten commercial developments, and two industrial projects. This balance of varying types of development will allow for balanced growth.

5.2 SIGNIFICANT RECENT DEVELOPMENTS

Residential

> *Pondview Estates*: This development consists of a 23 single-family lots on approximately 33 acres. This site, which is located on the north side of West Nyack Road and the west side of Holland Drive in West Nyack, is zoned R-15/LO.

Commercial

> *Commerce Bank*: This commercial project includes a 4,1000 square foot bank located on a 1.55-acre site. The property is zoned CS and is located on the southwest corner of South Main and Elinor Place in New City.

> *Palisades Professional Medical*: This commercial project includes a 9,500 square foot lab, 9,500 square foot office and 19,000 square feet of wholesale space.

- *Soffer Storage*: The Soffer storage project included the construction of 5 storage structures, each approximately 10,000 square feet in size. Some of the buildings are multi-level structures. The project is located on a 5.37 acre lot zoned LIO, which lies on the west side of Route 9W,
- *Palisades Volkswagen/Audi*: A 27,230 square foot commercial structure located on 3.5 acres zoning CS. The project is located on Route 59 and Chestnut Street.
- *Clarkstown Executive Park Bids, 9 & 10*:

Industrial

- *Calmart*: Cal mart Enterprises, Inc. constructed an 8,600 square foot building on a 5.2-acre lot zoned M. The property is located on the north side of Route 304/south side of Long Clove Road.

5.3 SIGNIFICANT CATALYTIC PROJECTS

There have been several significant development projects that have been undertaken in the Town of Clarkstown. The following list of development projects includes residential, commercial, and industrial projects that have received full regulatory approval (local, county, state) but are not yet constructed. This list, which was provided by the Town's Planning Department, does not include small-scale development such as one or two lot residential projects.

Residential

- *Demarest Court*: This development will consist of ten condominium units on 0.86 acres. The property is currently zoned MF-3, and is located on the East end of Demarest Avenue and American Legion Way in New City.
- *Vista Farm*: The Vista Farm project will include 20 single family homes. The project will be sited on 22.4 acres located on the east side of Buena Vista Road/New Hempstead Road in New City. The area consists of an eight-lot subdivision on approximately 8 acres between the Schoharie Turnpike, Union St. and Farm to Market Rd.
- *Davies' Farm Phase II*: This area consists of a 23-lot subdivision on approximately 23 acres. The property, which is zoned R-22, is located on the North end of Meriwether Trail and the west end of Norfolk Avenue in Congers.
- *Davies Farm Tor Valley*: This development will include a 15-lot, single-family subdivision situated on approximately 12 acres. The property is zoned R-22 and is located on the northwest corner of the intersection of Little Tor Road and New Valley Road in New City.
- *Phillip's Hill Farm*: Part of Smith Farm, this project will include 7 single-family homes on approximately 16 acres. The property is zoned R-80. The site is located on the south side of Old Phillips Hill road, across from Summitt Drive in New City.
- *Little Tor Homes*: The project site for Little Tor Homes is also part of the Smith Farm. The proposed project includes 56 lots for single-family homes. The site, which is zoned R-22, R-40, and R-80 contains approximately 65 acres, and is located on the west side of Little Tor Road and 350 feet north of Phillips Hills Road in New City.

- *Highland Vista Estates*: Also located on the Smith Farm property, Highland Vista Estates will be a 22 lot single-family subdivision. The site is zoned R-80 and contains approximately 49 acres. The project site lies on the east side on Buena Vista Road in New City.

Commercial

- *Lowe's*: A 141,808 square foot Lowe's home improvement center and 33,442 square foot garden center will be situated on a 12.65-acre lot in Nanuet. The site is bounded by Smith Road to the south and Overlook Boulevard to the North
- *Stop & Shop*: The project includes a 160,295 square foot grocery shopping center and four gas pumps. The project is located on an 18.6 acre lot zoned CS in New City.
- *Davies Farm Tor Valley*: The project site, which is zoned LS, is locate at the northwest corner intersection of Little Tor Road and New Valley Road in New City.
- *Fergusen*: The project includes the construction of two commercial buildings on a 2.1-acre site. The buildings measure 8,000 and 4,000 square feet. The project is sited on a parcel zoned M, located on the north side of Route 304 and the south side of Long Clove Road.
- *Brega Transportation*: The project includes a 34,500 square foot commercial building on a 15-acre lot located on the south end of the Clarkstown Executive Park.

Industrial

- *Kohl Industrial Park*: The project, located on a 15-acre lot, includes a 245,750 square foot warehouse/Industrial Park located on the west side of Route 303, north of Brenner Drive in Congers.

5.4 POTENTIAL GROWTH AREAS

Where Clarkstown wants to grow and how it will capture a potential market is dependent upon readiness for such growth. The Advisory Committee and representatives of the town government participated in a land use visioning exercise to identify the areas where they thought residential, commercial or industrial development should be encouraged.

The following list provides the ideas for each area depicted on the map.

Residential

- Higher density housing throughout the hamlet centers
- New City Gardens – workforce housing

Commercial

- Hotel/Conference Center near the Palisades Center shopping center.

Office Industrial

Three areas were identified as appropriate sites for sites for office/industrial growth. They include:

- Brenner Drive area, near Hemlock Drive.
- Corporate Way

Mixed-Use

The Advisory Committee identified several sites throughout the town that would be appropriate for mixed-use development (retail, housing and office). Locations include:

- Nanuet, Main Street, near Nanuet Mall.
- Congers Hamlet Center, along Lake Road
- New City Hamlet Center, along Tucker Avenue
- New City, along Squadron Boulevard

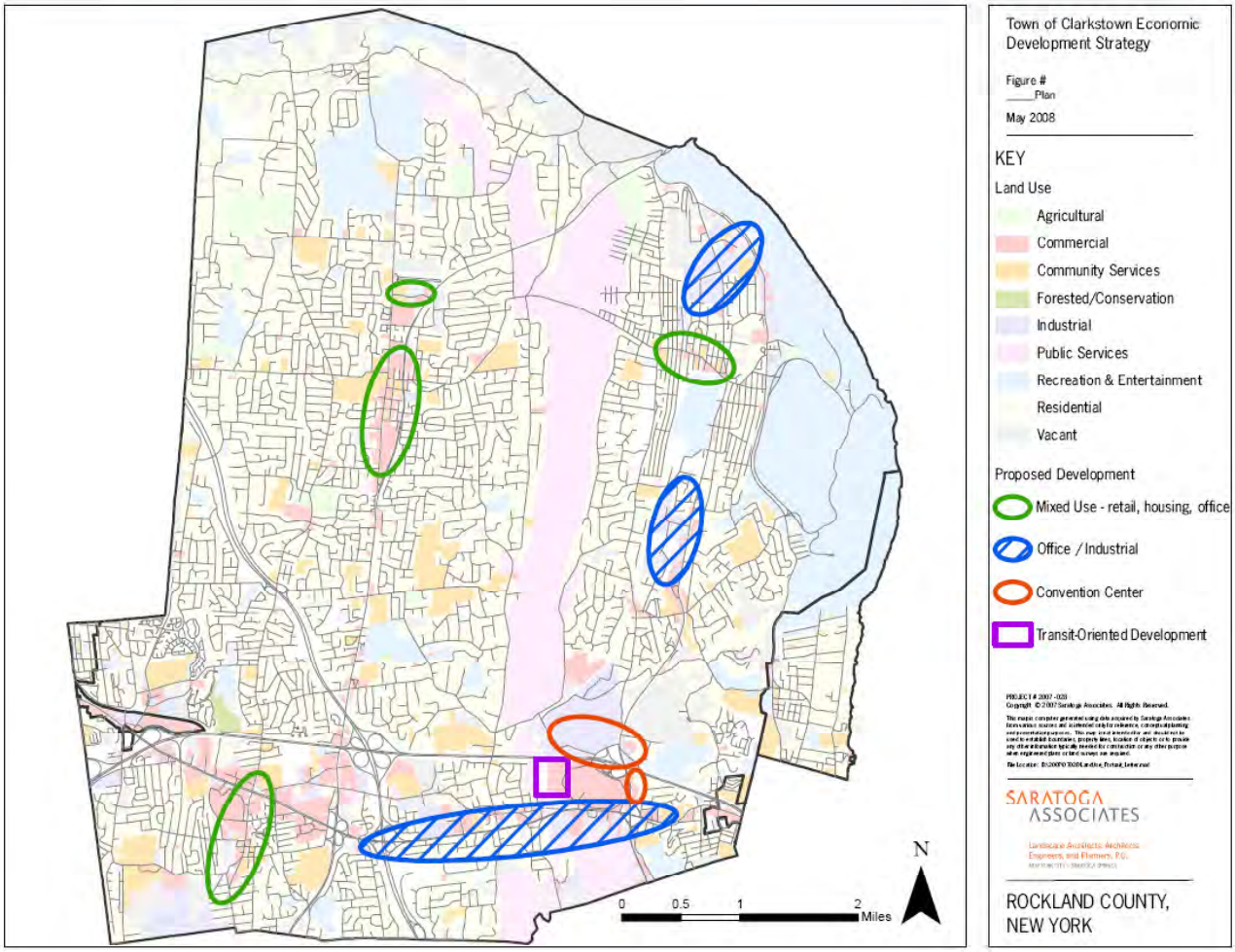
Transit-Oriented Development

Transit-Oriented Development (TOD) is a rapidly growing trend designed to create compact walkable communities centered around a train system. The Advisory Committee has suggested that a TOD could be developed on the property located to the west of the Palisades Center Mall.

Potential Growth Areas Map

The Potential Growth Areas Map (found on the following page) identified the general patter of preferred development in the Town of Clarkstown over the next ten years. The map was developed based on a review of existing economic development and land use patterns, coupled with input provided by the Advisory Committee regarding their vision for the future of their Town.

The Potential Growth Area Map should be used in conjunction with the recommendations and action steps outlined in the Economic Development Strategy. It is important to note that the land use map is a bubble diagram of the Town – not a zoning map. The different colors represent various planning areas, not zoning districts. The borders of the planning areas are purposefully left vague.



6.0 COMMUNITY PREPAREDNESS

6.1 INFRASTRUCTURE

The capability of a municipality's infrastructure, such as sewer and water systems, to accommodate current development and to accommodate future development is a critical consideration. Improvements to existing infrastructure are constant and typically require significant financial resources. The addition of new or expansion of existing infrastructure requires public investment and can have dramatic impact on the character, function and safety. Such expansion requires careful thought with regard to growth inducing impacts. This section of the report examines the current state of the town's infrastructure and future plans for expansion, if any.

6.1.1 UTILITIES

The entire Town of Clarkstown is serviced by Orange & Rockland Utilities, Inc., a subsidiary electric and gas company of Consolidated Edison, Inc. Cablevision and Comcast are the leading providers of

Telephone, Internet and cable television services to those living and working in Clarkstown. Both Cablevision/Optimum and Comcast provide high-sped Internet, digital cable television and digital voice service to residents and businesses in Clarkstown. In addition, various local and nationwide satellite television providers service Clarkstown.

6.1.2 WATER

The Town of Clarkstown is serviced by United Water New York, a company that provides water services to roughly 266,000 Rockland County residents. The current production capacity, average day (long-term) supply and peak day supply during normal conditions can be found in the following chart.

Existing Water Supply, United Water New York: 2008
(Source: United Water New York)

Source of Supply	Production Capacity (millions of gallons per day)	Average Day Supply (millions of gallons per day)	Peak Day Supply (millions of gallons per day)
System Wells	21.5	15.0	20.5
Ramapo Valley Well Field	10.0	7.0	7.0
Lake DeForest Water Treatment Plant	20.0	10.0	20.0
Letchworth Water Treatment Plant	3.0	1.0	3.0
Total Supply (permitted)	**54.5**	**33.0**	**50.5**

The water supply is currently sufficient to meet the projected maximum day demand, however, the supply will need to be expanded to meet future projections. Projections for both the annual average demand and the maximum day demand determined that demand would be exceeded once in 20 years, due to the type of irrigation intensive growth that is occurring. In order to meet the projected water demands, United Water New York has developed a water supply plan to add 1.5 millions of gallons per day to the average capacity, and 7.1 millions of gallons per day to the peak capacity by 2015. This will be done through the Sparkill Air Stripper project (adding 0.58 millions of gallons per day peak), as well as through various well improvements.[1]

6.1.3 SEWER

The majority of the Town of Clarkstown is served by Rockland County Sewer District #1. This district has a maximum capacity of 28.9 millions of gallons per day, and currently operates at 20-21 millions of gallons per day. A portion of the Town (in the hamlet of Upper Nyack) is serviced by Orangetown's system, which has a capacity of 12.75 millions of gallons per day. The system currently operates at nine millions of gallons per day. There are no expansions planned for either system, and both systems utilize secondary treatment.

[1] Information provided by Bob Raczko, United Water New York, March 2008.

6.2 REGULATIONS & LAND USE CONTROLS

There exists various regulations and codes in Clarkstown, the most notable being the Town's zoning ordinance. The Town's zoning ordinance defines acceptable uses, minimum and maximum lot sizes, height, setbacks, permitted accessory uses, and permitted levels of noise, among others. The Town's Zoning Board of Appeals handles all variances concerning the zoning ordinance, as well as special permit applications, and other appeals regarding decisions of the Town's Building Inspector.

The Town of Clarkstown's Building Department provides building permits and certificates of occupancy for all new construction or renovations in any residential or commercial property. Upon submitting a permit application, the Town's Building Department will review plans and assure that all building conforms to New York State Building Code. Fees for building permits vary, and are based upon the cost of the construction. Fees are also charged for sign permits, and special permits or variances. A certificate of occupancy will be issued if a building complies with the Town of Clarkstown Zoning Ordinance, as well as with all New York State Fire Prevention and Building codes, all applicable Town Codes, and the New York State Energy Code and Multiple Residence Law Town of Clarkstown Fire Code.

Certain occupancies – including (but not limited to) bowling alleys, dry cleaners, garage and service stations, junkyards, lumber yards, multiple residence buildings and those buildings that house explosives, flammable liquids, hazardous chemicals and liquefied petroleum gases – must obtain a Fire Permit to operate in the Town of Clarkstown. Such permits are granted on an annual basis, given the occupancy complies with fire codes. Fees vary based on the type of occupancy.

The Town of Clarkstown's Planning Board is responsible for reviewing and approving all land subdivisions, site developments, and certain special permit applications proposed throughout the Town. The Town of Clarkstown's Department of Environmental Control, the Technical Advisory Committee and the Architecture and Landscape Commission provide necessary advice and assistance to the Town's Planning Board. All new development is subject to the New York State Environmental Quality Review process.

7.0 LAND USE AND INFRASTRUCTURE POLICY IMPLICATIONS

7.1 TOWN-WIDE VISION FOR FUTURE DEVELOPMENT

- A place where a diverse mix of people wants to live, work, raise their children, vacation, recreate, retire and invest their earnings and futures.
- An attractive business setting, drawing people and industry, thereby bringing new income into the community and creating jobs and business opportunities.
- An attractive community with a vibrant yet compatible mix of land uses, urban and rural, productively deployed and working cooperatively for the benefit of residents, property owners, business interests, visitors, and the local tax base.

7.2 GENERAL DEVELOPMENT GOALS

- Achieve economic activities and development patterns that are responsive to the different economic, social, and cultural needs of town residents.
- Preserve and enhance the physical and environmental characteristics that make Clarkstown a distinct and identifiable place, while providing for the needs of existing and prospective residents.
- Ensure that development occurs in a cost effective manner, achieves a favorable cost/benefit of public sector service investment, and protects the natural and cultural resources of the community.

7.3 DEVELOPMENT PREPAREDNESS OBJECTIVES

- Smart growth development techniques should be utilized that encourage development in and adjacent to hamlet centers, and preservation of the character of the county's distinct rural, mountain, and river valley areas. Design guidelines for commercial districts, arterial districts, gateways, tourist corridors, and scenic routes should be encouraged. This will include screening and landscape standards, sign control, access control and historic and architectural standards. Site design should take into account surrounding development, site topography, and other pertinent natural features.
- Identify and implement appropriate regulatory policies and tools to achieve desired community development.
    - Encourage "business friendly" development review practices including:
        - Requirements and development standards that are clear and uniformly enforced.
        - Use of clearly written forms and instructions.
        - Streamlines review process for small-scale development that fits the character of the community.
        - More thorough, comprehensive and efficient review of larger projects.
    - Coordinate development efforts in context with regional, state, and federal agencies.

7.4 COMMUNITY DEVELOPMENT PRINCIPLES

7.4.1 GENERAL PRINCIPLES

- Encourage more dense development and infill projects within existing hamlet centers where infrastructure can support growth. Lower density development should be encouraged in the outlying rural areas to preserve the pastoral character.
- Avoid inappropriate development. Development in rural areas should protect rural character. Scenic resources should be protected through the development of appropriate development regulation tools.
- Identify areas for future growth and development, even if not presently served by infrastructure such as sewer and water. Determining locations for future development should examine if it would be appropriate for the protection of community character or to maximize the use of major transportation facilities.
- Promote continued or enhanced investment in designated growth areas. Seek out opportunities for such development and actively search for grants to assist in this process.

7.4.2 RESIDENTIAL USES

- Encourage more varied housing development in the Town.
- Focus housing development in designated growth areas.
- When appropriate, consider locations for infill development and redevelopment activities instead of developing housing projects on greenfields.
- Encourage residential development near public transportation access.

7.4.3 ECONOMIC DEVELOPMENT USES

- Commercial Uses. Most new commercial development should be directed to existing business cores and designated growth areas. Such focusing of retail and office uses will reinforce downtown centers within the town's villages, hamlets, and potentially developing areas. Strengthening commercial use in existing business centers ensures long term economic viability, which is the critical component in maintaining community function and character.
- Industrial Uses. A sound economic development base is essential to maintaining community wealth. Industrial and business park development should occur within designated growth areas to best utilize and support public infrastructure.
- Small Business Enterprises. Promote and support the development and growth of small businesses and enterprises including technology and Main Street Commercial.

7.4.4 QUALITY OF LIFE

- Promote the development and use of parks and recreation facilities, including NYS Facilities, and facilities owned by NYC DEP. Open space programs and environmentally sensitive

development will promote the quality of life throughout the town.

- Promote programs and policies to improve the general appearance of the town including those that prevent urban and rural blight (dilapidated buildings, unsightly junkyards, haphazard development, uncontrolled commercial signage and non-uniform cluttered road and directional signs).

7.4.5 INFRASTRUCTURE DEVELOPMENT

- Where necessary, existing sewer and water systems should be developed, expanded, repaired or replaced to better serve the town's business and residential centers and accommodate future development within existing business cores.
- Expansion of sewer and water service areas should be directed to designated growth areas. Proposals to construct sewer and water service in agricultural and other rural areas should be discouraged.

SECTION 7: BUSINESS CLIMATE

Section 7

1.0 OVERVIEW

As part of the Economic Development Strategy Process, the Advisory Committee requested that Saratoga Associates conduct face-to-face interviews with representatives from local businesses. The intent of these meetings was to gain further insight from those who have the greatest amount of knowledge about the current business climate in Clarkstown, including the local economy, business environment, business assistance and workforce.

A complete list of the questions asked during the business interviews is provided in Appendix C.

2.0 INTERVIEWS

The project team from Saratoga Associates met with several business owners in the Town to learn more about the existing business climate. In order to protect confidentiality, individual answers to the survey questions will not be released. Responses to the individual questions have been summarized into the following three categories: Strengths, Weaknesses, and Opportunities.

Clarkstown's Strengths:

- Marketplace proximity
- Business-friendly environment
- Town is very proactive
- Town staff and others are willing and able to support small business owners
- Uncongested

Weaknesses:

- Availability of land, buildings and labor
- Utilities
- Infrastructure, specifically improvements to Route 303
- Taxes, energy costs

Opportunities for Growth:

- Expedite the approval process
- Install WiFi in the Town
- Encourage the local school districts to become forward-looking in joining the business expansion incentive programs offered elsewhere, such as 485-BEncourage high-end department stores, such as Saks and Bloomingdales
- Train station direct to Manhattan

Section 8: Vision and Goals

Section 8

1.0 VISION STATEMENT

"Vision without action is merely a dream.
Action without vision is just passing time.
Vision with action can change the world."
- Joel Barker

Some communities dream about what they could be, but never muster the resources or will to move toward that dream. Others act – without a vision – and find themselves dissatisfied with the results. The key to these predicaments is the union of vision and action. In the course of this effort, the following vision for Clarkstown's economic future was developed. The vision statement was compiled from information provided by citizens during several community meetings and a visioning exercise completed by the members of the Advisory Committee.

Vision Statement

The Town of Clarkstown will continue to be a destination for economic growth by creating a climate that supports the growth of existing businesses, attracts new businesses, fosters entrepreneurship, creates a world-class workforce, and strives for a higher quality of life.

2.0 GOALS

To achieve the vision set forth by the community, multiple goals were established to guide decision-making. The goals address a variety of issues that were identified through preparation of an inventory and analysis, a town wide comprehensive plan meeting, public workshops, and the experience and knowledge of the Advisory Committee. The recommendations outlined in Section 6.3 attempt to direct short-term and long-term actions toward achieving these goals.

To implements the town's economic vision, the following goals are set forth:

Business Retention and Expansion

Goal: Facilitate the retention and expansion of local business and industry in the Town of Clarkstown.

Business Attraction
Goal: Diversify the Town's economy by attracting new business and industry to Clarkstown through targeted marketing efforts.

Entrepreneurship & Technology
Goal: Create an environment in the Town of Clarkstown that fosters the start-up, growth and expansion of small high tech businesses and entrepreneurship.

Workforce Development & Education
Goal: Expand upon our skilled, educated and globally competitive workforce and ensure that it meets the needs of existing businesses and emerging industries in the Town of Clarkstown.

Land Use and Development
Goal: Ensure the availability of industrially and commercially zoned land to support existing businesses as well as providing diverse opportunities for new businesses to locate in Clarkstown.

Quality of Life
Goal: Strive for a higher quality of life in Clarkstown and improve those elements most likely to attract young professionals and businesses among the recommended target industries.

Section 9: Plan Recommendations

Section 9

9.1 INTRODUCTION

The Economic Development Strategy recommendations are targeted toward achieving the vision and goals identified in the previous section. The intent in offering these recommendations is to provide the Town with an array of options to address the issues and concerns that were identified during the public participation portion of the Economic Development/ Comprehensive Planning process. The recommendations are not presented in any order of priority. The purpose of this section is to present recommended methods for moving toward the community's vision for these areas. The Implementation Plan (Section 10) will present a programmatic strategy for implementing the plan's major recommendations. It is in that section that activities will be prioritized, and programs and projects detailed.

To help guide the implementation of the Economic Development Strategy, an Economic Development Advisory Committee should be established. It is recommended that the Committee consist of representatives from the public and private sectors, including local government, local and/or regional economic development organizations, business, industry, finance, organized labor, education, the aged, the unemployed, the underemployed, racial or ethnic minorities, and women.

The Committee should meet on a semi-annual basis to clarify the year's objectives and outline annual tasks, in a prioritized manner. However, in an effort to "get the ball rolling" in the first year of implementation, the Committee should meet quarterly. To help cultivate the public's confidence, the Committee should develop annual reports highlighting the economic development successes of the Town. These reports should be made readily available for town residents and published in a local newsletter and/or on the town's website.

Over time, conditions in Clarkstown will change and new opportunities will emerge. For this reason, a formal review of the Economic Development Strategy, led by the Economic Development Advisory Committee, should occur on a predetermined schedule. The town Supervisor should organize and lead these meetings. Typically, it is recommended that a detailed review of long-range planning documents take place every five years.

9.2 BUSINESS RETENTION AND EXPANSION

For most communities, the majority of new jobs and capital investment are derived from existing businesses. According to a study conducted by the U.S. Chamber of Commerce, over 80% of the economic growth for an average American community results from the creation and expansion of locally owned and operated firms. [1]

[1] http://pods.dasnr.okstate.edu/docushare/dsweb/Get/Document-2972/E-928.pdf

The retention and expansion of existing businesses is critical to maintaining the Town of Clarkstown's existing revenue and employment bases. The Town, in partnership with regional organizations, should expand and improve its outreach efforts to ensure that successful small businesses receive the recognition that they deserve, and at-risk companies are identified prior to their leaving the area or going out of business.

Strategy 1: Keep quality companies and jobs in Clarkstown.

Action Items:

1.1 Continue to partner with local economic development organizations, such as the County of Rockland Economic Development Corporation and Rockland Business Association, to expand and improve outreach efforts to existing business.

Examples of enhanced outreach efforts could include the following:

1.1.1 Establish a business visitation program.
Operate a year round business visitation (or call) program to identify and track the progress of local businesses. Efforts should be focused on targeting key employers and those most at-risk.

1.1.2 Conduct annual business surveys.
Conduct an annual business survey to gain a better understanding of their products, services, needs and priorities.

1.1.3 Establish an awards program.
Establish an existing business and industry awards program to provide formal recognition to successful area businesses.

Strategy 2: Increase awareness among businesses of the existing business retention and expansion services available in Clarkstown.

Action Items:

2.1 Develop a marketing and information program to support business retention and expansion efforts in Clarkstown.

A marketing and information program could include the following activities:

2.1.1 Identify existing business retention and expansion services.
Catalog the business retention and expansion services currently offered by the Town, County, and private and public organizations.

2.1.2 *Conduct outreach efforts to increase awareness of existing programs and services.*

Outreach vehicles can include the Town's website, an economic development e-newsletter, and seminars.

2.1.3 Create a "Let's get to business in Clarkstown" small business handbook.

The Town, in partnership with local economic development organizations, should create a small business handbook for new and existing businesses. The book should provide contact information for local economic development organizations, information regarding Town codes, the local regulatory process, and financing. The handbook should be available both on-line and in print.

2.1.4 Document and promote business retention and expansion success stories.

The Town of Clarkstown has had an integral role in the growth and success of many local businesses. These success stories should be celebrated through a featured site on the Town's website, e-newsletter, and/or press releases to local papers.

9.3 Business Attraction

Although most new jobs in a community are created through local business expansion, business attraction and recruitment has historically been viewed as the cornerstone of any local economic development program. New businesses represent an increase in a community's tax base and the number of jobs available to residents.

Strategy 1: Ensure that Clarkstown is prepared to meet with prospects and site selectors.

Action Items:

1.1 Develop a Community Preparedness strategy that includes the development of an up-to-date community profile, mock prospect visit program, and property database of available commercial and industrial properties.

1.1.1 Community Profile

According to the International Economic Development Council (IEDC), communities should have the following information about available properties on hand for prospects:

- Site location
- Options/ownership data
- Title
- Utility data – line location, rates, capacity
- Records of easement
- Topography

1.1.2 Develop and implement a Prospect Preparedness Program.

One way to improve Clarkstown's competitive position is to develop a prospect preparedness program. A "prospect" (group of volunteers) should pose as a team interesting in locating in the Town of Clarkstown. The Town will make a community presentation to the prospect. The Town is then evaluated based on the following criteria:

- Community preparation and logistics
- Key organizations involved
- Organization, character and presentation of community data
- Ability to respond to issues raised during the visit
- Marketing materials
- Presentation style

1.1.3 Develop a property database of available commercial and industrial properties.

The Town should explore the feasibility of developing a searchable on-line database that will allow prospects to search for available industrial, commercial, office of retail space in Clarkstown. Prospects should be able to search for available sites or buildings based on property type, size, number of units, and whether the property is for lease or for sale.

Strategy 2: Attract businesses in the identified target industries.

Action Items:

2.1 Develop a Marketing Strategy, including a web-based marketing program.

To attract new business investment and jobs to Clarkstown, the Town should partner with local and state economic development organizations to develop a strategic marketing plan that promotes the locational and competitive advantages of doing business in Clarkstown. The plan should also identify businesses within the recognized target industries, businesses looking to expand or relocate, and different promotional methods including web site development, advertising, trade shows, direct mail and geographic recruitment trips.

Marketing Techniques

Advertising – print and electronic media, catalogs, magazines, news inserts or supplements	Market the Town through print media. Well-known site selection trade journals include: > Area Development > Business Facilities > Expansion Magazine > Plants Site and Parks > Site Selection Cost of one-time four page insert can range from $12,000 to $189,000 depending on magazine or newspaper
Informational and Promotional Materials	Informational and Promotional materials include: *Brochures* – can be used to respond to inquiries for information *Newsletters* - easy way to provide up to date information to site consultants *Websites* - Can be easily updated, can include searchable data bases
Direct Mail – letters and brochures	The direct mail approach includes sending unsolicited letters and promotional materials to prospective clients. It can serve as an efficient way to reach an identified target market.
Personal Selling	Personal selling includes attendance at trade shows, business envoys and hosting special events. The Pros: One-on-one selling is considered to be the most effective marketing technique. The Cons: Personal selling can be expensive and time consuming.
Prospecting	Prospecting includes personal visits by Town representatives or local economic development organizations to prospective companies.
Incentives	Workforce incentives can include: hiring, training and relocation assistance.
	Operating assistance can include: frozen or reduced utility rates, reduced taxes (abatements or exemptions), reduced site costs, financing, technical assistance, and permitting assistance.
Web based marketing	Provides prospects and site selectors with immediate information.

(Source: Adapted from International Economic Development Council, *Economic Development Marketing*)

2.1.1 Develop a web based marketing program.

According to the Industrial Asset Management Council, 90% of all site selection data is collected via the Internet before a prospect picks up the phone to speak with a local economic development representative. To be successful in attracting new business to the Town, Clarkstown should develop an economic development website.

Website content should include the following:

1. About Us (description about the Town of Clarkstown's economic development team)
2. Programs (that the Town offers)
3. Data Center of Facts and Figures about the Town
4. News
5. Relocate and Expand (a pitch to move people and companies to the Town)
6. Find property (interactive search engine to locate available sites and buildings)
7. Site Selection Services
8. Workforce Data and Information
9. Datable of Companies or Largest Employers
10. Maps of the Area

Source: Development Results, LLC

Once the website is live, the Town should conduct periodic reviews to assess how the site is performing. There are several websites available to assist you:

Check your site	www.netmechanic.com
How does your site rank?	www.trafficzap.com
How many sites are linked to yours?	www.altavista.com
Search Engine Optimization (SEO)	www.searchenginewatch.com

2.1.2 Cultivate positive relationships with local and regional media.

There are various techniques that you can use to reach the media:

- Press releases
- Op Eds/Letters to the Editor
- Meet directly with the Editors and Producers
- Media events – conferences, ribbon cutting, deal signings

2.2 Form target industry teams.

The town should establish volunteer "teams" comprised of economic development professionals and representatives from the identified target industries to help the Town better understand the needs of businesses in the target industries, including workforce and training needs.

Additional actions that the Town can take to attract new business investment include:

- Work with local real estate professionals to maintain an up-to-date database of available commercial and industrial sites for use in marketing. The Town should seek to automate this database through a geographic information system (GIS), if possible.

- Prepare and respond to site selection leads.
- Utilize the services of NYS and regional organizations to assist in economic development activities.

Strategy 3: Increase Town's competitiveness in the economic development industry

Action Items:

3.1 Fast track target industry businesses.

The Town of Clarkstown should work with county and regional economic development organizations to attract the recommended target industries (discussed in Section 2 of this report). These industries will provide higher paying jobs and long-term economic sustainability.

One way to fast track target industry businesses is to create shovel-ready sites that will allow for streamlined industrial permitting. The Town of Clarkstown needs to make it easy for developers to give the community what it wants. In light-industrials areas, the goal is to create well-paying office and industrial jobs. The town should work with regional and state economic development organizations to provide "shovel-ready" sites for potential users.

New York State certifies sites as shovel ready. Certification involves a certain amount of upfront investigation and pre-permitting to remove obstacles that can delay or derail a project. Developing land takes time, and time is money. A shovel-ready site that has already undergone wetlands and archeological investigation, engineering studies, and other pre-permitting activities is much easier for a community to market.

3.2 Continue to secure and facilitate federal and State financial and tax incentive programs.

Incentives are one tool that communities can use to gain a competitive edge when looking to attract or retain investment in a community. Incentive programs can include workforce assistance (hiring, training and relocation), operating assistance (reduced or frozen utility rates, reduced taxes, technical assistance, permitting assistance or financing), infrastructure assistance (improvements to public infrastructure, utility expansions), and tax related assistance (tax abetments, tax increment financing (TIF), and tax credits)

A more fully detailed list of proposed policies, incentive and tools to direct commercial and industrial growth is provided on pages 3.29 – 3.35 of this report.

3.3 Explore feasibility of a hotel/convention center.

As Clarkstown's business community continues to grow and expand, the Town should explore the feasibility of pursuing a hotel/convention center. The benefits of a hotel/convention center are two-fold. First, site selectors and business leaders are looking

to locate to areas that provide hotel and meeting space options. Second, a conference center can serve as an economic tool to generate revenue through convention and conference activities.

Working with an outside planning firm, the Town should develop a list of potential hotel/convention center sites and analyze each site based on it's availability, potential construction and/or rehabilitation costs, and user needs. Once a site has been selected, a market analysis, as well as a finance and development plan, should be conducted.

9.4 ENTREPRENEURSHIP & TECHNOLOGY

Strategy 1: Create a support system for local entrepreneurs and small business owners.

Action Items:

1.1 Work with local Chamber to establish an Entrepreneurs Association.

To build sustainable economic development in Clarkstown, the Town, along with the Chamber of Commerce and other business advocate groups needs to "create a culture that encourages entrepreneurship." The Town should support the formation of an Entrepreneurship Committee that will provide area entrepreneurs with a support network, provide a forum for the exchange of ideas, develop programs that educate the community on the importance of entrepreneurs to the community, and give direction and leadership to small business development.

1.2 Develop an Entrepreneurship Committee to give direction and leadership to small business development efforts

Committee membership could include members of the Town's Planning and Economic Development staff, successful local entrepreneurs, and representatives from the REDC and/or /RBA.

The Center should provide information about products and services available to entrepreneurs so that they can make educated decisions about starting and growing a small business in Clarkstown.

1.3 Establish an entrepreneurship center

Working in partnership with local economic development organizations, the Town should establish a one-stop shop for local entrepreneurs. Services provided by the Center could include technical assistance to develop a business plan, guidance regarding various traditional and non-traditional finance programs, and information regarding available commercial sites and buildings in the Town.

Strategy 2: Ensure that residents are aware of benefits of entrepreneurship.

Action Items:

2.1 Create a youth entrepreneurship program.

The Town should encourage the establishment of youth entrepreneurship programs in Clarkstown. A list of national programs is provided below:

> Junior Achievement – The Junior Achievement (JA) has grown from an after-school business club into a more fully integrated program that starts in elementary school and runs through high school. Program kits have been developed for students in K-12 grade levels.. The course work can be integrated into social studies curriculum and meets the national social studies guidelines. Each grade level program offers 6-10 hands-on activities that can be presented by a business volunteer in one classroom session lasting about 50 minutes.

Under the JA system, classroom teachers maintain discipline and volunteers are recruited to teach the programs. These volunteers are recruited from local small businesses, industries, and organizations like the Rotary or Lions Club as well as the PTA. A central coordinator and a volunteer for each class will be needed to deploy the program.

JA programs are proven effective by formal independent evaluation. External evaluators found positive results from the Middle Grade Programs for students in grades seven through nine. JA students consistently out-performed their non-participating peers in each program at all three grade levels. Other research shows that JA helps students understand the importance of staying in school, encourages students to become entrepreneurs, and improves school attendance and behavior.

> Mini-Society – Supported by the Kauffman Center for Entrepreneurial Leadership, Mini-Society is a hands-on program that introduces students in grades four through nine to the concepts of entrepreneurship, economics, and citizenship. Children create their own self-organizing economic society from the ground up: they name it, create a flag, develop currency, form a government, and start their own businesses to meet market opportunities.

The skills and knowledge students learn during the program present entrepreneurship as a real experience and build on the principles of language arts, social studies, math, science, critical thinking, problem solving, practical arts, and cooperative learning. Each student looks for opportunities inside and outside the classroom society and develops products or services to address those opportunities, creating their own businesses. The curriculum is designed to be flexible for school systems to adapt to their needs. The core program can be delivered within 10 weeks (recommended minimum) or it can be spaced out for up to 20 weeks—a semester.

Operational costs are relatively small. The program is very scaleable in that it can be taught to all middle school students or it can be targeted to just 8th graders, either all or a select group. Once a school division has agreed to allow the program into the schools, it will be necessary to recruit teachers to teach the program. The program is designed to fit into numerous class activities and many schools integrate the program into their social studies curricula.

> "Be the E" 4-H Program - The 4-H Program can be taught as part of a public school curriculum, a component of 4-H, or as a free standing after school activity. The "Be The E (Entrepreneurship)," program is designed for middle and high school students, and offers a variety of experiential activities focused on the meaning of becoming an entrepreneur.

Similar in scope to Mini-Society, the programs offers students hands on experience in business application as well as life skill and leadership development programs. The "Be The E" program is deployed on the train-the-trainer concept. Generally the program is best supported with one teacher per 15 students.

Since this 4-H program is so adaptable, it can be used in conjunction with Mini-Society. For example, the Mini-Society could be deployed in the public schools and then a follow-up program utilizing the 4-H model could be undertaken to give a smaller group of students more in depth focus.

> REAL - A program of the non-profit Corporation for Enterprise Development (CFED), REAL targets concrete outcomes for high school, post-secondary and community based youth and young adults.

The process involves self-assessment to determine student's marketable strengths, community analysis to spot trends in local markets, and researching and writing a business plan. Start-up support is provided with a community team of entrepreneurs and others. Frequently integrated into post-secondary degree and certificate programs, outcomes have included creation of successful businesses.[2]

2.2 Host a one-day Entrepreneurship Education Workshop.

The Town, in partnership with local Chambers of Commerce and the County of Rockland Economic Development Corporation, should host a one-day workshop to provide local residents with the information they would need to start their own business.

[2] Provo, John and David Nutter. "Youth Entrepreneurship in Southwest Virginia: A Discussion Paper." April 2005.

Workshop sessions could include:

- Entrepreneurial Self-Assessment: Are you a risk taker?
- An Introduction to Entrepreneurship: What does it mean to run your own business?
- Writing a Business Plan
- Cash Flow Analysis

Additional workshop presenters could include representatives from the local SCORE chapter, the Small Business Development Council (SBDC), and the New York State Economic Development Council (NYSEDC).

Strategy 3: Improve entrepreneurs and high tech firm's access to capital

According to the International Economic Development Council (IEDC), one of the biggest obstacles entrepreneurs face when starting up or expanding their business is securing financial capital. Specifically, entrepreneurs find it difficult to obtain financing from conventional lending institutions because: 1) small firms often lack collateral, a significant credit history and a formal business plan, 2) conventional lenders like to provide loans to larger firms, and 3) venture capitalists prefer to invest in firms that promise a high rate of returns.

Action Items:

3.1 Connect local technology entrepreneurs to existing angel investor networks.

The Town, in partnership with local and state economic development organization, should host a one-day entrepreneurship forum that puts technology entrepreneurs in touch with capital providers.

To be eligible for participation in the entrepreneurship forum, applicants must have a business plan. Entrepreneurs must submit their business plan to the Entrepreneurship Committee (see Section 9.4 Entrepreneurship & Technology, Strategy 1, Action Item 1.2) for review. The Committee will rank the business plans, and then invite the top candidate to make a presentation before a panel of capital providers. The panel could include representatives from traditional and non-traditional lending organizations, as well as angel investors and venture capitalists.

3.2 Grow seed and venture capital funds.

The Town should partner with the National Development Council (NDC) to administer a "Grow America Fund" in Clarkstown. The program provides financing to growing small businesses. A more detailed program description can be found on page 3.31 of this study, or at the NDC website:
(http://www.nationaldevelopmentcouncil.org/secondary_n/financing/gaf.aspx)

3.3 Work with local lenders and existing non-traditional funding organizations.

Working with both traditional and non-traditional lending institutions, a comprehensive list of funding sources should be developed. The list should include the name of the organization, contact information, eligible applicants, eligible expenses, and funding caps.

Strategy 4: Foster the growth of high tech businesses in Clarkstown.

Action Items:

4.1 Conduct a business incubator feasibility study.

According to recent statistics, approximately 70 percent of all small businesses in the United States fail within the first two years. The concept of business incubation is focused on providing fledgling entrepreneurs and start-up companies with the necessary resources to succeed in the business world.[3]

Business incubators provide small businesses with affordable space, flexible leases, shared office support, opportunity for exposure to a network of business and technical consultants, relationships with financial institutions, access to business and educational resources, professional office assistance, and management assistance. Common resources in an incubator are shared among tenants, thus reducing equipment, overhead, and administration costs.

Incubated entrepreneurs, nurtured in the sheltered incubator environment until they have become commercially viable and self-sufficient, have a significantly greater chance for business success. Tenants graduating from small business incubators often move into private commercial space within the same community and continue their successful operations. On average, businesses leave the incubator environment after thirty months.

9.5 Workforce Development & Education

Strategy 1: Expand upon skilled, educated and competitive workforce and ensure that it meets needs of existing businesses and emerging industries that hope to compete in the domestic and global economy.

Public schools and training programs need to build a creative workforce that will make sure companies are innovative and successful over the long term. In Clarkstown, the goal is broader than

[3] Veasley, Devron A., "Incubators build economies, benefit communities," Business Incubation, 8 August 2003, print edition.

just making sure workers are trained to fill open jobs. Businesses, especially those with good paying jobs, need to know they will be able to find workers that will help them succeed.

At the local level, we need a shared sense of responsibility and accountability from all community stakeholders. Teachers and administrators, community and faith leaders, business leaders, and local elected officials must work together to ensure that there is not a disconnect between the School District and the Town or even from school to school. Local officials have a crucial role to play in improving public schools, even when they don't have authority over the school district.

Action Items:

1.1 Identify the future needs of the local companies regarding long-term employment prospects.

The Town should bring together educators, administrators, parents, business leaders and other stakeholders to craft strategies to make sure that residents are trained in fields that align with regional cluster needs.

The Town could facilitate a series of workshops with representatives from local economic development agencies and community colleges to discuss the identified target industries and the skill sets that these industries require.

1.2 Determine academic programs presently available at colleges and high schools that meet the present and future employment needs including: new skill sets that are anticipated for the future.

Investigate programs such as *Project Lead the Way*. This program consists of a series of elective high school courses as well as five stand-alone multi-week units that provide middle school students an overview of engineering concepts and applications, including but not limited to instruction in principles of engineering, an introduction into engineering design, digital electronics, computer integrated manufacturing, civil engineering and architecture, etc. The *Project Lead the Way* website estimates the cost to high schools (presuming they must purchase all of the equipment and software) at under $100,000 and $50,000 for middle schools. Local businesses could partner to fund those opportunities.

1.3 Support Internship and Mentoring Programs for high school students.

a) Academic Year

b) Summer Programs

Business-education partnerships such as corporate job shadowing programs and other mentoring programs expose students to the professions and to careers and opportunities in the business community. Early exposure to opportunities in the engineering and high technology companies, are an excellent way to expose students to these fields and to the importance of securing a quality education. Job shadowing programs and internships can help students get excited about particular businesses or even help them understand if a particular vocation is not their calling.

1.4 Support and promote apprentice programs for those new to workforce or those re-entering the workforce as a result of retirement, imprisonment, immigration, and career changers.
The Town, in partnership with local workforce education and economic development organizations, should ensure that displaced workers, recent immigrants and career changers are aware of apprenticeship programs and opportunities available in Clarkstown.

The New York State Department of Labor coordinates an Apprenticeship Training Program that combines on-the-job and classroom training for many skilled occupations. For more information about the opportunities available in Rockland County, contact the NYS Department of Labor NYC and Hudson Valley Field Office at (212) 775-3354.

9.6 LAND USE

Strategy 1: Increase available space for industrial and office (industrial/commercial) uses, especially for high tech businesses.

Action Item:

1.1 Encourage redevelopment of underutilized retail strip centers and shopping centers into industrial/commercial.
The Town should develop an inventory of underutilized and/or vacant retail strip centers and shopping centers that would be appropriate for industrial and office use. The inventory should include the property location, lot size, available square footage, and owner contact information.

The Town should encourage infill development and redevelopment activities of these locations as an alternative to greenfield development.

1.2 Redevelop Hamlet Centers with additional office uses.
The Town should continue to explore the feasibility of creating mixed-use hamlet zones for existing and proposed hamlets. These zones will provide opportunities to increase the amount of office space available in the hamlet centers. The zoning should focus on mixed use, infill development and redevelopment in hamlet centers. Mixed use can involve any variety of office, small-scale retail and entertainment, or high-density residential uses. These can be mixed horizontally (within a site), and vertically (within a building), whichever is more appropriate for the hamlet. Active uses, such as retail and entertainment, should be encouraged on first floor levels with residential or office uses on the second or third floors.

It might be necessary to create more than one type of hamlet zone in order to address differences in the scale or intensity of development desired in one location as compared to another.

1.3 Acquire/assemble underutilized property, especially Brownfields

While there may be sufficient land zoned as commercial/industrial in Clarkstown, the available or developable land may not be of sufficient size to attract operations. Some of the industrial operations might have a hard time relocating or expanding because their operational requirements do not fit in the space available.

Land is a finite resource in Clarkstown. The Town can make best use of it by working, perhaps with private developers, to consolidate disparate parcels. Other strategies may include the town acquisition of strategic parcels or the identification of other suitable areas for industrial growth and its appropriate rezoning.

Brownfields Redevelopment

Brownfield revitalization is an environmental challenge worth noting. According to the EPA, a brownfield is a property whose expansion, redevelopment, or reuse may be complicated by the presence or potential presence of hazardous substances, pollutants, or contaminants.

To help assess and clean up brownfields, the EPA provides financial assistance through assessment grants, revolving loan fund grants, cleanup grants, and job training grants. Assessment grants can be used to inventory and prioritize sites, conduct Phase I and Phase II environmental site assessments, and support community outreach activities. Revolving loan fund grants allows communities to lend subordinated loans and subgrants to public, private and non-profit entities for remediation and clean up activities. Grant funds are also used to conduct community outreach activities and cleanup oversight.

The returns on revitalizing these sites are two fold: hazardous materials will be cleaned up, thus reducing harmful effects on the environment (soil and water quality) and the surrounding community; and existing commercial and industrial land will be recycled, decreasing the pressure to develop outlying, undeveloped land.

New York State also offers funding for communities to investigate contamination and plan for the reinvestment in industrial areas. Clarkstown should research and secure funding to inventory and evaluate areas that no longer serve industrial purposes. A Town brownfields program should be developed to track land and get it back into an economically productive use as soon as possible.

Strategy 2: Attract and retain businesses

Action Items:

2.1 Maximize Empire Zones (EZ) to encourage greater economic growth.

The New York State Empire Zones Program encourages business development in designated areas by offering significant incentives and benefits to new and expanding retail, commercial and industrial firms. Eligible companies can take advantage of employment, investment, real property, sales and wage tax credits as well as exemption from New York State sales tax and utility cost discounts.

Working with Rockland County, the Town should develop a plan to publicize and aggressively market the enhanced investment/tax credits and tax exemptions available to prospective businesses in the Empire Zone.

2.2 Streamline re/development application process.

The first way to streamline development is the establishment of clear zoning and land use rules that reduce time, expenses, and hassles for both the developer and the community. The goal is to set high development standards but promote an efficient and predictable review process as a technique to entice new development without giving up public protections and benefits. The Town wants to encourage good development that protects community character, the local environment and long-term economic growth.

One helpful exercise is to place local public officials in the role of the developer and have them walk through a typical permitting process. The goal is to identify how bottlenecks get in the way of good project and how poor projects can be improved.

Another way for the community to streamline the review process is to have the project applicant come in for a preliminary consultation. Here, planning and municipal staff may point out to applicants how the process works, to discuss the proposed project, and to understand how the project may or may not fit with Clarkstown's community goals. The use of pictures, sketches, and guidelines should be encouraged to illustrate to land developers the sorts of projects that are suitable by community standards. A permitting calendar should provide a reliable timetable for the applicant and municipal officials to follow.

The Town should have a form that provides applicants with a clear list of requirements when putting together materials for planning and zoning boards. The list should also include a checklist of important items from the comprehensive plan to remind both the applicants and Town officials about ways to keep the community moving towards its vision.

An additional step that the Town can take to expedite the permit review process is to purchase a software package that will allow town staff to create an electronic database and an internal permit tracking system.

9.7 QUALITY OF LIFE

Strategy 1: Provide a diversity of housing choices to attract people in all stages of life.

Greater housing diversity will be increasingly important as demographic trends continue to shift toward an aging population and smaller household sizes. As new residential development occurs, the opportunity exists to create senior housing and also low to moderate-income housing.

Actions Items:

1.1 Coordinate with the Comprehensive Plan Housing Subcommittee and support their recommendations.

1.2 Encourage infill development, adaptive reuse, and mixed use in specified areas (hamlet centers).

The Town should encourage developers to utilize existing vacant buildings and vacant or underutilized sites in specifically designated locations before building on greenfields. This practice will assist in keeping the hamlet compact in nature and also provide opportunities for additional development.

There are numerous ways in which the Town could encourage such activities including tax incentives, an expedited review process, or a reduction in application fees. Additional assistance might also be in the form of sharing the costs of improved infrastructure or forming creative partnerships to assist a developer or group of developers with these costs.

Strategy 2: Beautification and revitalization of hamlet centers.

A Hamlet Center provides a social and commercial core for a community. The centers embody the small town feel that many people seek, while also offering a wider variety of residential options. Often only a few blocks long, they host some conveniences and services for locals as well as specialized shops and restaurants that attract people from around the town. Since the buildings, parks and shops in the district become a focus for civic, commercial and recreational activities, layout and design must be emphasized.

2.1 Adopt design standards for the Hamlet Center

Design standards are one tool available to communities that can assist in shaping development. Design policies should illustrate appropriate site design, site organization

and architectural guidelines. Appropriate scale commercial development should enhance character and an identity that reflects the community's vision.

Site design should emphasize the pedestrian as well as the automobile and all modes of transportation. Prominent crosswalks should be located at appropriate signalized intersections and sidewalks should be developed along the roadway, especially as the areas continue to build out. The sidewalk should be separated from main roads with a wide planting strip. The planting strip would serve to buffer pedestrians from automobile traffic. Within the parking lots, substantial landscaping to reduce continuous areas of impervious surface, pedestrian walkways, and other such improvements should be required. Design themes for all buildings should be consistent and utility facilities should be placed in visually unobtrusive locations. In addition, site organization would address the placement of buildings and parking lots on the site to facilitate pedestrian safety, smooth traffic flow and appearance of the site.

The Town should make clear from the beginning of the development process what is expected of the developer regarding site and building design. This might assist in expediting the development process and the resulting predictability may also encourage development in these areas.

2.1.1 Require new commercial development to be of an appropriate scale in the Hamlet Center

Communities need not sacrifice their small town character and identity to attract a commercial tax base. Design guidelines should be instituted to make sure that buildings, streets, sidewalks and parking areas are appropriately sized, landscaped and laid out. In the end, property owners and businesses find that creative planning to protect community character raises the value of their investment by making them stand out in the marketplace.

As illustrated below, businesses – even multinational chain businesses – will follow local design standards if they must. The key is to make the rules reasonable, clear and easy to follow. For businesses seeking to site in places like Clarkstown, time wasted in the review process is time and money wasted. At the same time, many businesses recognize that reasonable rules protect their investments over the long term by protecting their property values. In the end, property owners and businesses find that creative planning to protect Clarkstown's distinctive character raises the value of their investment by making them stand out in the marketplace.

In a Massachusetts mill town, this Dunkin Donuts shop was designed to complement the old brick buildings undergoing renovation across the street.

The brick façade, colors, canopy, and landscaping of this Saratoga Springs gas station fit into the community's vibrant downtown.

The sign and building design complement each other and strongly reflect the Adirondack nature of Lake Placid, New York.

Communities that include well-designed buildings, attractive signage, and a positive orientation to the street offer the most distinctive characters. The Town should maintain the character and scale of hamlet development through the zoning regulations, which can include simple design guidelines. Developers, especially quality ones, will invest in a community that sets a high standard and protects their property values as well as their neighbors. Communities across the country have learned that developers will build appropriately for a community if those desires are clearly and completely described in the zoning rules.

Some basic village-scale design guidelines include:

> Parking behind or on the side of buildings.
> All buildings orient front doors and display windows to the street
> A streetside build-to line (rather than a setback line) to bring buildings up to the street and make them accessible to pedestrians, especially window shoppers.
> Building exteriors should reflect the character of the hamlet, the Town of Clarkstown, and the region.
> The size and height of signs should be controlled to prevent visual clutter. The Town should also consider limiting the style and lighting of signs.

2.1.2 Create a "build-to" line for hamlet center buildings.

Build-to lines force structures to line up along a sidewalk in commercial/retail areas or behind small lawns in residential areas. Creating a build-to line achieves

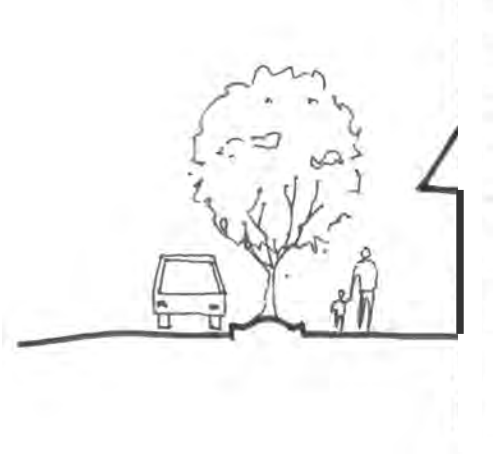
several objectives. It makes walking more interesting for pedestrians when they pass retail windows and residential porches rather than parking lots. It also makes sidewalks more comfortable as the building facades close in one side of the pedestrian space. Retail space becomes more valuable as windows and signs become more visible. Shopkeepers and residents closer to the sidewalk have more "eyes" on the street protecting passersby, especially school children.

Specifically, a "build-to" line requires bringing the building facade up to a particular point. The continuous and well-defined streetscape created by a build-to line provides for a more pleasant pedestrian experience and a more valuable retail environment. It also maintains the look-and-feel of a traditional New York hamlet or village. As illustrated below, a build-to line yields a very different result than a setback line. It creates a comfortable pedestrian envelope and enhances the retail experience by allowing shoppers to see window displays and move easily from store to store.

In comparison, a setback requires a building be pushed back from the road by a minimum amount. Often a setback promotes parking in front of buildings, which makes pedestrians feel less comfortable and safe, especially in retail or mixed-use areas.

Commercial/retail design guidelines should be developed to identify the appropriate location of the site development with respect to the road. The build-to line should be defined when zoning ordinances are revised. The final location of this line must respect both the form of development and needs of the adjacent road.

Build-to Line Example – Good pedestrian space



Setback Example – Poor pedestrian space

2.1.3 Create guidelines for a façade improvement program.

A key component to the successful revitalization of downtowns and hamlet centers is the involvement of business and property owners. To encourage private investment along Clarkstown's main streets, a Façade Restoration Program should be established. Under the program, business and property owners would be eligible to apply for grants and loans to improve the overall appearance of their storefronts or facades of commercial buildings.

Design guidelines goals include:

- Enhance the building's overall exterior appearance
- Enhance the experience of visitors to the Town
- Create visual interest
- Support existing hamlet center businesses

2.2 Continue to prioritize pedestrians, not parking

During the community workshop, it was noted by several residents that they would like to see the hamlet center have a "college town" feel with walkable streets and small shops.

Refocusing commercial activity as a relationship between people and stores rather than cars and stores is the main objective of this recommendation. Parking lots in front of commercial and multi-unit residential structures strip a community of the character found in its buildings. In addition, large asphalt areas make it uncomfortable for pedestrians to walk from shop to shop and destroy the distinctiveness of the shopping experience.

Parking lots and parking garages should be located behind buildings and adequately landscaped. Rather than demand minimum spaces for commercial/retail developments, parking regulations should discourage large parking lots that remain largely empty. The rules should also make shared parking mandatory whenever possible. Shared parking lots are crucial to reducing the number of curb cuts which create points of pedestrian/vehicle and vehicle/vehicle points of conflict. They also reduce the need for spaces and therefore the amount of impervious surfaces.

All portions of the Hamlet Center should be walkable. Sidewalks should line both sides of the streets and form a continuous network around the community. Along busier roads, sidewalks should be separated from traffic by a curb and planting strip.

2.3 Continue to encourage volunteer landscape efforts

The Town should continue to encourage and organize volunteers to beautification efforts in the district. The committee will be responsible for recruiting and training volunteers, developing project budget, securing donations of landscaping materials and/or merchant contributions and establishing a landscape maintenance schedule.

Possible project partners could include the following organizations or people:

- Cornell Cooperative Extension Master Gardner's Program
- Local garden clubs
- Town of Clarkstown's Department of Parks and Recreation
- Area high school and college students

2.4 Pursue public arts opportunities throughout the hamlet centers

One way to enliven public spaces and create a sense of place is through the public art. The committee should seek opportunities to incorporate public art and unique visual elements into the district. Public art can include freestanding sculptures, murals, fountains, landscape treatments, and performance art. Public art can also include artist-designed functional elements, such as lighting, paving, and street furniture.

Strategy 3: Expand efforts to attract and retain young professionals (ages 24-40).

One of the top concerns identified by Clarkstown residents during the Comprehensive Plan neighborhood workshops was "brain drain" – the loss of highly skilled young professionals to other regions. One approach to stemming the problem of brain drain is to create an environment that will appeal to a diverse population of young professionals and knowledge workers.

3.1 Establish a young professionals network.

Communities across the country are competing to attract and retain young professionals to their community. Many have found that creating a professionals organization geared towards the 24-29 year old age group has provided young adults with a way to establish stronger connections with their community.

To retain and attract young professionals to Clarkstown, the Town should create or encourage the establishment of a young professionals organization. The organization will provide 24-40 year olds with a variety of programs that will connect young professionals to the Town. Events should be centered on activities that highlight the unique cultural, recreation and entertainment resources available to residents of the Rockland County region, provide informal opportunities for networking, and connect the job seekers with employment opportunities available in Clarkstown.

3.2 Continue to recruit young professionals to serve on local boards and advisory committees

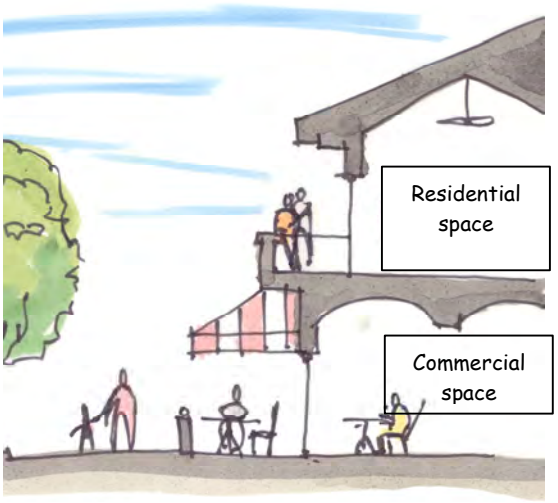
3.3 Encourage residential units above retail in designated hamlet centers

Richard Florida, author of *The Rise of the Creative Class, and How It's Transforming Work, Leisure, Community and Everyday Life,* advocates that the artists and members of the "creative class" are looking for an authentic place to live that offers distinctive

experiences. Historic buildings, established neighborhoods, and communities that are welcome to newcomers are attractive to today's young professional.

"Creative people want to live in creative places, and the interesting urban neighborhoods in and around downtowns are the preferred neighborhoods for many of the most talented members of the workforce."[4]

Residences above storefronts and multi-family housing could also provide an affordable housing option for young professionals and families that desire to be located close to services. With home prices in the community and the region steadily increasing, providing more reasonable cost alternatives becomes even more important. However, it should be noted that increasing the density of development in these areas should be closely tied to the availability of public sewer and water infrastructure.



Hamlet Centers benefit from a variety of uses within as well as between buildings.

3.4 *Conduct a Retail Market Analysis to identify/attract commercial and retail services that appeal to young professionals*

A market analysis of retail and restaurant opportunities in the hamlet centers should be conducted to:

- Determine retail and service business with growth potential
- Conduct an inventory of dining opportunities within the study areas
- Identify the potential purchase power of households within the trade area

[4] http://www.courant.com/news/opinion/commentary/hc-plcmixeduse0917.artsep17,0,1331787.story

- Determine the spatial demand for retail sectors within the study area
- Identify shopping areas that are in competition with the Town's hamlet centers
- Identify the types of businesses to be recruited or repositioned to achieve a desirable mix.

Strategy 4: Provide additional open space and recreation activities for young professionals.

4.1 Provide a variety of active sports programs that will appeal to young professionals and the creative class.

According to Richard Florida, author of "The Rise of the Creative Class" the creative class is attracted to those communities where outdoor activities, such as bicycling, jogging, trail running and snowboarding are available.

The Town of Clarkstown already has an excellent parks and recreation system in place. To enhance the existing programs and services available to the community, attention should be placed on developing those types of outdoor activities and programs that appeal to young professionals and the creative class.

Section 10: Implementation Plan

Section 10

1.0 IMPLEMENTING CLARKSTOWN'S ECONOMIC DEVELOPMENT STRATEGY

The Town of Clarkstown Economic Development Strategy is a statement of intent, which recommends steps toward action. It translates community goals into a long-range social, economic and land use action program. It is designed to obtain a commitment by decision makers to a coordinated set of actions that will maintain and improve Clarkstown's quality of life for future generations.

At the most basic level, this Strategy identifies critical steps that are needed to enhance the quality of life and improve economic opportunities in the Town. The specific recommendations are provided as a guide to those who participate in the effort to implement the goals of the community. Achieving these goals will require the efforts of local government, federal and state funding, and the participation of volunteers throughout the community. No one single person or group will be able to achieve the goals independently. It will command the determination, strengths and diversity of many offices, agencies and volunteers working toward a common vision. This section of the study proposes a strategy to coordinate these efforts incrementally for long-term success.

The specific actions that will implement this strategy are described and prioritized in the Implementation Matrix that follows. In each case, responsibilities are suggested, guidance is provided for organizing action, and potential sources of funding or technical assistance are identified (where applicable). Although the preference may be to implement all of the recommendations immediately, an incremental approach is likely to be more efficient and realistic based on the availability of staff, funding resources, and volunteers.

To monitor progress in implementing the Economic Development Strategy, and to identify and address new problems and changes that are likely to emerge in the coming months and years, there needs to be ongoing dialogue between the Town Council and other official Boards and Committees (both permanent and temporary) that deal with economic development, land use and planning issues in the Town. To accomplish this, the Town Council could convene joint meetings between these boards and committee's on a regular basis. As a starting point, these joint meetings should be held annually. The frequency could be adjusted as appropriate at the Town Council's discretion.

2.0 ACTION ITEMS

This section outlines the specific actions needed to implement the Economic Development Strategy. The action steps have been divided into three groups based on priories. These categories are:

Immediate. Action items prioritized as immediate are ones that the Town should undertake right away.

Short-term. Action items that fall into this category need to take place over the next two to five years.

Medium-term. Action items that fall into this category need to take place over the next two to five years.

Long-term. These are the action items that should take place of the next five plus years.

Ongoing. Ongoing items are not one-time programs; rather action items that the Advisory Committee believes should be conducted at regular intervals.

	Action Items	Partners	Priority	Time Frame: Immediate	Short-Term	Medium-Term	Long-Term	Ongoing
Business Retention and Expansion								
Strategy 1: Keep quality companies and jobs in Clarkstown.								
1.1	Continue to partner with local economic development organizations, such as the County of Rockland Economic Development Corporation (REDC) and Rockland Business Association (RBA), to expand and improve outreach efforts to existing businesses.	County of Rockland Economic Development Corporation (REDC) and Rockland Business Association (RBA)	High					√
Strategy 2: Increase awareness of existing BR&E programs among business owners.								
2.1	Develop a marketing and information program to support business retention and expansion efforts in Clarkstown.	Clarkstown Economic Development, Clarkstown Planning Department; Chamber of Commerce, REDC, RBA	High		√			
Business Attraction								
Strategy 1: Ensure that Clarkstown is prepared to meet with prospects and site selectors.								
1.1	Develop a Community Preparedness strategy that includes the development of an up-to-date community profile.	Clarkstown Economic Development, Clarkstown Planning Department; Chamber of Commerce, REDC, RBA	High		√			

	Action Items	Partners	Priority	Immediate	Short-Term	Medium-Term	Long-Term	Ongoing
Strategy 2: Attract businesses in identified target industries.								
2.1	Develop a Marketing Strategy, including a web-based marketing program.	Clarkstown Economic Development, Clarkstown Planning Department; Chamber of Commerce, REDC, RBA	High		√			
2.2	Form target industry teams.	Clarkstown Economic Development, Chamber of Commerce, local businesses	Medium	√				
Strategy 3: Increase Town's competitiveness in the economic development industry.								
3.1	Fast track target industry business.	Clarkstown Economic Development, Clarkstown Planning Department; NYS EDC	High		√			
3.2	Continue to secure and facilitate federal and State financial and tax incentive programs.	Clarkstown Economic Development, Town Council	High					√
3.3	Explore feasibility of a hotel/convention center.	Town Council	Low			√		
Entrepreneurship & Technology								
Strategy 1: Create a support system for local entrepreneurs and small business owners.								
1.1	Work with local Chamber to establish an Entrepreneurs Association.	Clarkstown Economic Development, Chamber of Commerce, local businesses	Low			√		
1.2	Develop a town entrepreneurship committee to give direction and leadership to small business development.	Clarkstown Economic Development, Chamber of Commerce, local businesses	Low				√	

Action Items		Partners	Priority	Immediate	Short-Term	Medium-Term	Long-Term	Ongoing
1.3	Establish an Entrepreneurship Center.	Clarkstown Economic Development, Chamber of Commerce, local businesses	Low				√	
Strategy 2: Ensure that residents are aware of benefits of entrepreneurship.								
2.1	Create a youth entrepreneurship program.	Clarkstown Economic Development, Clarkstown Central School District,	Low			√		
2.2	Host a one-day Entrepreneurship Education Workshop.	Small Business Administration, SCORE, NYS EDC, NYS Department of Labor	Low		√			
Strategy 3: Improve entrepreneurs and high tech firm's access to capital.								
3.1	Connect local technology entrepreneurs to existing angel investor networks.	NYS EDC, SCORE, Chamber of Commerce, Small Business Administration, New York Angels, Tech Valley Angel Network, Tri-State Private Investors Network, Tristate Ventures, LLC	Medium		√			
3.2	Grow seed and venture capital funds.	Town Council, National Development Council Grow America Fund	Low				√	

Action Items		Partners	Priority	Immediate	Short-Term	Medium-Term	Long-Term	Ongoing
3.3	Work with local lenders and existing non-traditional funding organizations.	Clarkstown Economic Development, local financial institutions, non-traditional funding organizations	Low				√	
Strategy 4: Foster growth of high tech businesses								
4.1	Conduct a business incubator feasibility study	Town Council	Medium			√		
Workforce and Education								
Strategy 1:Expand upon skilled, educated and competitive workforce and ensure that it meets needs of existing businesses and emerging industries that hope to compete in the domestic and global economy.								
1.1	Identify the future needs of local companies re: long-term employment prospects.	Clarkstown Economic Development, Chamber of Commerce, SCORE, Workforce Investment Board	High		√			
1.2	Determine academic programs presently available at colleges and high schools that meet the present and future employment needs.	Clarkstown Economic Development, Clarkstown Central School District, local community colleges, colleges and universities	High		√			
1.3	Work with the public school system and local businesses to establish internship and mentoring programs for high school students.	Clarkstown Economic Development, Clarkstown Central School District, HR Managers of local businesses	Low			√		

Action Items		Partners	Priority	Immediate	Short-Term	Medium-Term	Long-Term	Ongoing
1.4	Support apprentice programs for those new to workforce or those re-entering the workforce as a result of retirement, imprisonment, immigration, and career changers.	Clarkstown Economic Development, NYS Department of Labor, Workforce Investment Board	Medium		√			
Land Use								
Strategy 1: Increase available space for industrial and office (industrial/commercial) uses, especially for high tech businesses.								
1.1	Encourage redevelopment of underutilized retail strip/shopping centers in industrial/commercial.	Clarkstown Planning Department; Private Developers	High				√	
1.2	Redevelop Hamlet Centers with additional office uses.	Clarkstown Planning Department; Private Developers	High				√	
1.3	Acquire/assemble underutilized property, especially Brownfields.	Town Council; Clarkstown Planning Department; NYS Department of State	High					√
Strategy 2: Attract and retain businesses.								
2.1	Maximize Empire Zones (EZ) to encourage greater economic growth.	Clarkstown Planning Department; Empire State Development	High	√				

Action Items		Partners	Priority	Immediate	Short-Term	Medium-Term	Long-Term	Ongoing
2.2	Streamline re/development application process.	Clarkstown Planning Department	High	√				
Quality of Life								
Strategy 1: Provide a diversity of housing choices to attract people in all stages of life.								
1.1	Coordinate with the Comprehensive Plan Housing Subcommittee and support their recommendations.	Comprehensive Plan Housing Subcommittee	High	√				
1.2	Encourage infill development, adaptive reuse and mixed use in specified areas, including residential units above retail in hamlet centers.	Clarkstown Planning Department, Clarkstown Affordable Housing Task Force	High					√
Strategy 2: Encourage the beautification and revitalization of the Town's hamlet centers.								
2.1	Adopt design standards for the Hamlet Centers, including requiring new commercial development to be of an appropriate scale in the hamlet center, encouraging build-to lines,	Clarkstown Planning Department; Rockland County Department of Planning	High		√			
2.2	Continue to prioritize pedestrians, not parking.	Clarkstown Planning Department; Rockland County Department of Planning	High					√
2.3	Continue to encourage volunteer landscape efforts.	Clarkstown Parks and Recreation Department, Not-for-profit volunteer organizations; Cornell Cooperative Extension Master Gardener Program	High					√

Action Items		Partners	Priority	Immediate	Short-Term	Medium-Term	Long-Term	Ongoing
2.4	Pursue public arts opportunities throughout the hamlet centers.	New York State Council of the Arts (NYSCA), National Endowment for the Arts, National Endowment for the Humanities	Low				√	
Strategy 3:Expand efforts to attract and retain young professionals (ages 24-40).								
3.1	Establish a young professionals network.	Clarkstown Economic Development, Chamber of Commerce, local colleges and universities	Medium		√			
3.2	Continue to recruit young professionals to serve on local boards and advisory committees.	Town Council, Boards and Committees	Medium					√
3.3	Encourage housing that is accessible and desirable to young professionals.	Clarkstown Planning Department; Citizen's Advisory Board for Housing; Private Developers	High				√	
3.4	Conduct a Retail Market Analysis to identify/attract commercial and retail services that appeal to young professionals.	Clarkstown Economic Development, Town Council	Medium			√		
Strategy 4: Provide additional open space and recreation activities for young professionals.								
4.1	Provide a variety of active sports programs that will appeal to young professionals and the creative class.	Clarkstown Parks and Recreation Department; NYS Office of Parks Recreation and Historic Preservation	High			√		

Appendices

Appendix A: NAICS Codes and Classifications

Appendix A: NAICS Codes and Classifications, 2002

NAICS 11: Forestry, Fishing, Hunting and Agriculture Support

The Agriculture, Forestry, Fishing and Hunting sector comprises establishments primarily engaged in growing crops, raising animals, harvesting timber, and harvesting fish and other animals from a farm, ranch, or their natural habitats.

The establishments in this sector are often described as farms, ranches, dairies, greenhouses, nurseries, orchards, or hatcheries. A farm may consist of a single tract of land or a number of separate tracts which may be held under different tenures. For example, one tract may be owned by the farm operator and another rented. It may be operated by the operator alone or with the assistance of members of the household or hired employees, or it may be operated by a partnership, corporation, or other type of organization. When a landowner has one or more tenants, renters, croppers, or managers, the land operated by each is considered a farm.

The sector distinguishes two basic activities: agricultural production and agricultural support activities. Agricultural production includes establishments performing the complete farm or ranch operation, such as farm owner-operators, tenant farm operators, and sharecroppers. Agricultural support activities include establishments that perform one or more activities associated with farm operation, such as soil preparation, planting, harvesting, and management, on a contract or fee basis.

Excluded from the Agriculture, Forestry, Hunting and Fishing sector are establishments primarily engaged in agricultural research and establishments primarily engaged in administering programs for regulating and conserving land, mineral, wildlife, and forest use. These establishments are classified within NAICS 54: Professional, Scientific and Technical Services, and within NAICS 92: Public Administration, respectively.

NAICS 21: Mining

The Mining sector comprises establishments that extract naturally occurring mineral solids, such as coal and ores; liquid minerals, such as crude petroleum; and gases, such as natural gas. The term mining is used in the broad sense to include quarrying, well operations, beneficiating (e.g., crushing, screening, washing, and flotation), and other preparation customarily performed at the mine site, or as a part of mining activity.

The Mining sector distinguishes two basic activities: mine operation and mining support activities. Mine operation includes establishments operating mines, quarries, or oil and gas wells on their own account or for others on a contract or fee basis. Mining support activities include establishments that perform exploration (except geophysical surveying) and/or other mining services on a contract or fee basis (except mine site preparation and construction of oil/gas pipelines).

Establishments in the Mining sector are grouped and classified according to the natural resource mined or to be mined. Industries include establishments that develop the mine site, extract the natural resources, and/or those that beneficiate (i.e., prepare) the mineral mined. Beneficiation is the process whereby the extracted material is reduced to particles that can be separated into mineral and waste, the former suitable for further processing or direct use. The operations that take place in beneficiation are primarily mechanical, such as grinding, washing, magnetic separation, and centrifugal separation. In contrast, manufacturing operations primarily use chemical and electrochemical processes, such as electrolysis and distillation. However, some treatments, such as heat treatments, take place in both the beneficiation and the manufacturing (i.e., smelting/refining) stages. The range of preparation activities varies by mineral and the purity of any given ore deposit. While some minerals, such as petroleum and natural gas, require little or no preparation, others are washed and screened, while yet others, such as gold and silver, can be transformed into bullion before leaving the mine site.

Mining, beneficiating, and manufacturing activities often occur in a single location. Separate receipts will be collected for these activities whenever possible. When receipts cannot be broken out between mining and manufacturing, establishments that mine or quarry nonmetallic minerals, beneficiate the nonmetallic minerals into more finished manufactured products are classified based on the primary activity of the establishment. A mine that manufactures a small amount of finished products will be classified in NAICS 21: Mining. An establishment that mines whose primary output is a more finished manufactured product will be classified in NAICS 31-33: Manufacturing.

NAICS 22: Utilities

The Utilities sector comprises establishments engaged in the provision of the following utility services: electric power, natural gas, steam supply, water supply, and sewage removal. Within this sector, the specific activities associated with the utility services provided vary by utility: electric power includes generation, transmission, and distribution; natural gas includes distribution; steam supply includes provision and/or distribution; water supply includes treatment and distribution; and sewage removal includes collection, treatment, and disposal of waste through sewer systems and sewage treatment facilities.

Excluded from this sector are establishments primarily engaged in waste management services classified in NAICS 56: Administrative Support, Waste Management and Remediation Services. These establishments also collect, treat, and dispose of waste materials; however, they do not use sewer systems or sewage treatment facilities.

NAICS 23: Construction

The construction sector comprises establishments primarily engaged in the construction of buildings or engineering projects (e.g., highways and utility systems). Establishments primarily engaged in the preparation of sites for new construction and establishments primarily engaged in subdividing land for sale as building sites also are included in this sector.

Construction work done may include new work, additions, alterations, or maintenance and repairs. Activities of these establishments generally are managed at a fixed place of business, but they usually

perform construction activities at multiple project sites. Production responsibilities for establishments in this sector are usually specified in:

- Contracts with the owners of construction projects (prime contracts): or
- Contracts with other construction establishments (subcontracts).

Establishments primarily engaged in contracts that include responsibility for all aspects of individual construction projects are commonly known as general contractors, but also may be known as design-builders, construction managers, turnkey contractors, or (in cases where two or more establishments jointly secure a general contract) joint-venture contractors. Construction managers that provide oversight and scheduling only (i.e., agency) as well as construction managers that are responsible for the entire project (i.e., at risk) are included as general contractor type establishments. Establishments of the "general contractor type" frequently arrange construction of separate parts of their projects through subcontracts with other construction establishments.

Establishments primarily engaged in activities to produce a specific component (e.g., masonry, painting, and electrical work) of a construction project are commonly known as specialty trade contractors. Activities of specialty trade contractors are usually subcontracted from other construction establishments but, especially in remodeling and repair construction, the work may be done directly for the owner of the property.

Establishments primarily engaged in activities to construct buildings to be sold on sites that they own are known as operative builders, but also may be known as speculative builders or merchant builders. Operative builders produce buildings in a manner similar to general contractors, but their production processes also include site acquisition and securing of financial backing. Operative builders are most often associated with the construction of residential buildings. Like general contractors, they may subcontract all or part of the actual construction work on their buildings.

There are substantial differences in the types of equipment, work force skills, and other inputs required by establishments in this sector. To highlight these differences and variations in the underlying production functions, NAICS 23: Construction is divided into three subsectors: Construction of Buildings, Heavy and Civil Engineering Construction, and Specialty Trade Contractors.

Force account construction is construction work performed by an enterprise primarily engaged in some business other than construction for its own account and use, using employees of the enterprise. This activity is not included in the construction sector unless the construction work performed is the primary activity of a separate establishment of the enterprise. The installation and the ongoing repair and maintenance of telecommunications and utility networks is excluded from construction when the establishments performing the work are not independent contractors. Although a growing proportion of this work is subcontracted to independent contractors in the Construction Sector, the operating units of telecommunications and utility companies performing this work are included with the telecommunications or utility activities.

NAICS 31 – 33: Manufacturing

The Manufacturing sector comprises establishments engaged in the mechanical, physical, or chemical transformation of materials, substances, or components into new products. The assembling of component parts of manufactured products is considered manufacturing, except in cases where the activity is appropriately classified in NAICS 23: Construction.

Establishments in the Manufacturing sector are often described as plants, factories, or mills and characteristically use power-driven machines and materials-handling equipment. However, establishments that transform materials or substances into new products by hand or in the worker's home and those engaged in selling to the general public products made on the same premises from which they are sold, such as bakeries, candy stores, and custom tailors, may also be included in this sector. Manufacturing establishments may process materials or may contract with other establishments to process their materials for them. Both types of establishments are included in manufacturing.

The materials, substances, or components transformed by manufacturing establishments are raw materials that are products of agriculture, forestry, fishing, mining, or quarrying as well as products of other manufacturing establishments. The materials used may be purchased directly from producers, obtained through customary trade channels, or secured without recourse to the market by transferring the product from one establishment to another, under the same ownership. The new product of a manufacturing establishment may be finished in the sense that it is ready for utilization or consumption, or it may be semifinished to become an input for an establishment engaged in further manufacturing.

The subsectors in the Manufacturing sector generally reflect distinct production processes related to material inputs, production equipment, and employee skills. In the machinery area, where assembling is a key activity, parts and accessories for manufactured products are classified in the industry of the finished manufactured item when they are made for separate sale. However, components, input from other manufacturing establishments, are classified based on the production function of the component manufacturer.

Manufacturing establishments often perform one or more activities that are classified outside the Manufacturing sector of NAICS. For instance, almost all manufacturing has some captive research and development or administrative operations, such as accounting, payroll, or management. These captive services are treated the same as captive manufacturing activities. When the services are provided by separate establishments, they are classified to the NAICS sector where such services are primary, not in manufacturing.

The boundaries of manufacturing and the other sectors of the classification system can be somewhat blurry. The establishments in the manufacturing sector are engaged in the transformation of materials into new products. Their output is a new product. However, the definition of what constitutes a new product can be somewhat subjective. As clarification, the following activities are considered manufacturing in NAICS: Milk bottling and pasteurizing; Water bottling and processing; Fresh fish packaging (oyster shucking, fish filleting); Apparel jobbing (assigning of materials to contract factories or shops for

fabrication or other contract operations) as well as contracting on materials owned by others; Printing and related activities; Ready-mixed concrete production; Leather converting; Grinding of lenses to prescription; Wood preserving; Electroplating, plating, metal heat treating, and polishing for the trade; Lapidary work for the trade; Fabricating signs and advertising displays; Rebuilding or remanufacturing machinery (i.e., automotive parts) Ship repair and renovation; Machine shops; and Tire retreading.

Conversely, there are activities that are sometimes considered manufacturing, but which for NAICS are classified in another sector (i.e., not classified as manufacturing). Logging is considered a harvesting operation, and is classified in NAICS 11: Forestry, Fishing, Hunting and Agriculture Support. The beneficiating of ores and other minerals is classified in NAICS 21: Mining. The construction of structures and fabricating operations performed at the site of construction by contractors is classified in NAICS 23: Construction. Establishments engaged in breaking of bulk and redistribution in smaller lots, including packaging, repackaging, or bottling products, such as liquors or chemicals; the customized assembly of computers; sorting of scrap; mixing paints to customer order; and cutting metals to customer order, is classified in NAICS 42: Wholesale Trade or NAICS 44-45: Retail Trade. Publishing and the combined activity of publishing and printing are classified in NAICS 51: Information.

NAICS 42: Wholesale Trade

The Wholesale Trade sector comprises establishments engaged in wholesaling merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. The merchandise described in this sector includes the outputs of agriculture, mining, manufacturing, and certain information industries, such as publishing.

The wholesaling process is an intermediate step in the distribution of merchandise. Wholesalers are organized to sell or arrange the purchase or sale of:

- Goods for resale (i.e., goods sold to other wholesalers or retailers);
- Capital or durable nonconsumer goods; and
- Raw and intermediate materials and supplies used in production.

Wholesalers sell merchandise to other businesses and normally operate from a warehouse or office. These warehouses and offices are characterized by having little or no display of merchandise. In addition, neither the design nor the location of the premises is intended to solicit walk-in traffic. Wholesalers do not normally use advertising directed to the general public. Customers are generally reached initially via telephone, in-person marketing, or by specialized advertising that may include Internet and other electronic means. Follow-up orders are either vendor-initiated or client-initiated, generally based on previous sales, and typically exhibit strong ties between sellers and buyers. Transactions are often conducted between wholesalers and clients that have long-standing business relationships.

This sector comprises two main types of wholesalers: merchant wholesalers that sell goods on their own account and business to business electronic markets, agents, and brokers that arrange sales and purchases

for others generally for a commission or fee.

Establishments that sell goods on their own account are known as wholesale merchants, distributors, jobbers, drop shippers, and import/export merchants. Also included as wholesale merchants are sales offices and sales branches (but not retail stores) maintained by manufacturing, refining, or mining enterprises apart from their plants or mines for the purpose of marketing their products. Merchant wholesale establishments typically maintain their own warehouse, where they receive and handle goods for their customers. Goods are generally sold without transformation, but may include integral functions, such as sorting, packaging, labeling, and other marketing services.

Establishments arranging for the purchase or sale of goods owned by others or purchasing goods, generally on a commission basis are known as business to business electronic markets, agents and brokers, commission merchants, import/export agents and brokers, auction companies, and manufacturers' representatives. These establishments operate from offices and generally do not own or handle the goods they sell.

Some wholesale establishments may be connected with a single manufacturer and promote and sell the particular manufacturers' products to a wide range of other wholesalers or retailers. Other wholesalers may be connected to a retail chain, or limited number of retail chains, and only provide a variety of products needed by that particular retail operation(s). These wholesalers may obtain the products from a wide range of manufacturers. Still other wholesalers may not take title to the goods, but act as agents and brokers for a commission.

Although, in general, wholesaling normally denotes sales in large volumes, durable nonconsumer goods may be sold in single units. Sales of capital or durable nonconsumer goods used in the production of goods and services, such as farm machinery, medium and heavy duty trucks, and industrial machinery, are always included in wholesale trade.

NAICS 44 – 45: Retail Trade

The Retail Trade sector comprises establishments engaged in retailing merchandise, generally without transformation, and rendering services incidental to the sale of merchandise.

The retailing process is the final step in the distribution of merchandise; retailers are, therefore, organized to sell merchandise in small quantities to the general public. This sector comprises two main types of retailers: store and nonstore retailers.

Store retailers operate fixed point-of-sale locations, located and designed to attract a high volume of walk-in customers. In general, retail stores have extensive displays of merchandise and use mass-media advertising to attract customers. They typically sell merchandise to the general public for personal or household consumption, but some also serve business and institutional clients. These include establishments such as office supply stores, computer and software stores, building materials dealers, plumbing supply stores, and electrical supply stores. Catalog showrooms, gasoline services stations, automotive dealers, and mobile home dealers are treated as store retailers.

In addition to retailing merchandise, some types of store retailers are also engaged in the provision of after-sales services, such as repair and installation. For example, new automobile dealers, electronic and appliance stores, and musical instrument and supply stores often provide repair services. As a general rule, establishments engaged in retailing merchandise and providing after-sales services are classified in this sector.

The first eleven subsectors of retail trade are store retailers. The establishments are grouped into industries and industry groups typically based on one or more of the following criteria:

- The merchandise line or lines carried by the store; for example, specialty stores are distinguished from general-line stores.
- The usual trade designation of the establishments. This criterion applies in cases where a store type is well recognized by the industry and the public, but difficult to define strictly in terms of commodity lines carried; for example, pharmacies, hardware stores, and department stores.
- Capital requirements in terms of display equipment; for example, food stores have equipment requirements not found in other retail industries.
- Human resource requirements in terms of expertise; for example, the staff of an automobile dealer requires knowledge in financing, registering, and licensing issues that are not necessary in other retail industries.

Nonstore retailers, like store retailers, are organized to serve the general public, but their retailing methods differ. The establishments of this subsector reach customers and market merchandise with methods, such as the broadcasting of "infomercials," the broadcasting and publishing of direct-response advertising, the publishing of paper and electronic catalogs, door-to-door solicitation, in-home demonstration, selling from portable stalls (street vendors, except food), and distribution through vending machines. Establishments engaged in the direct sale (nonstore) of products, such as home heating oil dealers and home delivery newspaper routes are included here.

The buying of goods for resale is a characteristic of retail trade establishments that particularly distinguishes them from establishments in the agriculture, manufacturing, and construction industries. For example, farms that sell their products at or from the point of production are not classified in retail, but rather in agriculture. Similarly, establishments that both manufacture and sell their products to the general public are not classified in retail, but rather in manufacturing. However, establishments that engage in processing activities incidental to retailing are classified in retail. This includes establishments, such as optical goods stores that do in-store grinding of lenses, and meat and seafood markets.

Wholesalers also engage in the buying of goods for resale, but they are not usually organized to serve the general public. They typically operate from a warehouse or office and neither the design nor the location of these premises is intended to solicit a high volume of walk-in traffic. Wholesalers supply institutional, industrial, wholesale, and retail clients; their operations are, therefore, generally organized to purchase,

sell, and deliver merchandise in larger quantities. However, dealers of durable nonconsumer goods, such as farm machinery and heavy duty trucks, are included in wholesale trade even if they often sell these products in single units.

NAICS 48 – 49: Transportation and Warehousing

The Transportation and Warehousing sector includes industries providing transportation of passengers and cargo, warehousing and storage for goods, scenic and sightseeing transportation, and support activities related to modes of transportation. Establishments in these industries use transportation equipment or transportation related facilities as a productive asset. The type of equipment depends on the mode of transportation. The modes of transportation are air, rail, water, road, and pipeline.

The Transportation and Warehousing sector distinguishes three basic types of activities: subsectors for each mode of transportation, a subsector for warehousing and storage, and a subsector for establishments providing support activities for transportation. In addition, there are subsectors for establishments that provide passenger transportation for scenic and sightseeing purposes, postal services, and courier services.

A separate subsector for support activities is established in the sector because, first, support activities for transportation are inherently multimodal, such as freight transportation arrangement, or have multimodal aspects. Secondly, there are production process similarities among the support activity industries.

Many of the establishments in this sector often operate on networks, with physical facilities, labor forces, and equipment spread over an extensive geographic area.

Warehousing establishments in this sector are distinguished from merchant wholesaling in that the warehouse establishments do not sell the goods.

Excluded from this sector are establishments primarily engaged in providing travel agent services that support transportation and other establishments, such as hotels, businesses, and government agencies. These establishments are classified in NAICS 56: Administrative and Support and Waste Management and Remediation Services. Also, establishments primarily engaged in providing rental and leasing of transportation equipment without operator are classified within NAICS 53: Real Estate and Rental and Leasing.

NAICS 51: Information

The Information sector comprises establishments engaged in the following processes:

- Producing and distributing information and cultural products;
- Providing the means to transmit or distribute these products as well as data or communications; and
- Processing data.

The main components of this sector are the publishing industries, including software publishing, and both traditional publishing and publishing exclusively on the Internet; the motion picture and sound recording industries; the broadcasting industries, including traditional broadcasting and those broadcasting exclusively over the Internet; the telecommunications industries; the industries known as Internet service providers and web search portals, data processing industries, and the information services industries.

The expressions "information age" and "global information economy" are used with considerable frequency today. The general idea of an "information economy" includes both the notion of industries primarily producing, processing, and distributing information, as well as the idea that every industry is using available information and information technology to reorganize and make themselves more productive.

For the purpose of developing NAICS, it is the transformation of information into a commodity that is produced and distributed by a number of growing industries that is at issue. The Information sector groups three types of establishments:

- Those engaged in producing and distributing information and cultural products;
- Those that provide the means to transmit or distribute these products as well as data or communications; and
- Those that process data.

Cultural products are those that directly express attitudes, opinions, ideas, values, and artistic creativity; provide entertainment; or offer information and analysis concerning the past and present. Included in this definition are popular, mass-produced, products as well as cultural products that normally have a more limited audience, such as poetry books, literary magazines, or classical records.

Many of the industries in the NAICS Information sector are engaged in producing products protected by copyright law, or in distributing them (other than distribution by traditional wholesale and retail methods). Examples are traditional publishing industries, software and directory and mailing list publishing industries, and film and sound industries. Broadcasting and telecommunications industries and information providers and processors are also included in the Information sector, because their technologies are so closely linked to other industries in the Information sector.

NAICS 52: Finance and Insurance

The Finance and Insurance sector comprises establishments primarily engaged in financial transactions (transactions involving the creation, liquidation, or change in ownership of financial assets) and/or in facilitating financial transactions. Three principal types of activities are identified:

- Raising funds by taking deposits and/or issuing securities and, in the process, incurring liabilities. Establishments engaged in this activity use raised funds to acquire financial assets by making loans and/or purchasing securities. Putting themselves at risk, they channel funds

from lenders to borrowers and transform or repackage the funds with respect to maturity, scale, and risk. This activity is known as financial intermediation.

- Pooling of risk by underwriting insurance and annuities. Establishments engaged in this activity collect fees, insurance premiums, or annuity considerations; build up reserves; invest those reserves; and make contractual payments. Fees are based on the expected incidence of the insured risk and the expected return on investment.
- Providing specialized services facilitating or supporting financial intermediation, insurance, and employee benefit programs.

In addition, monetary authorities charged with monetary control are included in this sector.

The subsectors, industry groups, and industries within the NAICS Finance and Insurance sector are defined on the basis of their unique production processes. As with all industries, the production processes are distinguished by their use of specialized human resources and specialized physical capital. In addition, the way in which these establishments acquire and allocate financial capital, their source of funds, and the use of those funds provides a third basis for distinguishing characteristics of the production process.

Most of the Finance and Insurance subsectors contain one or more industry groups of:

- Intermediaries with similar patterns of raising and using funds; and
- Establishments engaged in activities that facilitate, or are otherwise related to, that type of financial or insurance intermediation.

Industries within this sector are defined in terms of activities for which a production process can be specified, and many of these activities are not exclusive to a particular type of financial institution. To deal with the varied activities taking place within existing financial institutions, the approach is to split these institutions into components performing specialized services. This requires defining the units engaged in providing those services and developing procedures that allow for their delineation. These units are the equivalents for finance and insurance of the establishments defined for other industries.

The output of many financial services, as well as the inputs and the processes by which they are combined, cannot be observed at a single location and can only be defined at a higher level of the organizational structure of the enterprise. Additionally, a number of independent activities that represent separate and distinct production processes may take place at a single location belonging to a multilocation financial firm. Activities are more likely to be homogeneous with respect to production characteristics than are locations, at least in financial services. The classification defines activities broadly enough that it can be used both by those classifying by location and by those employing a more top-down approach to the delineation of the establishment.

Establishments engaged in activities that facilitate, or are otherwise related to, the various types of intermediation have been included in individual subsectors, rather than in a separate subsector dedicated to services alone because these services are performed by intermediaries, as well as by specialist

establishments, the extent to which the activity of the intermediaries can be separately identified is not clear.

The Finance and Insurance sector has been defined to encompass establishments primarily engaged in financial transactions; that is, transactions involving the creation, liquidation, change in ownership of financial assets; or in facilitating financial transactions. Financial industries are extensive users of electronic means for facilitating the verification of financial balances, authorizing transactions, transferring funds to and from transactors' accounts, notifying banks (or credit card issuers) of the individual transactions, and providing daily summaries. Since these transaction processing activities are integral to the production of finance and insurance services, establishments that principally provide a financial transaction processing service are classified to this sector, rather than to the data processing industry in NAICS 51: Information.

Legal entities that hold portfolios of assets on behalf of others are significant and data on them are required for a variety of purposes. Thus for NAICS, these funds, trusts, and other financial vehicles are another subsector of the Finance and Insurance sector. These entities earn interest, dividends, and other property income, but have little or no employment and no revenue from the sale of services.

NAICS 53: Real Estate and Rental and Leasing

The Real Estate and Rental and Leasing sector comprises establishments primarily engaged in renting, leasing, or otherwise allowing the use of tangible or intangible assets, and establishments providing related services. The major portion of this sector comprises establishments that rent, lease, or otherwise allow the use of their own assets by others. The assets may be tangible, as is the case of real estate and equipment, or intangible, as is the case with patents and trademarks.

This sector also includes establishments primarily engaged in managing real estate for others, selling, renting and/or buying real estate for others, and appraising real estate. These activities are closely related to this sector's main activity, and it was felt that from a production basis they would best be included here. In addition, a substantial proportion of property management is self-performed by lessors.

The main components of this sector are the real estate lessors industries; equipment lessors industries (including motor vehicles, computers, and consumer goods); and lessors of nonfinancial intangible assets (except copyrighted works).

Excluded from this sector are real estate investment trusts (REITS) and establishments primarily engaged in renting or leasing equipment with operators. REITS are classified within NAICS 52: Finance and Insurance, because they are considered investment vehicles. Establishments renting or leasing equipment with operators are classified in various subsectors of NAICS depending on the nature of the services provided (e.g., transportation, construction, agriculture). These activities are excluded from this sector because the client is paying for the expertise and knowledge of the equipment operator, in addition to the rental of the equipment. In many cases, such as the rental of heavy construction equipment, the operator is essential to operate the equipment.

NAICS 54: Professional, Scientific and Technical Services

The Professional, Scientific, and Technical Services sector comprises establishments that specialize in performing professional, scientific, and technical activities for others. These activities require a high degree of expertise and training. The establishments in this sector specialize according to expertise and provide these services to clients in a variety of industries and, in some cases, to households. Activities performed include: legal advice and representation; accounting, bookkeeping, and payroll services; architectural, engineering, and specialized design services; computer services; consulting services; research services; advertising services; photographic services; translation and interpretation services; veterinary services; and other professional, scientific, and technical services.

This sector excludes establishments primarily engaged in providing a range of day-to-day office administrative services, such as financial planning, billing and recordkeeping, personnel, and physical distribution and logistics. These establishments are classified in NAICS 56: Administrative and Support and Waste Management and Remediation Services.

NAICS 55: Management of Companies and Enterprises

The Management of Companies and Enterprises sector comprises:

- Establishments that hold the securities of (or other equity interests in) companies and enterprises for the purpose of owning a controlling interest or influencing management decisions; or
- Establishments (except government establishments) that administer, oversee, and manage establishments of the company or enterprise and that normally undertake the strategic or organizational planning and decision making role of the company or enterprise.

Establishments that administer, oversee, and manage may hold the securities of the company or enterprise.

Establishments in this sector perform essential activities that are often undertaken, in-house, by establishments in many sectors of the economy. By consolidating the performance of these activities of the enterprise at one establishment, economies of scale are achieved.

Government establishments primarily engaged in administering, overseeing, and managing governmental programs are classified in NAICS 92: Public Administration. Establishments primarily engaged in providing a range of day-to-day office administrative services, such as financial planning, billing and recordkeeping, personnel, and physical distribution and logistics are classified within NAICS 56: Administrative Support, Waste Management and Remediation Services.

NAICS 56: Administrative Support, Waste Management and Remediation Services

The Administrative and Support and Waste Management and Remediation Services sector comprises establishments performing routine support activities for the day-to-day operations of other organizations. These essential activities are often undertaken in-house by establishments in many sectors of the

economy. The establishments in this sector specialize in one or more of these support activities and provide these services to clients in a variety of industries and, in some cases, to households. Activities performed include: office administration, hiring and placing of personnel, document preparation and similar clerical services, solicitation, collection, security and surveillance services, cleaning, and waste disposal services.

The administrative and management activities performed by establishments in this sector are typically on a contract or fee basis. These activities may also be performed by establishments that are part of the company or enterprise. However, establishments involved in administering, overseeing, and managing other establishments of the company or enterprise, are classified in NAICS 55: Management of Companies and Enterprises. These establishments normally undertake the strategic and organizational planning and decision making role of the company or enterprise. Government establishments engaged in administering, overseeing, and managing governmental programs are classified in Sector 92: Public Administration.

NAICS 61: Educational Services

The Educational Services sector comprises establishments that provide instruction and training in a wide variety of subjects. This instruction and training is provided by specialized establishments, such as schools, colleges, universities, and training centers. These establishments may be privately owned and operated for profit or not for profit, or they may be publicly owned and operated. They may also offer food and accommodation services to their students.

Educational services are usually delivered by teachers or instructors that explain, tell, demonstrate, supervise, and direct learning. Instruction is imparted in diverse settings, such as educational institutions, the workplace, or the home through correspondence, television, or other means. It can be adapted to the particular needs of the students. All industries in the sector share this commonality of process, namely, labor inputs of instructors with the requisite subject matter expertise and teaching ability.

NAICS 62: Health Care and Social Assistance

The Health Care and Social Assistance sector comprises establishments providing health care and social assistance for individuals. The sector includes both health care and social assistance because it is sometimes difficult to distinguish between the boundaries of these two activities. The industries in this sector are arranged on a continuum starting with those establishments providing medical care exclusively, continuing with those providing health care and social assistance, and finally finishing with those providing only social assistance. The services provided by establishments in this sector are delivered by trained professionals. All industries in the sector share this commonality of process, namely, labor inputs of health practitioners or social workers with the requisite expertise. Many of the industries in the sector are defined based on the educational degree held by the practitioners included in the industry.

Excluded from this sector are aerobic classes in NAICS 71: Arts, Entertainment and Recreation, and nonmedical diet and weight reducing centers in NAICS 81: Other Services (except Public Administration). Although these can be viewed as health services, these services are not typically delivered by health practitioners.

NAICS 71: Arts, Entertainment and Recreation

The Arts, Entertainment, and Recreation sector includes a wide range of establishments that operate facilities or provide services to meet varied cultural, entertainment, and recreational interests of their patrons. This sector comprises:

- Establishments that are involved in producing, promoting, or participating in live performances, events, or exhibits intended for public viewing;
- Establishments that preserve and exhibit objects and sites of historical, cultural, or educational interest; and
- Establishments that operate facilities or provide services that enable patrons to participate in recreational activities or pursue amusement, hobby, and leisure-time interests.

Some establishments that provide cultural, entertainment, or recreational facilities and services are classified in other sectors. Excluded from this sector are:

- Establishments that provide both accommodations and recreational facilities, such as hunting and fishing camps and resort and casino hotels are classified in NAICS 72: Accommodation and Food Services;
- Restaurants and night clubs that provide live entertainment in addition to the sale of food and beverages are classified in NAICS 72: Accommodation and Food Services;
- Motion picture theaters, libraries and archives, and publishers of newspapers, magazines, books, periodicals, and computer software are classified in NAICS 51: Information; and
- Establishments using transportation equipment to provide recreational and entertainment services, such as those operating sightseeing buses, dinner cruises, or helicopter rides are classified in NAICS 48 – 49: Transportation and Warehousing.

NAICS 72: Accommodation and Food Services

The Accommodation and Food Services sector comprises establishments providing customers with lodging and/or preparing meals, snacks, and beverages for immediate consumption. The sector includes both accommodation and food services establishments because the two activities are often combined at the same establishment.

Excluded from this sector are civic and social organizations; amusement and recreation parks; theaters; and other recreation or entertainment facilities providing food and beverage services.

NAICS 81: Other Services (except Public Administration)

The Other Services (except Public Administration) sector comprises establishments engaged in providing services not specifically provided for elsewhere in the classification system. Establishments in this sector are primarily engaged in activities, such as equipment and machinery repairing, promoting or administering religious activities, grantmaking, advocacy, and providing drycleaning and laundry

services, personal care services, death care services, pet care services, photofinishing services, temporary parking services, and dating services.

Private households that engage in employing workers on or about the premises in activities primarily concerned with the operation of the household are included in this sector.

Excluded from this sector are establishments primarily engaged in retailing new equipment and also performing repairs and general maintenance on equipment. These establishments are classified in NAICS 44-45: Retail Trade.

NAICS 92: Public Administration

The Public Administration sector consists of establishments of federal, state, and local government agencies that administer, oversee, and manage public programs and have executive, legislative, or judicial authority over other institutions within a given area. These agencies also set policy, create laws, adjudicate civil and criminal legal cases, provide for public safety and for national defense. In general, government establishments in the Public Administration sector oversee governmental programs and activities that are not performed by private establishments. Establishments in this sector typically are engaged in the organization and financing of the production of public goods and services, most of which are provided for free or at prices that are not economically significant.

Government establishments also engage in a wide range of productive activities covering not only public goods and services but also individual goods and services similar to those produced in sectors typically identified with private-sector establishments. In general, ownership is not a criterion for classification in NAICS. Therefore, government establishments engaged in the production of private-sector-like goods and services should be classified in the same industry as private-sector establishments engaged in similar activities.

As a practical matter, it is difficult to identify separate establishment detail for many government agencies. To the extent that separate establishment records are available, the administration of governmental programs is classified in NAICS 92: Public Administration, while the operation of that same governmental program is classified elsewhere in NAICS based on the activities performed. When separate records are not available to distinguish between the administration of a governmental program and the operation of it, the establishment is classified in NAICS 92: Public Administration.

Examples of government-provided goods and services that are classified in sectors other than Public Administration include: schools, classified in NAICS 61: Educational Services; hospitals, classified in NAICS 62: Health Care and Social Assistance; establishments operating transportation facilities, classified in NAICS 48-49: Transportation and Warehousing; the operation of utilities, classified in NAICS 22: Utilities; and the Government Printing Office, classified in NAICS 31 – 33: Manufacturing.

NAICS 95: Auxiliaries (except Corporate, Subsidiary and Regional Management)

N/A

NAICS 99: Unclassified Establishments

N/A

Site Name: _____
Location: _____
Prepared by: _____
Date: _____

CLARKSTOWN, NY
Industrial Park Site Assessment Form

INDUSTRIAL SITE PROFILE

Identity	Name	Street	Hamlet/ Municipality	County	State	Zip
Building						
Owner/Broker						
Company						
Contact						
Zoning Classification						
Gross Available Acreage						
Total Usable/Subdividable Acres						
# of Adjacent Acres for Expansion						
Soil Type						
Soil Load Bearing Capacity (lbs. Per Sq. In.)						
Topography						
Elevation (Mean Ft. Above Sea Level)						
Water table (Ft. Below Ground)						
100 Year Floodplain (Yes or No)						
% of Site in Wetlands						
Phase One Environment Audit Complete (Yes or No)						
Selling Price Per Acre						
Transportation						
Highway Linkage						
Name						
2 or 4 Lane						
Miles from Site						
Internal Site Access						
Rail Service (if applicable)						
Carrier						
Main or Branch Line						
Spur Yes or No, if No: Distance to Rail Line						
Barge Facilities at Site if Applicable						
Name of River, Lake, etc.						
Channel Depth						

Turning Basin		
Storage Capabilities		
Water		
Provider		
Water Main		
Size		
Distance to Site		
Static Pressure		
Residual Pressure		
Flow per Minute		
Treatment Plant		
Rated Capacity (mgd)		
Peak Demand (mgd)		
Onsite Storage		
Elevated		
Capacity in Gallons		
Sewer		
Provider		
Sewer Main		
Size		
Distance in Feet from Site		
Use of Lift Required		
Treatment Plant		
Type		
Rated Capacity (mgd)		
Peak Demand (mgd)		
Protective Services		
Fire Insurance Class Rating		
Distance to Nearest Station		
Fire		
Police		
Fire Station Volunteer or Full-Time		
24 Hour Police Patrol Provided		
Electric Power		
Service Provider		
Service Voltage to Site/Building		
Transmission Voltage		
Distribution Voltage		
Secondary Voltage		
Power Quality		

Total interruptions per year		
Number of instantaneous delays		
Total outage duration (hours/year)		
Dual Feed Available from 1 Substation		
Dual Feed Available from 2 Substations		
Natural Gas		
Provider		
Distance from Site		
Size of Gas Line		
Gas Pressure		
Heat Valve		
Telecommunications Service		
Local Exchange Carrier		
Nearest Central Office (C.O.)		
Location		
Distance in Miles		
Switch		
ADSL Available from C.O.		
Type (e.g. Analog or Digital)		
C.O. on a Fiber Ring (Yes or No)		
Dual Service Provided from Two Central Offices		
Fiber Available (Yes or No)		
ISDN Available from C.O.		
Points of Presence (POPs)		
List All Major Long Distance Carriers		
Location of Closest Major Carrier POP		
Distance in Miles		
Location of Building in a Classified Zone	Yes	No
NYS Empire Zone		
Special Assessment District		
Tax Increment Finance (TIF) District		
Foreign Trade Zone		
Specialized Local Zones		
Summarize statutory incentives that could apply to a new occupant Provide the following: still photograph, aerial photograph, building blueprint, topographic map, & a highway map for the site		

Site Name: _____
Location: _____
Prepared by: _____
Date:

CLARKSTOWN, NY
Industrial Building Assessment Form

AVAILABLE INDUSTRIAL BUILDING

Identity	Name	Street	Hamlet/ Municipality	County	State	Zip
Building						
Owner/Broker						
Company						
Contact						
Telephone Number						
Site Characteristics Surrounding the Building						
Freestanding						
Business Park						
Size in Acres						
Freestanding or Industrial Park						
Specific Building Site Acres						
Total Complex in Acres						
Acres Available for Future Growth						
Zoning Classification						
Floor Area Ratio						
Topography						
Elevation						
Watertable - Ft. Below Ground						
Reside in 100 Year Floodplain (yes or No)						
Phase One Environmental Audit Done (Yes or No)						
% of Site Residing in a Wetland						
Soil						
Type						
Load Bearing Capacity						
Storm Drainage System						
Building Specifications	Manufacturing	Office	Warehouse	Lab	Total	
Construction Type						
Construction Date						
Previous Use						
Building Size (sq. Ft.)						

Available Sq. Ft.					
Building Classification (ind., R&D, Flex, etc.)					
Ceiling Height					
Column Spacing					
Floors	#	Size in Sq. Ft.	Bearing Capacity in Lbs. Per Sq. Ft.		
Elevators					
# of Passengers					
# of Freight					
Description of Building Wiring System					
Loading Docks	# of Tailgate	# of Drive-In			
Parking	Total Spaces Available	Spaces Available per 1000 of Building Sq. Ft.			
Surface					
Garage					
Lease Costs					
Rent $ per Sq. Ft.					
Base Rent					
Net Taxes					
Expenses					
Total Spaces Available					
Operating Expenses All Inclusive $ per RSF					
Sales Costs					
Total Taxes Paid Last Year, if Building for Sale					
Transportation					
Access					
Highway Linkage					
2 or 4 Lane					
Distance to 4 Lane Highway					
Internal Site Access					
Mass Transit Service Distance from Building	City	County	Metro		
Bus					
Distance to Airport in Miles					
Nearest Port					
Name					
Type					
Distance in Miles					
Rail Service (if applicable)					
Carier					
Main or Branch Line					
Spur Yes or No, if No: Distance to Rail Line					

Barge Facilities at Site			
Name of River, Lake, etc.			
Channel Depth			
Turning Basin			
Storage Capabilities			

Effective Property Tax Rate per $100	Tax Rate ($)
Real Property Tax	
Municipality	
County	
School	
Special District	
Personal Property Tax	
Municipality	
County	
School	
Special District	
Utilities	
Water	
Provider	
Water Main	
Size	
Static Pressure	
Residual Pressure	
Flow per Minute	
Treatment Plant	
Rated Capacity (mgd)	
Peak Demand (mgd)	
Booster Pump Required	
Onsite Storage	
Elevated	
Capacity in Gallons	
Sewer	
Provider	
Sewer Main	
Size	
Use of Lift Required	
Treatment Plant	
Type	
Rated Capacity (mgd)	
Peak Demand (mgd)	

Natural Gas	
Provider	
Gas Main	
Size	
Distance in Feet from Site	
Gas Pressure	
Heat Value	
Electric Power	
Service Provider	
Service Voltage to Site/Building	
Transmission Voltage	
Distribution Voltage	
Secondary Voltage	
Power Quality	
Total interruptions per year	
Number of instantaneous delays	
Total outage duration (hours/year)	
Dual Feed Available from 1 Substation	
Dual Feed Available from 2 Substations	
Telecommunications Service	
Local Exchange Carrier	
Nearest Central Office (C.O.)	
Location	
Distance in Miles	
Switch	
ADSL Available from C.O.	
Type (e.g. Analog or Digital)	
C.O. on a Fiber Ring (Yes or No)	
Dual Service Provided from Two Central Offices	
Fiber Available (Yes or No)	
Building Served by Fiber	
ISDN Available from C.O.	
Points of Presence (POPs)	
List All Major Long Distance Carriers	
Location of Closest Major Carrier POP	
Distance in Miles	
Protective Services	
Fire Insurance Class Rating	
Fire Insurance Class Rating	
Distance to Nearest Station	

Police		
Fire Station Volunteer or Full-Time		
24 Hour police Patrol Provided		
Location of Building in a Classified Zone	Yes	No
State Enterprise Zone		
Enterprise Community		
Empowerment Zone		
Foreign Trade Zone		
Specialized Local Zones		
Summarize statutory incentives that could apply to a new occupant Provide the following: still photograph, aerial photograph, building blueprint, topographic map, & a highway map for the site		

Business Visitation Survey

Thank you for agreeing to participate in this interview process as we assess the current business climate in the Town of Clarkstown.

Your individual answers to this survey are confidential and will not be released. Your responses will be summarized with those of others to forma an overall result in percentages or averages. Please don't hesitate to ask any questions during the interview process.

INTERVIEW DATE: _____

BUSINESS NAME: _____

NAME OF PERSON INTERVIEWED: _____

BUSINESS TITLE: _____

ADDRESS: _____

TOWN/CITY: _____ ZIP CODE_____

BUSINESS PHONE: _____

FAX NUMBER: _____

E-MAIL ADDRESS: _____

WEB ADDRESS: _____

CONFIDENTIALITY AGREEMENT:

I/We, the following interviewer(s) acknowledge that the information to be collected is to be kept confidential and is not to be disclosed to any person who is not entitled to receive it in his or her capacity as a participant in this visitation process.

The "Skip It Rule" – If there is a question that you feel might be best to skip, we will do that; just let us know. There is no need to explain your reasons.

Interviewer(s)

_____ (Name – please print)

_____ (Signature)

_____ (Name – please print)

_____ (Signature)

Person Interviewed:

_____ (Name – please print)

_____ (Signature)

BUSINESS PROFILE

Q 1. Which of the following industries best describes your business?

- ☐ Construction
- ☐ Manufacturing
- ☐ Wholesale Trade/Retail Trade
- ☐ Transportation & Warehousing
- ☐ Finance, Insurance & Real E3state
- ☐ Information
- ☐ Professional, Scientific & Technical Services
- ☐ Educational Services
- ☐ Health Care & Social Services
- ☐ Agriculture, Production/Services
- ☐ Other, please specify_____

Q 2. What are the major products or services offered by this establishment?

_____

_____

Q 3. How many years have you been in operation in the Town of Clarkstown?

☐ Less than one year ☐ 1-5 years ☐ 6 to 10 years ☐ More than 10 years

Q 4. Where are your primary market areas located?

_____

_____

WORKFORCE

Q 5. How many employees work at this location?

☐ 0-5 ☐ 6-10 ☐ 11-25 ☐ 26-50
☐ 51-100 ☐ 101-500 ☐ 500+

Q 6. How many of those employees are:

Full time _____ Part Time_____ Seasonal _____

Q 7. Over the next 2 years, do you anticipate that the number of employees in this business will increase, decrease, or remain the same?

☐ Increase ☐ Decrease ☐ Remain the Same ☐ Don't Know

Q 8. In general, do you believe that there are particular skills or qualifications that are difficult to find in the local workforce right now?

☐ Yes ☐ No

Q 8a. If yes, what skills or qualifications do you find lacking in the local workforce?

_____

_____

_____

Q 8b. Please explain what you believe to be the nature of the problem.

_____

_____

_____

Q 9. Please indicate whether of not your employees have used or would use training programs provided by government agencies or other organizations. (Please circle all that apply)

		Have Used	Would Use	Not Applicable
a.	Adult basic education	☐	☐	☐
b.	English as a second language	☐	☐	☐
c.	GED (High School Equivalency)	☐	☐	☐
d.	2-yr Community College Degree	☐	☐	☐
e.	4-yr College Degree	☐	☐	☐
f.	Graduate Programs	☐	☐	☐
g.	Software Training	☐	☐	☐
h.	Vocational/Technical Programs	☐	☐	☐
i.	Continuing Education (CEUs)	☐	☐	☐
j.	Computer Training	☐	☐	☐
k.	Sales and Marketing	☐	☐	☐
l.	Customer Service	☐	☐	☐
m.	Human Resource	☐	☐	☐
n.	Other	☐	☐	☐

Q 10. If training programs were offered in the future, would your business encourage your employees to use it?

☐ Yes ☐ No ☐ Don't know

LOCATION

Q 11. How satisfied are you with the current location of this business in the Town of Clarkstown?

- ☐ Completely Satisfied (skip to Q 13)
- ☐ Somewhat Satisfied
- ☐ Not At All Satisfied

Q 12. Why are you dissatisfied/somewhat dissatisfied with the location of this business? (Select all that apply)

- ☐ Site is too small
- ☐ Site is too large
- ☐ Inadequate utilities
- ☐ Location is inconvenient for customers
- ☐ Location is inconvenient for employees
- ☐ Difficulty securing employees
- ☐ Building is in poor condition
- ☐ Age of building
- ☐ General appearance of the site
- ☐ Police/Security
- ☐ Transportation
- ☐ High property taxes
- ☐ Poor community business support
- ☐ Other, please specify _____

Q 13. Please identify the three factors you consider the greatest strengths of Clarkstown as a location for your business and the three factors you would consider to be the greatest weaknesses.

Strengths	Weaknesses
1. _____	1. _____
2. _____	2. _____
3. _____	3. _____

FUTURE PLANS

Q 14. Do you have any plans to expand your business within the next two years in Clarkstown?

☐ Yes ☐ No (skip to Q 15) ☐ Not sure

Q 14a. If yes, what will be the nature of the expansion? (Please fill in appropriate responses)

No. of Employees _____
Land, in acreage _____
Building, in sq. ft. _____
Equipment, investment _____
Sales, % increase _____
Other, please specify _____

Q 15. What assistance, if any, would be of help to expand your business? Please check all that apply.

☐ Finding another suitable site location
☐ Financing
☐ Land issues
☐ Lease of building
☐ Assistance with the approval process
☐ Finding and securing adequate labor
☐ Workforce development and training for staff
☐ Workforce development and training for high tech employees
☐ Infrastructure upgrades (roads, telecommunication, energy supply and type)
☐ Other, please specify _____

Q 16. Which of the following, if any, have presented significant challenges to your business during the past two years?

☐ Financing
☐ Local by-laws
☐ Regulatory Issues
☐ Availability of Land
☐ Availability of Buildings
☐ Availability of Labor

- ☐ Workforce training
- ☐ Importing of goods and services
- ☐ Exporting of goods and services
- ☐ Canada/US exchange rate
- ☐ Utilities/infrastructure
- ☐ Technology
- ☐ Finding/developing strategic alliances
- ☐ Marketing
- ☐ Taxes
- ☐ Energy
- ☐ Transportation
- ☐ Access to supplies
- ☐ Access to markets
- ☐ Other, please specify_____

Q 17. Do you have plans to relocate this business during the next two years?

☐ Yes ☐ No (skip to Q 18) ☐ Not sure

Q 17a. If yes, where will you relocate?

_____

Q 17b. What assistance could help you to prevent the relocation of this business?

_____
_____

BUSINESS CLIMATE

Q 18. Which economic development offices or business associations, if any, have you dealt with during the past two years?

- ☐ Town of Clarkstown
- ☐ Rockland County Economic Development Corporation
- ☐ Rockland Business Association
- ☐ Chamber of Commerce
- ☐ Small Business Association
- ☐ Other, please specify _____

Q 19. In what ways do you think local business associations or economic development offices should be assisting businesses in this area?

_____
_____
_____
_____

Q 20. Based on the following factors, please grade the Town of Clarkstown as a place for your company to do business, where:

A = Excellent B = Good C =Average D =Poor F = Very Poor

a) Availability of skilled labor	A B C D F	j) Municipal taxes	A B C D F
b) Availability of unskilled labor	A B C D F	k) Quality of life	A B C D F
c) Labor costs	A B C D F	l) Housing availability	A B C D F
d) Availability of transportation	A B C D F	m) Housing cost	A B C D F
e) Availability of appropriately zoning land	A B C D F	n) Recreation facilities/opportunities	A B C D F
f) Timing for local permitting process	A B C D F	o) Access to training facilities	A B C D F
g) Land cost	A B C D F	p) Access to high tech meeting space	A B C D F
h) Cost of construction	A B C D F	q) Parking	A B C D F
g) Utilities available	A B C D F	r) Support from local businesses	A B C D F
h) Telecommunication infrastructure	A B C D F	s) Support from community	A B C D F
i) Water and sewer capacity	A B C D F	t) Other, specify_____	A B C D F

Q 21. How would your grade the business climate in Clarkstown?

A) Excellent B) Good C) Average D) Poor F) Very Poor

Q 22. How would your grade the overall business climate in New York State?

A) Excellent B) Good C) Average D) Poor F) Very Poor

LOCAL ECONOMY

As a member of the business community, I would like to ask you a few questions about the overall economy of the Town of Clarkstown, not your specific company.

Q 23. What would you consider to be the top opportunity, or opportunities, for economic development in the Town of Clarkstown, and why?

_____
_____
_____
_____

Q 24. Are there are barriers to achieving these opportunities in the Town of Clarkstown? If so, what are they?

_____
_____
_____
_____

Q. 25 How might these barriers be overcome?

_____
_____
_____
_____

Q 26. Who should take the lead on addressing these barriers?

_____
_____
_____
_____

BUSINESS ASSISTANCE

Q 27. Have you looked for business assistance in the Town of Clarkstown?

☐ Yes ☐ No

Q 28. Would you say business assistance in readily available in the Town of Clarkstown?

☐ Yes ☐ No ☐ Don't Know

Q 29. What business assistance services, if any, would you like to see offered by the Town?

_____
_____
_____
_____

BUSINESS ENVIRONMENT

Q 30. If you could, what *one* thing would you do to improve Clarkstown's business environment?

_____
_____
_____
_____

Q. 31 What new businesses/services would you like to see added in the Town of Clarkstown?

_____
_____
_____
_____

Q 32. Are there any comments or observations that haven't been covered during this interview that you would like to share with the Town of Clarkstown?

_____
_____
_____
_____

Town of Clarkstown Economic Development Study
Economic Impact Tool
Definition of Terms and Instructions

The Economic Impact Tool is a spreadsheet with built-in formulas that the Town of Clarkstown staff could use to calculate the potential economic impact of retail, office and industrial development. The proposed gross lease area (GLA) is a variable that has to be plugged in to derive information such as total estimated sales, estimated number of jobs, estimated wages, and total estimated leases.

Retail/Office/Industrial Spreadsheets

1. **Gross Lease Area (GLA)**: The floor area for included in a property lease in which the landlord agrees to pay all expenses that are normally associated with ownership, such as utilities, repairs, insurance, and (sometimes) taxes.

2. **Output**: This refers to the sales receipt generated within the given area.

3. **Employment**: This refers to the potential number of jobs that could be created by the development. The projected number of jobs is derived by using rule of thumb parameters.

4. **Earnings**: There are two sources of earnings: a) wages earned by workers, and b) income derived from leases of the property. Each of these uses a different multiplier.

5. **Median Sales per Square Foot**: Information regarding Median Sales per Square Foot was gathered from the book Dollars & Cents of Shopping Centers/The Score 2006, published by the Urban Land Institute and the International Council of Shopping Centers.[1]

6. **Total Estimated Sales**: This is derived by multiplying the *Gross Lease Area* by the *Median Sales per Square Foot*.

7. **RIMS II Multipliers**: The use of regional economic multipliers is a standard way to identify the potential effects of a major change in a region's economy. These measures estimate the changes in output, income and employment resulting from an initial change in spending. The RIMS II (Regional Input-Output Modeling System) will be used to determine the economic impacts of the proposed development in the Town of Clarkstown. The Modeling System was developed by the U.S. Department of Commerce, Bureau of Economic Analysis (BEA) as a method for estimating regional multipliers for impact analysis in output, earnings, and employment associated with a program or project under study.[2] A different multiplier is used for output, employment, and earnings.

[1] The Urban Land Institute (ULI) and The International Council of Shopping Centers. **Dollars and Cents of Shopping Centers/The Score 2006**. 2006.
[2] U.S. Department of Commerce, "Regional Multipliers: A User Handbook for the Regional Input-Output Modeling System (RIMS II)," Third Edition 1997.

8. **Projected Impact**: The development of retail, office, industrial or residential space in the Town of Clarkstown will help expand the local economy through ripple effects. Ripple effects stem from subsequent expenditures for goods and services made by first-round income from the development, and are expressed in terms of a *multiplier*. A ***direct effect*** *or impact* arises from the first round of buying and selling. Direct effects include the number of jobs created by the sales, the purchase of inputs from local or regional suppliers, the spending of income earned by workers, annual labor revenues, and the income effect of taxes. Direct effects also include the number of workers that will be employed by the establishment. These direct effects can be used to identify additional, subsequent rounds of buying and selling for other sectors and to identify the effect of spending by local households. The ***indirect effect or impact*** is the increase in sales of other industry sectors, which include further round-by-round sales. The ***induced effect or impact*** is the expenditures generated by increased household income resulting from direct and indirect effects. The ***total effect or impact*** is the sum of the direct, indirect, and induced effects.

9. **Rule of Thumb Number of Jobs**: Several sources were used to determine the approximate number of jobs for a particular type of space and use. These sources include the Urban Land Institute, Time-Saver Standards for Building Standards, and various online sources.

10. **Total Estimated Number of Jobs**: This is derived by multiplying the Gross Lease Area by the Rule of Thumb number of jobs for the type of space. The spreadsheet includes a built-in formula to calculate this number.

11. **Median Wages per Worker**: The source for median wages was gathered from the Occupational Employment Statistics of New York State Department of Labor, Workforce and Industry Data Industry for the Hudson Valley, which includes Rockland County. (http://www.labor.state.ny.us/workforceindustrydata/apps.asp?reg=hud&app=wages). Wage information shown in the spreadsheet has to be updated occasionally based on the latest information available with the New York State Department of Labor.

12. **Total Estimated Wages**: This is derived by multiplying the *Total Estimated Number of Jobs* by the *Median Wage per Worker*. The spreadsheet includes a built in formula.

13. **Lease per Square Foot**: This information is based on prevailing lease rates in the market area and has to be occasionally updated based on changes with prevailing lease rates.

14. **Total Estimated Lease**: This is derived by multiplying the *Gross Lease Area* with *Lease per Square Foot*.

15. **Total Impact on Earnings**: This is derived by adding the Total Impact of Wages and the Total Impact of Leases.

16. **Class of Properties**: According to the Urban Land Institute, property class is measured by evaluating a building's age, location, quality of finishes, building systems, amenities, lease rates and tenant profile.[3] Definitions follow:
    - ***Class A***: investment grade properties. Buildings are oftentimes the most desirable and feature high-grade finishes and amenities, which offer status to the business within. Older properties could sometimes be renovated and repositioned as Class A properties.
    - ***Class B***: Class B and Class C buildings are often older properties that have not kept up with modern trends in design and features. Class B properties could also be new properties but small and basic with few amenities.

Residential Spreadsheet

17. Condominium Units: Condominiums or condos are essentially apartment units that are individually owned.

18. Multi-Family Apartments: Apartment buildings with more than two (2) residential units.

19. Townhouse Units: A townhouse or town home is any home that shares a building with other units, particularly if there are no other units above or below.

20. Single-Family Homes: Single-family residences are detached homes, usually with a front and back yard, driveway, and attached carport or garage.

21. Duplex Homes: Two-family homes or a building with two (2) attached residential units.

22. Lofts: Usually a type of condominium where old industrial buildings have been converted to residential units. Lofts are usually characterized by high ceilings, floor to ceiling windows, exposed interior brick, metal stairs and handrails, stainless steel kitchen appliances, and modern/contemporary furnishings.

Construction Spreadsheet

23. Output: relates to total construction cost.

24. Earnings: relates to wages of workers. Depending on the type of construction, earnings are derived by multiplying the total construction cost by 40% for buildings, and 35% for land development.

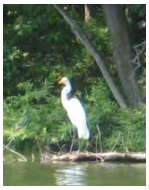
[3] Adrienne Schmitz and Deborah L. Brett. Real Estate Market Analysis: A Case Study Approach. The Urban Land Institute. (Washington: 2001).

25. Employment: To derive the number of jobs, divide Earnings by the median wage for construction jobs. Median wage for construction jobs was $49,940 in 2007 for the Hudson Valley (Source: NYS Department of Labor, Occupational Employment Statistics).

Environmental Resource Assessment

Town of Clarkstown

Rockland County, NY



November 6, 2008

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Town of Clarkstown
Environmental Resource Assessment

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Executive Summary

This environmental resource assessment was performed for the Town of Clarkstown to establish baseline patterns of important habitats and biodiversity resources for the towns 2009 comprehensive plan update. Analysis shows that while over 71% of the footprint of the town is now substantially developed, surprising and significant conservation opportunities persist for the remaining high quality habitats, biodiversity features and species occurrences. The town is faced with the unique opportunity, through this comprehensive planning process, of developing a conservation plan and long-term vision for preserving the ecological systems that have supported and helped define the character of Clarkstown. It is the intent that the attached report and accompanying spatial information can form the core of and will support the development and enactment of such a plan.

Key conservation and planning opportunities for the town:

- Preserve rare species and communities as well as high quality examples of representative habitats and important biodiversity resources
- Protect and maintain healthy and intact ecosystems and ecosystem services
- Develop and implement water quality standards and practices that ensure the health and integrity of aquatic and wetland systems
- Carefully plan for landscape corridors and avenues of ecological connectivity

Identified Priority Elements: Primary and Secondary

Primary Conservation targets:

- Large intact forest blocks
- Landscape linkages and corridors
- Priority watersheds

Large intact forested blocks

One of the major priorities of the updated comprehensive plan should be to protect the remaining large, intact parcels of forested lands and high quality and ecologically important habitat and connected protected natural areas within the town. These large block lands, located around the perimeter of the Clarkstown basin, are formed by the arc of South Mountain, Little Tor and Hook Mountain. They contain arguably the last and best intact examples of the towns remaining natural heritage. Building and disturbance footprints as well as erosion and run-off should be minimized and monitored closely in these regions.

These large natural areas surrounding Clarkstown, and the linkages to them, will become increasingly critical as climate changes begin to force species and natural communities to adapt, move or perish.

- Elements of state-wide significance supported:
    - Rocky Summit Grassland communities
    - Oak-Tulip Tree Forests
    - Multiple threatened plant and animal species and species of concern

- Other important attributes:
    - They contain important regional habitat for a wide array of animal species
    - They provide important water and air quality services and ground-water infiltration zones
    - They provide high-quality passive recreational opportunities and scenic river vistas
    - They contain one of the last remaining high-quality and intact records of the natural history of the town.
    - They help maintain the rural character and quality of life of Clarkstown

<u>Landscape linkages and corridors</u>

- Forested block corridors
- Lake Deforest margin corridors
- West Branch Hackensack greenway

Establishing parks and large, undeveloped protected areas for important species and assemblages is clearly the first step in protecting a town's natural resources. Nearly as important are the linkages of the remaining patch habitats, with each other and the larger matrices. Several prominent ecological corridors now exist or can be established within Clarkstown. The first and largest is represented by the contiguous forest complex described above.

The east and west shores of Lake Deforest represent another significant ecological corridor. While narrow and somewhat disturbed, the forested edges of the lake run nearly five miles north and south, spanning much of the length of the entire town. These high-quality mostly mature forest tracks and wetland complexes provide simple though effective routes for seasonal migrations, foraging movements, escape from disturbance as well as avenues of dispersal and colonization.

The third important ecological greenway lies within the northwestern corner of Clarkstown, bounded by the Palisades Parkway on the west and running north from New Hempstead Rd. Establishing the region as an ecological corridor with increased protection and oversight can help improve water quality of the Hackensack River while at the same time providing connections and buffers for the permanently protected habitat, parks and forest blocks within the region.

- Important corridor functions:
    - Enable seasonal migrations, foraging movements, escape from disturbance
    - Provides for natural colonization and exchange of genetic diversity
    - Contain and support state-wide Important Bird Areas and hot spots
    - Multiple water quality services and important aquatic habitats supported

Priority Watersheds

- Rockland Lake State Park
- South Mtn. Rd\Centenary swamp complex

Rockland Lake State Park

Rockland Lake State Park supports habitat for multiple species of state-wide concern, both plant and animal. It is important due to its value as a heavily used recreational facility as well as by virtue of the unique biota it supports. Water quality issues affect habitat conditions and it will be important to consider the entire drainage area in mitigating these impacts. It is recommended that a town\state partnership consider adopting the parks' contributing drainage basin as a biotic priority watershed of conservation concern.

South Mtn. Rd.\Centenary swamp complex

One of the largest wetland complexes within the town begins at the outflow of Lake Lucille, running southeast through a matrix of hardwood swamps and marshlands before entering Lake Deforest south of Old Rt. 304. Systems of interconnected feeder streams as well as the main channel of the river have historically held important and rare biodiversity components. A rich diversity of high-quality wetland types are found here: hardwood swamps, scrub\shrub and emergent marshlands as well as riparian corridor habitats. Suitable habitat conditions exist here to support many if not most of Clarkstowns reptile and amphibian species.

- Important priority watershed attributes:
    - Contain critical habitat for an array of rare and endangered species
    - They provide critical water and air quality services and ground-water infiltration zones
    - They provide high-quality passive recreational opportunities and scenic river vistas
    - One of the last remaining high-quality and intact records of the natural history of the towns aquatic systems

Secondary Conservation targets:

- Remaining fields, agricultural areas and grasslands
- Small-patch "stepping stone" corridors of existing parks and open space
- Town-wide connected riparian corridors, marshes and wetlands

Remaining fields, agricultural areas, shrub and grasslands

The remaining open, non-forested, natural upland areas are currently among the most unique habitat types in the town and they represent the last critical niche upon which a wide range of bird, reptile, insect, mammal and plant species are dependent. Many fall within existing State, County and town park lands and, with minimal effort and effective coordination, their preservation as a part of our ecological heritage can be ensured. Local agricultural production can provide an invaluable resource, in the face of sky-rocketing energy and transportation costs and nearly always provides valuable habitat services.

- Important Grass\Shrub Land attributes:
    - They provide habitat and open areas for species dependant on incident sunlight and radiation for survival
    - They sustain unique biodiversity, plant assemblages and vegetation communities not found in other habitats
    - They contain dwindling components of the natural history and rural character of the town.
    - They can provide local sources of high-quality food supplies

Small-patch, "stepping stone" corridors of existing parks and open space

Direct physical linkages of appropriately designed contiguous corridors are held by many ecologists as the best way to connect habitats and important areas. But where current building and development footprints make this impossible, an alternate approach is to optimize the conditions, structure, resources and patterns of smaller "stepping stone" parks or patches across the region. Many existing parks and open space patches within Clarkstown contain high-quality examples of important habitat, food, water and shelter resources. When considered as an integrated matrix, this "stepping stone" system now provides components of such a networked corridor across Clarkstown.

- Important attributes of "stepping stone" corridors:
    - They provide important habitat patches and resources for species traversing across the region
    - They provide important air and water quality services to neighboring areas
    - They serve as localized sources and sinks for genetic material and biodiversity

- They provide localized recreational, aesthetic and inspirational outdoor resources
- They help buffer against an over-urbanized environment and preserve a high quality of life

Town-wide connected riparian corridors, marshes and wetlands

The interconnected network of water bodies and wetlands across Clarkstown not only provide irreplaceable water resources for human uses but also form the footprint for the towns' aquatic habitats. Storm-water and non-point pollution and run-off have, over time, compromised the integrity, quality and viability of these habitats and the biota that depend on them. In updating the current comprehensive plan, the town is presented with the opportunity to develop the kinds of regulatory set-backs, buffers, sediment controlling practices and water quality monitoring programs that can help ensure that current and future growth patterns proceed in an ecologically and hydrologically sustainable manner.

- Important aquatic systems attributes:
  - Provide groundwater recharge, filtration, retention and buffering services for drinking water systems
  - Provide habitat for multiple rare and endangered species as well as local aquatic life
  - Help to manage seasonal flooding patterns
  - Provide foundation for wide range of economically important recreational resources and opportunities

Introduction

Natural resource management strategies have commonly focused on the consideration of individual species, issues, activities, or concerns. Governance structures and sector-based regulatory oversight from disparate (e.g. housing, transportation, water, economic growth) agencies have too often been disjointed or at odds with each other. They also tend to impose artificial spatial domains (legal, municipal, political) that fail to consider adequately ecological patterns and processes. The growing field of ecosystem-based management, EBM (also called habitat-based management) unifies an integrated approach for protecting and conserving the biological resources of a region. EBM considers and focuses the inter-related and cumulative contributions and impacts of multiple sectors, including those of humans, economic and cultural sources on natural systems. It stresses science-based understanding of the full range of ecological functions and services, the interconnected patterns and interactions between them, especially across air, soil, aquatic and terrestrial boundaries, at multiple scales. At its simplest, EBM seeks to coordinate approaches and considerations regarding conserving important species and biodiversity resources. In the end, the best and really only long-term way to preserve a species is to conserve and protect its habitat and the array of resources it requires to maintain sustainable and viable populations. Mapping and consideration of the array of important biota and natural resources within Clarkstown is here approached from the habitat and ecosystem perspective.

Methodology

Historical Biotic Components

Information on the types of flora, fauna and plant communities that have historically been found within the region was obtained and related to the kinds of habitats and conditions that Clarkstown likely supports. A range of expert knowledge and data sources were consulted, including the NY Natural Heritage Program, Torrey Botanical Society, NY and Rockland Audubon Societies, NY Department of Environmental Conservation, Hudson River Estuary Program, The Nature Conservancy and multiple private sources. While some programs documented plant (Appendix 1.) and animal occurrences from within the past sixty years, only species and habitats that have been validated within the past thirty years were included within this survey.

Geospatial Data Processing: Stratification of Potential Habitat and Important Conservation Zones

Habitat\Non-Habitat

Mapping the important habitats of Clarkstown began by sequentially stratifying all areas within the town along lines of simple gradients and coarse to finer-scale filters: is an area developed or undeveloped, wet or dry, flat or steep, is it nutrient rich or poor? All of these patterns help to inform our understanding of potential habitats and the kinds of species or communities that could possible occur in a given area. The process is greatly enhanced through the use of a GIS and spatial modeling tools. The first round separated areas paved, developed, or dominated and actively used by humans or not. A digital roads layer formed the central artery of a developed "non-habitat" layer. Roads were buffered to establish a margin within which habitat functions are considered to be greatly compromised. This buffer distance varied based on road size : *Interstate Highways and Ramps* were buffered to a distance of 100' from either side of the centerline of the road, *State and County Highways*, 75' and *Local Roads*, 30'. Remaining impervious surface layers (Parking Lots, Sidewalks, Driveways and Buildings) were joined, buffered to a distance of 30' from the edge of the features and merged together with the buffered roads layer to form an *Impervious* class, within a *TerrestrialHabitat.shp* geospatial layer (Figure 1.). To complete the "non-habitat" layer, areas adjacent to buildings and impervious surfaces or actively managed by humans (lawns and yards, sheds, pools, cemeteries, playgrounds, etc…) were delineated from 2007 air photos and added to a *Developed* class within the layer. Collectively *Impervious* and *Developed* classes account for over 71% of the land area of the town (Figure 2.). When considered just by itself, this layer tells much of the story of the state of natural resources within Clarkstown. The areas falling outside of these human footprints formed the core of what might be considered as potential habitat.

Aquatic\Terrestrial

Aquatic and terrestrial systems were broken out next, by identifying the areas containing or not containing lakes, ponds, rivers, streams and wetlands. Polygons representing lakes, ponds, wetlands (or h*ydric zones*) as well as streams large enough to possess mappable shorelines were combined and buffered to a distance of 50' from the edge of the feature. These lacustrine (lake side) wet edge zones represent significant and important habitat and contain valuable resources for a wide range of plant and animal species. A stream centerline layer was buffered to a distance of 50' of either side, forming a layer of riparian (stream side) corridors. The buffered lakes, ponds, hydric zones and riparian corridor layers were merged together to form a combined *HydroCorridor.shp* coverage (Figure 3.). This layer represents the major surficial, open water systems and habitats within the town and provides a general basis for understanding how water moves across the landscape, north to south. It also depicts the

location of conditions and resources important to sustaining aquatic communities. Additional ancillary GIS layers were consulted that inform and provide a useful understanding of habitat areas and hydric conditions. These include the FEMA flood zone layers (Figure 4.), and the USDA SSURGO Hydric Soils (Figure 5., Appendix 2.), which provide more detailed insight into wetlands that other geospatial coverages (NYS or Federal wetlands, NWI data). With the use of the full suite of hydrological and spatial information, the locations of vegetated wetland habitats (forested swamps, scrub\shrub swamps and emergent marshes together with small ponds that contain emergent vegetation) was mapping into a second layer; *AquaticHabitats.shp* (Figure 6.). Used collectively, the above spatial information provides an integrated overview of Clarkstowns hydrological and potential aquatic systems; the remaining areas, outside of Impervious and Developed were considered as potential upland terrestrial habitat.

Additional layers were next considered to better understand the spatial array of potential physical habitats and biogeographic patterns. Bedrock and surficial geology layers (Figures 7 & 8.) were assessed together with USDA SSURGO soils information (Figure 9). Soil depth, texture, fertility and geological parent material can strongly influence potential natural vegetation patterns. Ridge tops, the bottoms of cliffs and talus areas as well as regions with steep slopes (Figure 15.) can support unique species and plant assemblages. Layers informing such patterns were integrated in the habitat database. With the array of potential species and habitat types in hand, a draft version of an upland *TerrestrialHabitat.shp* layer (Figure 1.) was delineated manually with the above spatial database and 2007 DOQQs.

Construction of Modeled Layers

Compared to sources such as the USGS National Hydrological Dataset (NHD) and U.S. Census Tiger data, the geospatial data provided by the Rockland County Planning Department represent the best publically available hydrological information for Clarkstown. They do however contain some obvious gaps and shortcomings. Stream centerlines and surface water polygons within the collection were visually delineated by the contractor from digital air photos. Consequently, where stream courses are small, run under dense shrub or tree canopy or are channelized and run underground via culvert, these sections cannot be followed accurately and so their mapped extents appear to be isolated and cut off from the hydrological network to which they belong (Figure 10.). To better understand the actual connected hydrological networks and pathways that drain the town and the interspersed aquatic habitats, a hydrological model of the town was built for this project. The base digital elevation model (DEM) surface (Figure 11.) was constructed from elevation points and generated at a horizontal resolution of 5 feet. Output layers were constructed representing soil moisture (Figure 12.), to help better understand edaphic plant community patterns, as well as for likely stream courses locations (Figure 13.). The detailed modeled stream locations possess reasonably high spatial fidelity to the larger, photo-interpreted stream layer, (Figure 14.), but have not been widely field checked. They have however proven very valuable during the habitat mapping portion of this survey in understanding and refining the location of sensitive habitats, including semi-

permanent and intermittent stream courses. They are provided as a deliverable to help improve an understanding of the probably locations of water courses within the town.

Estimates of terrain and steep slopes of the town were calculated from DEM data (10m and 30m) obtained from the USGS National Elevation Dataset (NED) program. Slope models from 30m elevation surfaces appeared to over-generalize detailed slope patterns and products from the 5 foot surface, mentioned above, included distracting artifacts from built systems. It was decided that the 10m data produced the best trade-off between these alternatives and a smoothed (3x3 pixel) *Steep Slopes* layer of the town is included within the project database (Figure 15.).

Ranked Parcels

Finally, to consider conservation and biodiversity protection within Clarkstown from the land acquisition and zoning perspective, a *Ranked Parcel* layer was constructed, of all the tax lot parcels that intersect ecologically significant features (terrestrial or aquatic). *RankedParcels.shp* (Figure 16.) contains these features and a matrix of file attributes for sorting them, as follows:

A = Priority Acquisition Parcels: Parcels that fall within Primary Conservation Target features (Large Forest Blocks, Corridors or Priority Watersheds) and are either adjacent to existing permanently protected lands (*PPL*; State, County, Town parks), comprise an important landscape scale linkage and are typically >5ac. Most possess membership in multiple criteria classes. When looking towards which parcels within the town contain high biological significance and acquisition or protecting of which would most help protect the towns significant biological resources, these parcels should be considered as among the most important. The connected spatial relationships and linkages represented play an important role in these parcels importance and development near these features would ideally be limited and highly managed.

B = Secondary Acquisition Parcels: Also of great biodiversity importance, these fall within primary and secondary conservation target\overlay zones and contain or link important biological resources and habitats.

C = Valuable Conservation Parcels: contain valuable habitats and ecological resources, but are commonly smaller in size, contiguous to smaller, isolated parks and pockets of typically fragmented habitat.

D = Incidental Conservation Parcels: contain and possess relationships with smaller blocks of habitat and environmental systems, typically 1-2 acres in size, protection of which can be valuable, but of a lower priority than those listed above.

E = Edge\Adjacency Parcels: smaller parcels that typically contain small amounts of valuable biodiversity resources and that are commonly adjacent to and help buffer

larger, higher ranked features and systems. Development within these parcels should be monitored and contained as they form one of the last lines of defense from encroachment and fragmentation from adjoining development pressures.

The base *RankedParcels.shp* file contains all mentioned spatial information and variables and a series of symbolized *Layer* files was constructed from it to depict and display the range of conservation perspectives relative to ecological systems:

RankedParcels_Terrestrial.lyr (Figure 17.)
represents a subset of *Base Conservation Parcels* that contain (INTERSECT) just the terrestrial habitats (Hardwood Forests, Crest\Ledge\Talus or Ag\Grass-Shrublands) of the town.

RankedParcels_Aquatic.lyr (Figure 18.)
represents a subset of the *Base Conservation Parcels* that contain (INTERSECT) any hydrological system (lakes, ponds, streams stream corridors, wetlands (all) or aquatic habitats (Forested Wetland, Scrub-Shrub Swamp, Emergent Wetland).

RankedParcels_Priorities.lyr (Figure 19.)
represents a subset of the *Base Conservation Parcels* coded by a suggested acquisition priority ranking *A, B, C, D, E* as per above.

RankedParcels_withPPLs.lyr (Figure 20.)
contains the above mentioned Priority Ranks (*A, B, C, D, E*) but also displays existing *Permanently Protected Lands* (PPL) of State Parks, County Parks and Clarkstown owned lands. Displays what a connected conservation vision for the town might look like from a spatial perspective. Forms strategic core of what developed and enacted overlay zones would be developed to protect

All lands owned by the United Water Company, Corwick Realty and the privately owned Dellwood Country Club are included within the analysis, since, while they currently serve open space functions, they could be developed in the future.

Field Surveys

To validate, test and update the draft aquatic and terrestrial habitat layers, field surveys were conducted between 2007 and 2008 at over 200 locations across the town. Significant habitats within undeveloped areas and parklands (State, County, Town and private) were included as were the aquatic and terrestrial lands of the United Water Company and its real estate branch, Corwick Realty. The results of the surveys were used to update and complete final aquatic and terrestrial habitat layers and to develop the conservation target and overlay zones for important species and habitat features. In addition, evaluation of the important

biological resources and current\alternate uses for 14 of Clarkstowns parks was performed, as input to a parallel master planning effort for these properties (Appendix 3.).

The intention of the surveys and conservation priority overlays is to provide the town with likelihood maps that can inform the application process when a parcel is proposed for development. While on-site verification and specific and detailed biological assessments will always be required for such projects, it will help delineate the range of habitats and conditions that occur within the given area of interest and provide a regional ecological context. Protection of these areas will help to ensure the long-term viability of the towns remaining intact ecosystems as well as the rare, endangered and threatened species, plant communities and habitats of special concern that occur within it.

Background: Physical Context

Geology, Soils, Terrain, Hydrology

Geology

The bedrock geology supporting the town and local aquifer systems (Figure 7.) consists largely of a basin of late Triassic era mudstone\sandstone complex of the Brunswick Formation surrounded by a weather-resistant rim of igneous diabase (trap rock) of the Palisades ridges. Combined they form the northeastern tip of the Newark Basin, a complex of largely sedimentary and igneous rocks deposited some 200 million years ago during the Triassic Period in shallow fresh waters. The steep diabase ridges surrounding the north, east and southeast sections of the town (Palisades) are composed of intrusive igneous rocks with high cat ion content (especially calcium), which can form soils supporting unique vegetation communities. These trap rock regions have long been prized and mined as building materials for the tri-county region and these activities continue to this day.

Along the northwestern edge of Clarkstown, east of the Palisades Parkway, a small prong of a weather-resistant coarse-grained sandstone conglomerate, part of the Hammer Creek formation, forms a small north\south running shelf. This feature, upon which the upper Smith Farm property is located, helps to define the hydrological patterns established within the area, causing the streams and ground water of the area to flow north and the western edges of the town to drain east, towards Lake Deforest.

Surficial geology across the town (Figure 8.) consists largely of layers of gravely, glacially deposited, loamy acid till derived mainly from reddish sandstone, shale, and conglomerate, with some diabase. Clay deposits are locally common (especially south of Lake Deforest) and perched water tables exist in spots. Outwash sand and gravel deposits are found within the southwestern edges of the area.

Soils

Soils within Clarkstown (Figure 9., Appendix 2) are dominated by three main Series: those of the Holyoke (11%), within the steep, outer, trap rock regions and the Cheshire (10%) and Wethersfield (49%) within the lower lying central basin. Combined these three Series form over 70% of the soils within the town and represent shallow to deep, well-drained loams and silt-loam units formed on bedrock (diabase) or glacially deposited acidic till (mostly sandstone, mudstone, conglomerate and diabase) and possess good permeability and water holding capacity. Surprisingly, nearly 42% of all of the soil units within Clarkstown are rated as Prime or of Statewide Importance by the NRCS. Due to the high development footprint of Clarkstown, less than 30% of these remain undeveloped (without buildings, yards, parking lots, etc...). The above mentioned Series contain sub-units based on slope classes and several of these possess the potential for excess erosion, should they be developed. Gravel, stone and cobble components can be high and pockets of clay that limit soil permeability are common locally. Hydric soils dominate within poorly drained wet and wetland regions and include mucks (Adrian, Carlisle, Ipswich, Palms) and loams\silt loams (Fredon, Rippowam, Sloan) (Figure 5).

Terrain

The elevation within Clarkstown (Figures 11 & 21.) ranges from sea level at the Hudson River to just over 730' (msl, high point) atop Hook Mountain. Average elevations of the nearly level central portions of the town vary from 100 – 300 feet (msl), with most areas draining centrally towards Lake Deforest (normal elevation of 85'). The trap rock ridges bounding the central basin (South Mountain and High Tor to the north and Hook Mountain to the east) rise to an average elevation of 400-700' (msl) and contain regions of very steep slopes, cliffs and talus areas. Dramatic and scenic vistas and view sheds of the Hudson River, both north and south as well as of the greater Clarkstown region are found within these edge corridors. These zones contain some of the highest priority biodiversity resources of Clarkstown, can contribute large amounts of sediments and storm runoff, if developed, and will require protection within the comprehensive plan from pressures of residential development and mining interests.

Hydrology

Clarkstown forms the headwaters of the Hackensack River which drains nearly the entire town (Figure 3). Important lakes within the basin include Lake Deforest, (a county drinking water reservoir and Clarkstowns largest watershed) Rockland Lake, Swarthout Lake, Congers Lake and Lake Lucille. Dozens of smaller ponds are found, as well as over 170 miles of streams, flood plains and riparian zones. Aquatic systems within Clarkstown are one of the biological features most in need of conservation and remedial action.

Clarkstowns relation to the Hudson River is oft-times overlooked, due to the fact that most of the towns adjacent shoreline falls within permanently protected parklands, shielded from development pressures. In addition, very little of the town drains into the Hudson proper,

but instead contributes outflows almost exclusively to the upper Hackensack river. While commercial riverfront development will remain limited, Clarkstown today enjoys an array of recreational access to the Hudson River. A well developed network of trails along Hook Mountain provides dramatic scenic vistas and wildlife viewing opportunities. River level pathways within Nyack Beach State Park afford hikers and recreational fisherman easy access to the river proper.

A study of the groundwater resources and aquifers of Rockland County is being conducted by the NY USGS office and the report is expected to be released by the end of 2009. The research looks at groundwater quality and quantity issues as well as related stream flow rates and sustainable yields and demands within local water and groundwater well systems. Annual flows of Rockland stream courses have been reduced to near drought conditions in many regional basins and groundwater supplies are known to be susceptible to pollution by human activities within surface systems. The cumulated affects, potentially heightened by climate related changes in precipitation patterns, has both short and long term implications for the towns' aquatic systems and the floral and faunal components that depend on them.

Water quality issues and services are and will continue to be an important function of Clarkstown maintained lands, as suggested within the recently released *"Ramapo/Hackensack River Basin Waterbody Inventory and Priority Waterbodies List",* NYS DEC, July 2008 (Figure 22., Appendix 4) . Most streams within the region (and the Hackensack system within Clarkstown, in general) are classified as *Impaired*, regarding their ability to support appropriate uses by aquatic life, fish and for drinking water supplies. The report lists the impairments stemming largely from intense urbanization, development and storm water discharges. Such patterns are understandable with the large extent of paved and developed areas (71%) within the town. The dynamic underlines the importance and the opportunities of the current comprehensive plan update.

Results: Biotic Resources of Clarkstown

Vegetation & Habitat Types

Terrestrial: Forests

Southern New York State falls within a transition zone of forest types, between southerly oak-hickory communities inter-mixed with beech-maple associations representative of the northern hardwoods. Historically, much of Clarkstown has been cleared or disturbed repeatedly for commercial, industrial and residential development. These past land-use patterns now account for much of the composition, structure, conditions and distribution of Clarkstowns' present biota. While natural systems of the region have experienced a post-settlement rebound over the past 100-150 years, high residential development of the past 40

years has relegated intact forest lands to an outer fringe around the town. These large-block forest lands represent some of the highest value biological resources within Clarkstown today.

Within areas undisturbed by humans over long periods of time, plant species tend to form associations and niche communities along gradients of elevation, light, moisture and nutrients. Some of these patterns can be seen within Clarkstown today. The upper reaches of drier, trap rock and ridge crest zones are dominated by oak assemblages (red oak, white oak, with occasional chestnut, bear, scarlet oak, white ash and hickories) with small but important patches of open grass land communities. Cliff, ledge and talus regions of the Palisades include unique plant assemblages that support important bird and reptile populations associated with the systems. Pockets of richer, well-drained mid and lower slope cove forests contain examples of Oak-Tulip Forests, (red oak, tulip tree, beech, black birch, red maple) a community of special concern in New York State. With the frequency and canopy abundance of tulip tree across the natural areas of Clarkstown, this community may grow in importance in undisturbed areas. Forested wetlands of the town are comprised largely of red maple with green & black ash, black birch and occasionally elm, slippery elm, tupelo and willow. The remaining matrix of Clarkstowns forests however, has not reestablished clear patterns or niche occurrences. Most of these systems are comprised of very diverse intermixing of red oak, beech, tulip tree, sugar maple, red maple, black birch, yellow birch, white and green ash and cherry. Common co-occurring and sub-canopy species include hickories, flowering dogwood, musclewood, sassafras and hop hornbeam. Hardwood species dominate throughout the town, with the minor exception of a few isolated patches of white and Scotch pine, red cedar and the small hemlock ravine found within Kennedy-Dells County Park.

Age and size wise, many of the remaining intact forested areas of the town hold stands of high-quality, mature, second-growth hardwoods (18-36” dbh). Diversity of age and size classes is high and many early and mid-successional stands occur throughout the town. While many areas support adequate understory and regeneration components, the abundant and wide-spread white-tailed deer populations are having a significant impact on both local regeneration patterns and on the successional future of Clarkstowns forest in general. Invasive plant species are common and abundant within most natural systems of Clarkstown including forests and present one of the greatest threats to the well-being and long-term health of the town’s natural communities.

Terrestrial: Agriculture, Grass & Shrub Land Communities

Conversion of once abundant grass, field and farm lands within Clarkstown to residential housing began some 50 years ago. The matrix of crop, pasture, orchard and post-agricultural fields and dry, open scrub\shrub communities that once supported a rich array of diverse plants and animals now occur in small, isolated patches across the town. This trend, common throughout much of the northeast, has led to a sharp decline in populations of grass land birds and reptiles that depend on the habitats. Maintaining these open areas, either through mowing, brush-hogging or grazing (potentially controlled burning) can help provide habitat not only for resident plant and animal populations but can also provide important resources to migrant grassland bird species that pass through twice annually. Maintaining, supporting and

potentially expanding Clarkstowns few existing agricultural areas and orchards (now less than 60 ac. within 5 parcels) will help not only sustain unique natural habitat diversity but will also add greatly to maintaining the towns' rural and scenic character. With energy and transportation costs expected to rise in coming decades, local sources of high-quality food supplies will no doubt rise in value making these features even more important.

Terrestrial: Crest, Ledge, Talus and Cliff Communities

One of the most striking physical features of the Town of Clarkstown is the arc of steep trap rock ridges that encircle the north, east and southeastern edges. Part of the geologically and biologically important NY\NJ Palisades, the erosion-resistant diabase bedrock creates both prominent, steep ridges and cliff features as well as, at the foot of the exposed bedrock escarpments, talus slopes of large boulders and smaller fractured rock materials. The remaining intact forested mid and upper slopes of the ridges and the talus communities contain unique, rare and endangered plant species and community assemblages and are home to and provide habitat and resources for multiple animal species of state-wide concern. Intermixed within the upper regions of the oak-hickory forests are smaller patches of *Rocky Summit Grassland* communities, of special concern within NY State.

Some of Clarkstowns rarest and highest value biodiversity resources are found within these ridges and the corridor and its systems have been designated as important by a number of Federal, State and local resource agencies. These include the U.S. Fish and Wildlife Service (Significant Habitats of the NY Bight program), the National Oceanic and Atmospheric Administration (NOAA Environmental Sensitivity Index mapping program), National and New York Chapters of the Audubon Society (Important Bird Area (IBA) program) and the New York Natural Heritage Program.

Aquatic Habitats

Aquatic: Forested Swamps

Forested wetlands account for the single largest type of wetland loss within the United States within the past 50 years. Reclamation, clearing, filling, ditching and in other ways changing the hydrology and hydrological cycles within the systems damage the systems by altering local soil, nutrient and energy functions. Local plant and animal communities, adapted to and dependent on the way that wetlands work and the resources they provide, commonly decline. Too much water can also negatively affect a wetland and when flooded for unusual or long periods a wetland can actually "drown", resulting in loss of forest and plant cover and habitat. This occurs when beavers flood a region, but in urban areas with high impervious surface cover, run off from large storm events over a long period of time can also degrade wetland health and capacity. The loss of a single, small, isolated patch of wetland found within

an individual development project can be seen as an acceptable tradeoff in the face of a towns' development plan. But it should be understood that the overall, cumulative loss of wetlands across a watershed will lead to increased overland flow, soil erosion, more frequent and extreme flooding and drought events. These inevitably results in the long-term degradation of water quality, the health and services of aquatic systems and compromises local fauna components.

Forested swamps are the most common and abundant type of wetland within Clarkstown. They are among the most diverse habitats and are important for a wide range of plants, mammals, reptiles, amphibians, birds and insects. They occur throughout low-lying areas and flood plains adjacent to lakes, ponds, stream systems. Dominant trees include red maple, green and black ash, black birch, slippery elm, iron wood, willow and other moisture tolerant shrub and herb species. The areas are usually wet and the soils saturated throughout the year. Shrub and herb layer components can include alder, dogwoods, spice bush, button bush, high-bush blueberry, tussock and other sedges, ferns, jewel weed and skunk cabbage. Several large, significant forested wetland habitats and mixed floodplain complexes are found within Clarkstown; most notably between the southern outlet of Lake Lucille and the northern inlet to Lake Deforest (nearly 200 ac.) and south of the former Clarkstown landfill running south towards Lake Tappan (nearly 250 ac).

Impacts, stresses and threats to the systems include changes in water quality, quantity and seasonal timing, direct disturbance, filling, clearing, timber and firewood harvesting as well colonization by alien invasive plant species.

Aquatic: Scrub\Shrub Swamps

Scrub\Shrub swamps are thought to represent an early stage of a forested wetland but can also sustain shorter (1-5 m) shrub cover, without abundant woody canopy species, over long periods of time. They are commonly found around the margins of forested swamps between outer fringes of shorter, grassy emergent marshes as well as at the edges of wet fields and bottom lands. Structure and composition is predicated on flooding intensity, frequency and nutrient and light dynamics and primary productivity is high. Shrub species are variable and diverse and can include: alder, willow, dog woods, button bush, with spice bush, male berry, giant or common reed and high-bush blueberry. Herb layer components vary greatly and can include tussock and other sedges and rushes, skunk cabbage, purple loose-strife and a range of ferns.

In Clarkstown the most notable occurrences fall within the Hackensack River drainage, south of the Palisades Mall and the former land fill (Rt. 59). The Celery Farm parcel is dominated by this wetland type (though dominated by common reed) and smaller though important patches occur within the large wetland complex draining Lake Lucille. The systems provide important habitat and cover for a range of bird (bitterns, herons, marsh wrens, swifts), amphibian (spring peepers, salamanders) small mammal (shrews, moles, voles, mice, rabbits, musk rats) and reptile (spotted and painted turtle) species, many of which strongly favor the specific conditions and resources found there.

Impacts, stresses and threats to the systems include changes in water quality, quantity and seasonal timing, direct disturbance, clearing and filling as well colonization by alien invasive plant species.

Aquatic: Emergent Marshes

Freshwater emergent marshes are wetland systems dominated by grasses, herbs, and other plants that typically only reach a height of 1-3m. They commonly have hummocky topography, substrates high in organic matter and experience inundation and soil saturation throughout much or most of the year. Flooding frequency and duration can vary and some systems, especially towards the edges of upland forests or other marsh complexes experience periods of occasional exposure and drying. The most abundant emergent plant species include: cattails, tussock sedge, common reed, bur-reed, purple loose-strife, arrowhead, horsetails and goldenrods. Herb layer components are diverse and can include: jewelweed, blue flag, cardinal flower, arrowleaf, and a range of sedge and fern species.

Patches of this wetland type are found intermixed within the larger complexes described above, south of Lake Lucille and within the lower Hackensack drainage above Lake Tappan. Habitat use by reptiles, amphibians, mammals and birds is high and components include: bull, green and pickerel frogs, spotted and painted turtles, red-winged black birds, marsh wrens, herons, egrets, and occasionally, red shouldered hawks.

Once again, changes in hydrology and water quality and quantity as well as filling, dredging, ditching and mowing can have detrimental and long-lasting negative impacts on the systems and the species dependent upon them. Colonization by invasive plant and animal species can replace native components and greatly affect biodiversity patterns.

Aquatic: Lakes and Ponds

Because of the high level of urban development, paving and hydrological alteration within Clarkstown, many of the ponds and lakes surveyed appeared to demonstrate a high level of nutrient enrichment, evident by the presence of abundant algae blooms and aquatic vegetation. This is true of Rockland, Swarthout and Congers Lake as well as portions of Lake Deforest, north of Congers Road. Lake Lucille was not surveyed due to access restrictions, though inspection of multiple dates of aerial photographs suggests that waters may move sufficiently fast through this body to limit eutrophication, during much of the year. The main body of Lake Deforest, into which all of the above-mentioned bodies drain, does undergo a high level of algae growth. Copper sulfate is added to this section during summer months by United Water as a way of managing the taste and odor that certain algae can impart to drinking water. Common aquatic plants within the lakes and lake margins include pondweeds, bur reeds and water lilies (white & yellow). Aquatic invasive species are abundant, including Eurasian milfoil, and water chestnut. Documented fish species include: alewife, black crappie, sunfish, bluegill, bullhead, brown trout, pumpkinseed, large and smallmouth bass, white and yellow perch and common carp.

Eutrophication of smaller water bodies and ponds across the town is wide-spread. Many display poor water quality, (yellow-green color, limited visual depth, abundant algae and aquatic vegetation growth) high primary productivity and weedy shorelines. While quantitative population counts were not conducted, reptile and amphibian populations appeared dampened around the edges and supporting habitats of the open water systems. The NY State Herp Atlas (NYS Department of Environmental Conservation) reports that Clarkstown has the lowest number of combined reptiles and amphibians of the 5 towns in Rockland County. Aquatic plant species include: coontail, duckweed, waterweed and pond weeds.

Aquatic: Rivers, Streams and Riparian Zones

For this system, the consideration of permanent stream courses (wet edges and channels) and the corridors and vegetated systems adjacent to the streams, is combined. Streams and their stream-side habitats (riparian corridors) serve critical functions within interwoven terrestrial and hydrologic systems. They serve as habitat for important floral and faunal populations and minimize water quality impacts from neighboring land uses, disturbance and pollutants. They provide food, shelter, detritus and shade for aquatic plants and animals as well as scenic, recreational and sporting domains for outdoor enthusiasts. Healthy and intact riparian systems can help ensure adequate supplies of high-quality water resources for a region's human and biotic communities. When riparian zones are eliminated, fragmented or are encroached upon by human-dominated systems (e.g., development, roads, farming), they tend to lose their ability to protect water resources. Without adequate vegetated buffers and storm water oversight, they too often become simple run off conveyances and become degraded by higher temperatures, sedimentation, silt, pollutants and flashy seasonal hydrological pulses. The plant and animal communities that live in and around them suffer or are eliminated.

The stream courses themselves serve as critical habitat for local fish, reptiles, amphibians, waterfowl and freshwater invertebrates, including, historically a freshwater mussel of statewide concern. The riparian corridors adjacent to the streams provide an assortment of upland habitats (hardwood forests, grass\shrub lands) as well as wetland complexes (forested wetlands, scrub\shrub swamps and emergent marshes). While the endangered Indiana bat has not been documented within the town, the types of hardwood forest and riparian species assemblages preferred as summer roosting and nursery colonies by this and other bat species are found in abundance within Clarkstowns riparian corridors.

There are over 172 miles of major streams and stream corridors within Clarkstown, of a size that can be seen and mapped using high-resolution (6" pixel) digital aerial photographs. A geospatial model of the physical terrain of the town using a 5ft resolution digital elevation model calculates that there is nearly 2.5 times that amount (423 mi), if likely semi-permanent and intermittent streams are included. However less than 33% (138 mi) of these fall within undeveloped areas, (without buildings, yards, parking lots, etc...). The impacts on water quality and ecological functioning are clear and it is suggested that the Comprehensive Plan Board adopt the town-wide hydrological corridor system as a conservation target.

Hudson River shoreline habitats of Clarkstown include a range of coarse grained sandy and gravel beaches. Small pockets of water celery habitat occur within near-offshore regions. Haverstraw Bay just to the north and Piermont Marsh, to the south, are considered amongst

some of the most important and productive habitats of the Hudson River. Combined, these large areas of shallow estuarine habitats are the most extensive within the Hudson River and New York State as a whole, serving as spawning, nursery and wintering areas for an array of important fish species.

Fauna:

Fauna: Birds

Records from the New York and Rockland County Audubon Societies indicate that over 250 different bird species have been observed within Rockland County. Size wise, the largest groups include: new world warblers (35 spp.)., swans, ducks (30 spp.), waders (17 spp.), buntings (15 spp.), herons (11 spp.), hawks, eagles, harriers (11 spp.), gulls (10 spp.), tyrant flycatchers (9 spp.), finches (9 spp.), thrushes (8 spp.), new world orioles (8 spp.), typical owls (8 spp.), woodpeckers (7 spp.), vireos (6 spp.) swallows, and martins (6 spp.). Smaller groups contain other important species such as falcons, rails, thrushes. Of all the species, over 75 (30%) are listed (Appendix 5.) by the National and NY Audubon Society as:

- Declining rapidly and/or have very small populations or limited ranges, and face major conservation threats; typically species of global conservation concern (*Red Listed*) or
- Species that are either declining or rare; typically are species of national conservation concern (*Yellow Listed*).

Among the reasons given for the declines, loss of habitat looms as one of the leading factors.

While birds use a range of habitats for various activities (feeding, breeding, nesting, and roosting) the Clarkstown priority conservation habitats that the major avian groups, and the Red\Yellow Listed species specifically, are importantly keyed to include:

- **Large block forested lands and forested corridors** (36 spp., over half of Red\Yellow Listed birds of Rockland, in the following groups)
    - Buntings
    - Cardinals, Grosbeaks
    - Finches
    - Hawks, Eagles, Harriers
    - New World Orioles
    - New World Warblers
    - Old World Cuckoos
    - Pheasants, Partridges
    - Tanagers
    - Thrushes

    - Typical Owls
    - Tyrant Flycatchers
    - Vireos
    - Woodpeckers

- **Grass, shrub and agricultural lands** (21 spp. Of Red\Yellow Listed birds in Rockland, in the following groups)
    - Buntings
    - Cardinals, Grosbeaks
    - Falcons
    - Hawks, Eagles, Harriers
    - Larks
    - Mockingbirds
    - New World Orioles
    - New World Warblers
    - Nightjars
    - Typical Owls
    - Tyrant Flycatchers

- **Hydrological corridors and wetlands** (forested swamps, scrub\shrub swamps and emergent marshes… 9 spp. Of Red\Yellow Listed birds in Rockland, from the following groups)
    - Grebes
    - Hawks, Eagles, Harriers
    - Herons
    - Swallows, Martins
    - Swans, Ducks
    - Swifts
    - Wrens

- **Priority Watersheds, Hydrological Systems** (lakes, ponds) (8 spp. of Red\Yellow Listed birds in Rockland, from the following groups)
    - Blue, Rufous Kingfishers
    - Hawks, Eagles, Harriers
    - Swans, Ducks
    - Waders

Not all of bird species observed to occur in Rockland County will likely be found in Clarkstown, though the potential habitats exist to support a clear majority. Records and reports by the Rockland County Audubon Society, of birding "hotspot" and important bird area locations in the town, such as Hook Mountain, Kennedy Dells Park and Rockland Lake indicate that high quality habitat examples (hardwood forest, grass & shrub lands, open water\shore and emergent marshes) exist and support important avian populations. Adoption of the

suggested primary and secondary Clarkstown conservation priorities will serve to protect most remaining critical bird habitats within the town.

Fauna: Reptiles and Amphibians

The diversity of species within Clarkstown is the lowest in Rockland County (Clarkstown n = 17, Orangetown, n = 22, Haverstraw n = 30, Ramapo n = 34, Stony Point n = 34). According to the NY State DEC Herp Atlas, Clarkstown supports the following list of reptiles and amphibians:

Common Name	Scientific Name	Habitat\Notes
Bullfrog	*Rana catesbeiana*	Ponds, rivers, wetlands
Eastern American Toad	*Bufo a. americanus*	Wide-spread, require semi permanent pond or pool
Green Frog	*Rana clamitans melanota*	Ponds, rivers, wetlands
Northern Redback Salamander	*Plethodon cinereus*	Moist woodlands with abundant woody debris. Completely terrestrial
Northern Slimy Salamander	*Plethodon glutinosus*	Moist, hilly woodlands with abundant rocks & woody debris.
Northern Spring Peeper	*Pseudacris c. crucifer*	Moist shrub & woodlands near streams, ponds, marshes.
Pickerel Frog	*Rana palustris*	Margins of aquatic habitats w/ dense herbaceous vegetation
Wood Frog	*Rana sylvatica*	Moist woodlands with access to vernal pools.
Common Garter Snake	*Thamnophis sirtalis*	Wide-spread, meadows, marshes, woodlands, and hillsides. Prefer moist, grassy environments.
Common Snapping Turtle	*Chelydra s. serpentina*	Fresh, brackish water bodies with muddy bottoms and abundant vegetation
Eastern Box Turtle	*Terrapene c. carolina*	Open woodlands, meadows, pastures, marshy meadows near streams\ponds.
Northern Brown Snake	*Storeria d. dekayi*	Marshes, streams, ponds, lakes, and open grasslands with woodland borders.
Northern Ringneck Snake	*Diadophis punctatus edwardsii*	Wide range of habitats with abundant logs and rocks, esp. mature hardwood forests.
Northern Water Snake	*Nerodia s. sipedon*	Many acquatic systems, including lakes, ponds, rivers, wetlands & marshes
Painted Turtle	*Chrysemys picta*	Quiet, shallow freshwater w thick layer of mud.
Spotted Turtle	*Clemmys guttata*	Marshy meadows, bogs, swamps, ponds
Red-eared Slider	Trachemys scripta elegans	Marshy meadows, bogs, swamps, ponds

Nearly all are keyed to intact, moist forest, field, wetland or aquatic habitats, and are greatly affected by disturbance, habitat fragmentation, hydrological and degraded water quality patterns in the town. Nest, egg and outright predation from urban predators (raccoons, skunks, opossum and domestic pets) is a leading cause of herptile population declines across the country. Protection and restoration of habitat (size, core area, quality and contiguity) as

well as reducing urban storm water runoff and improving water quality are among the actions the town can take to support and maintain these species.

Fauna: Fish

Surveys by the NYS DEC of the freshwater lakes and ponds of Clarkstown (excluding the Hudson River) encountered and documented the following fish species:

Common Name	Latin Name
Alewife	*Alosa pseudoharengus*
Black Crappie	*Pomoxis nigromaculatus*
Bluegill	*Lepomis macrochirus*
Brown Bullhead	*Ameiurus nebulosus*
Brown Trout	*Salmo trutta*
Common Carp	*Cyprinus carpio*
Eastern Blacknose Dace	*Rhinichthys atratulus*
Golden Shiner	*Notemigonus crysoleucas*
Green Sunfish	*Lepomis cyanellus*
Largemouth Bass	*Micropterus salmoides*
Longnose Dace	*Rhinichthys cataractae*
Pumpkinseed	*Lepomis gibbosus*
Redbreast Sunfish	*Lepomis auritus*
Redfin Pickerel	*Esox americanus americanus*
Smallmouth Bass	*Micropterus dolomieui*
Tessellated Darter	*Etheostoma olmstedi*
Tiger Musky	*Esox lucius cross Esox maquinongy*
White Perch	*Morone americana*
Yellow Bullhead	*Ameiurus natalis*
Yellow Perch	*Perca flavescens*

Historically rare and endangered species and species of statewide concern have occurred within several sections of Clarkstowns streams and lakes; though these species have not been encountered for over the past 30 years and experts suggest that the likelihood that viable and sustained populations continue is low. Threats to the towns' ichthyofauna originate from the interconnected terrestrial and aquatic systems, in the form of water quality, sedimentation, excessive and "flashy" storm water pulses as well as from heavy nutrient inputs which can lead to eutrophication of water bodies. Invasive aquatic plant species can dramatically change the thermal dynamics, composition, structure and functioning of shallow weed beds, critical to early life stages of fish populations. Invasive alien fish species can outcompete and replace native fish stocks, damaging both biodiversity as well as the value of recreational sport fishing.

Sport fisheries for striped bass and shad are found here and the region is one of the most important Hudson River habitats for the federally endangered short nosed sturgeon.

Invasive aquatic species are a concern (zebra mussels and Chinese mitten crab) throughout the lower Hudson as a threat to local and native invertebrate populations.

To ensure the viability and long-term sustainability of Clarkstowns remaining ichthyofauna, conservation and restoration measures should seek to improve water quality (especially nutrient enrichment) across the town and reduce sedimentation and storm water run-off. A regular sampling and monitoring program should be developed, in conjunction with the NY DEC, to periodically assess the status of local fish populations and to develop an adaptive EBM plan for the matrix of the towns' upland and aquatic habitats.

Fauna: Mammals

The mammals of Clarkstown, as a group, possess a reasonably low degree of habitat affinity and high degree of generalization. Many prefer access to a range of habitats and conditions, including forests, forest edges and open fields with access to water. Population counts or definitive occurrence data exist for only a very few species; many are thought to be relegated to the remaining undeveloped habitats found around the perimeter of the town and connected regions. Strong exceptions lie in the group of urban and edge species (chipmunks, grey and red squirrels, opossums, raccoons, skunks, white-tailed deer and rats) that have adapted favorably to and flourished within the lawns, barns, garages and back-yard woodlots of the towns' interior settled areas. Several species of bats frequently roost in and around residential structures and mice and vole species are commonly encountered in and around urban domains.

The Eastern coyote, while secretive and elusive, can commonly be seen making their way across developed areas and their numbers are thought to be much higher than visual sightings suggest. While potential habitat occurs for black bear and bobcat within the town, experts doubt that breeding populations exist. Rivers otters have been observed within the western edges of Rockland County, and at least one sighting has been documented by state programs within the Hackensack River systems of Clarkstown.

Experts all agree that conservation approaches for the remaining species should focus on the intact habitats of the town, specifically: protecting and providing buffers to large block forest lands, maintaining the remaining agricultural areas, open fields, shrub and grasslands, developing a riparian corridor buffer program, which are especially important, for a majority of the local mammalian species and conserving and protecting fresh water wetlands.

Common name	Latin Name	Common name	Latin Name
American Black Bear	*Ursus americanus*	Muskrat	*Ondatra zibethicus*
Beaver	*Castor canadensis*	North American Opossum	*Didelphis virginiana*
Big Brown Bat	*Eptisicus fuscus*	Northern Flying Squirrel	*Glaucomys sabrinus*
Black Rat	*Rattus rattus*	Northern Short-tailed Shrew	*Blarina brevicauda*
Bobcat	*Lynx rufus*	Norway Rat	*Rattus norvegicus*
Deer Mouse	*Peromyscus maniculatus*	Porcupine	*Erethizon dorsatum*
Eastern Chipmunk	*Tamias striatus*	Raccoon	*Procyon lotor*

Common name	Latin Name	Common name	Latin Name
Eastern Cottontail	*Sylvilagus floridanus*	Red Bat	*Lasiurus borealis*
Eastern Coyote	*Canis latrans*	Red Fox	*Vulpes vulpes*
Eastern Mole	*Scalopus aquaticus*	Red Squirrel	*Tamiasciurus hudsonicus*
Eastern Pipistrelle	*Pipistrellus subflavus*	River Otter	*Lutra canadensis*
Eastern Woodrat	*Neotoma floridana*	Silver-haired Bat	*Lasionycteris noctivagans*
Ermine	*Mustela ermina*	Small-footed Bat	*Myotis leibii*
Gray Fox	*Urocyon cinereoargenteus*	Smoky Shrew	*Sorex fumeus*
Gray Squirrel	*Sciurus caroliniensis*	Southern Flying Squirrel	*Glaucomys volans*
Hairy-tailed Mole	*Parascalops breweri*	Southern Red-backed Vole	*Clethrionomys gapperi*
Hoary Bat	*Lasiurus cinereus*	Star-nosed Mole	*Condylura cristata*
House Mouse	*Mus musculus*	Striped Skunk	*Mephitis mephitis*
Indiana Bat	*Myotis sodalis*	Varying or Snowshoe Hare	*Lepus americanus*
Little Brown Bat	*Myotis lucifugus*	Water Shrew	*Sorex palustris*
Long-tail weasel	*Mustela frenata*	White-footed mouse	*Peromyscus leucopus*
Long-tailed Shrew	*Sorex dispar*	White-Tailed Deer	*Odocoileus virginianus*
Masked Shrew	*Sorex cinereus*	Woodchuck	*Marmota monax*
Meadow Jumping Mouse	*Zapus hudsonicus*	Woodland Jumping Mouse	*Napaeozapus insignis*
Meadow Vole	*Microtus pennsylvanicus*	Woodland Vole	*Microtus pinetorum*
Mink	*Mustela vison*		

Results: Priority Conservation Targets

Based on the above survey and analysis results, the following conservation outline is presented:

Key conservation and planning opportunities for the town:

- Preserve rare species and communities as well as high quality examples of representative habitats and biodiversity.
- Protect and maintain health and intact ecosystems and ecosystem services
- Develop and implement water quality standards and practices that ensure the health and integrity of aquatic life and wetland systems
- Carefully consider landscape corridors and concepts of ecological connectivity

Priority Conservation Elements: Primary and Secondary

Primary Conservation targets:

- Large intact forest blocks
- Landscape linkages and corridors
- Priority watersheds

Large intact forested lands

One of the major priorities of the updated comprehensive plan should be to protect the remaining large, intact parcels of forested lands and high quality and ecologically important habitat and connected protected natural areas within the town. These large block forest lands (Figure 23.), located around the perimeter of the Clarkstown basin, are formed by the arc of South Mountain, Little Tor and Hook Mountain. They contain arguably the best and most intact examples of the towns remaining natural heritage. While many parcels within this zone are already protected, the integrity of the whole is being threatened. Inspection of air photos reveals that that range is becoming increasingly "nibbled away at the edges", especially when considering development within adjacent towns. The systems importance lies in the multiple communities of state-wide significance they support as well as the range of plant and animal species of special concern they contain. They are remarkable both for their size, high quality, integrity and extent as well as for the important water, air, wildlife habitat and recreational services they provide.

Development within these regions should be minimized and when it is allowed to occur, appropriate land uses should be considered and sited carefully. Building and disturbance

footprints as well as erosion and run-off should be minimized and monitored. Fragmentation and the creation of edges should be minimized. Limitations for steep slopes and protection of scenic vistas must be enforced fully in these zones. Always cluster development around existing roads, drive ways and developed areas, leaving open space in interior sections, adjoining other common open areas. Especially important is to ensure that developments within a common region and watershed draw from and are planned around a well developed conservation plan within the shared drainage and *for that ecosystem*. Even the most well crafted conservation subdivision, when considered only as an isolated parcel, will contribute to habitat fragmentation and ecological degradation if none of the connected or significant parcels within its shared patch share the same plan.

These large forested areas surrounding Clarkstown, and the linkages to them, will become increasingly critical as climate changes begin to force species and natural communities to adapt, move or die.

- Elements of state-wide significance supported:
    - Rocky Summit Grassland communities
    - Oak-Tulip Tree Forests
    - Multiple threatened plant and animal species and species of concern

- Other important attributes:
    - They contain important regional habitat for a wide array of animal species
    - They provide important water and air quality services and ground-water infiltration zones
    - They provide high-quality passive recreational opportunities and scenic river vistas
    - They contain one of the last remaining high-quality and intact records of the natural history of the town.
    - They help maintain the quality of life and rural character of Clarkstown

<u>Landscape Linkages and Corridors</u>

- Forested block corridor
- Lake Deforest margin corridors
- West Branch Hackensack greenway

While Clarkstown has a healthy array of park lands and open space (some 12% of the town, including State, County and town park and open space lands), the remaining footprint of the town is being rapidly developed. Many hold that it is close to being “built-out” with nearly 20% of the town now covered with a road, parking lot, sidewalk or roof. Ecologically speaking, such development patterns leave behind a network of fragmentation and sprawl, where isolated patches of natural systems struggle to provide the energy, cover, protection and resources required to sustain its individual components. In nature, the probability of species extinction generally increases with smaller patch sizes. Current ecological planning concepts

suggest that minimum patch size should be in the range of 140 ac. to function adequately. Establishing parks and large undeveloped protected areas for important species and assemblages is clearly the first step in protecting a town's natural resources. Nearly as important are the linkages of the remaining patch habitats, with each other and the larger matrices.

Several prominent ecological corridors now exist or can be adopted within Clarkstown (Figure 24.). The first and largest is represented by the contiguous forest complex described above. Running along the west bank of the Hudson River, it forms the northern extent of a larger nearly 25 mile hardwood swath, starting at the George Washington Bridge. Long appreciated by local birding enthusiasts, the Hook Mountain section has been designated an Important Bird Area (IBA) by the New York Audubon Society. Bald eagles are found, peregrine falcons are reported to nest in the area and a major raptor organization identifies and logs thousands of annual migrants every year. Habitat for multiple plant species of special concern are contained within and the corridor represents one of the last hopes for their continuation within the region.

The east and west shores of Lake Deforest form a central ecological corridor within Clarkstown. While narrow and somewhat disturbed, the forested edges of the lake run nearly five miles north and south, spanning much of the length of the entire town. These high-quality, mostly mature forest tracks and wetland complexes provide simple though effective routes for seasonal migrations, foraging movements, escape from disturbance as well as avenues of dispersal and colonization. A newly noted heron rookery was discovered on an island within Lake Deforest during field surveys for this project. Several bird species of concern were observed nesting there and were widely seen to be feeding and making use of the habitats adjoining the lake and surrounding wetlands. The United Water Company, owner and steward of the lands should be approached about the possibility of extending conservation easements on all of these lands. Securing permanent protection should also be discussed, especially as the uncertain future of regional water supplies could unfold with the lake and its environs no longer as important a critical drinking water supply.

The third important ecological greenway occurs within the northwestern corner of Clarkstown, bounded by the Palisades Parkway on the west and running north from New Hempstead Rd. This heavily forested region forms the headwaters of the West Branch of the Hackensack River and comprises the southwestern foothills of the South Mountain forest zone. The recently released (July 2008) NY DEC State Waterbody Inventory/Priority Waterbodies List (WI\WPL) (Figure 22., Appendix 4) indicates that water quality for the entire West Branch system is impaired for use by aquatic life, due mainly to storm water runoff, sedimentation, pollution and debris. Establishing the region as an ecological corridor with increased protection and oversight can help improve water quality while at the same time providing connections and buffers for the permanently protected habitat, parks and forest blocks within the region.

Priority Watersheds

- Rockland Lake State Park
- South Mtn.Rd\Centenary swamp and wetland complex

Rockland Lake State Park

As noted above, the intensively developed urban footprint of Clarkstown has had a notable and negative effect on the water quality of the region as well as on the health and vitality of many its aquatic systems. Several important species and communities within the town depend on these systems. One way to assess the spatial dimensions of their habitats and potential impacts on them is through looking at the immediate contributing drainage area and the basins they are contained within (Figure 25.).

Rockland Lake State Park is the home to several species of concern, both plant and animal. The lake itself, especially during summer times, has undergone episodes of algae blooms or eutrophication. Eutrophication is the increase in productive capacity, plant and algae growth of an aquatic system and can stem from both natural and man-made causes. Nutrient inputs (phosphorus, nitrogen) from human managed systems; farms, feed lots, septic systems and lawns are commonly a cause. The net effect is often degradation in water quality and a lowering of dissolved oxygen content, which can have severe effects for fish and amphibians and cause other organisms and plants to die.

Water quality at Rockland Lake and the contributing East Branch of the Hackensack stream segments were not assessed during the last DEC WI\WPL assessment. However Swarthout Lake and Congers Lake immediately to the northwest, which Rockland Lake drains into, were listed as having minor impacts. Kayak surveys of Rockland Lake for this study, summer 2007, found dense algal mats and thick aquatic weed growth in shallow areas, abundant surficial patches of algae and very limited visibility to depth. Personal conversations with USGS personnel conducting a multi-year water quality assessment for Rockland County confirm that eutrophication events commonly occur at Rockland Lake. Assessing the land use patterns within the basin, the presence of two golf courses immediately adjacent to and upslope from the lake suggest the possibility that fertilizer and\or pesticide runoff from the turf systems could be contributing to the compromised water quality patterns. Lawn or sewage input from upstream residential sources should also be considered.

Further study and investigation will be required to confirm the sources and causes of the water quality issues and possible remedial actions. It is here suggested that the park is important due to its value as a heavily used recreational facility as well as by virtue of the unique biota it supports. It is recommended that a town\state partnership consider adopting the parks' contributing drainage basin as a biotic priority watershed of conservation concern.

South Mtn. Rd.\Centenary swamp and wetland complex

One of the largest wetland complexes within the town begins at the outflow of Lake Lucille, running southeast through a matrix of hardwood swamps and marshlands before meeting Lake Deforest south of Old Rt. 304. Systems of interconnected feeder streams as well as the main channel of the river have historically held important and rare biodiversity components. The system as a whole is an important and irreplaceable resource to the town for multiple reasons and it is reassuring to see that the town has acquired ownership of large portions of the complex. A rich diversity of high-quality wetland types are found here: hardwood swamps, scrub\shrub and emergent marshlands as well as riparian corridor habitats. Suitable habitat conditions exist here to support many if not most of Clarkstowns reptile and amphibian species.

Wetlands are known for their ability to filter and improve water quality. Surveys through the region suggest that the over-utilization of the basin for storm water conveyance purposes may be compromising the ability of the system to serve these functions. Sand and sediment deposition is readily apparent at multiple entry points; storm water outflows clearly drain many of the surrounding housing developments, no doubt carrying urban nutrients and pollutants. A large nearby golf course drains into the northern central portions of the complex. An installed pumping station within the wetland fringes of this park reportedly uses the diverted water on its fairways and turf systems.

State DEC records report that the decline of the important species previously found here are highly sensitive to siltation, channelization and pollution. Personal conversations with an expert on the species confirm this. Once again, additional studies are required to quantify the impacts or the potential consequences and remediation (e.g. restoration of natural non-storm impacted flows, installation of sediment retention and ground-water recharge basins, etc…). Since several species present are sensitive to eutrophication, actions taken that reduce run-off into the systems will tend to be beneficial for a suite of organisms.

As arguably the most important and diverse wetland system within Clarkstown, holding as rich a habitat array as any found, the town should consider adopting the surrounding drainages as biotic priority watersheds.

Secondary Conservation targets:

- Remaining fields, agricultural areas and grasslands
- Small-patch “stepping stone” systems of existing parks and open space
- Town-wide riparian corridors, marshes and wetlands

Remaining fields, agricultural areas, shrub and grasslands

Over the past 100-150 years, forests have slowly and steadily reestablished themselves across southern New York. Large-scale industrial agriculture in the west and mid-west has made small regional farms in our region more challenging to run profitably and their numbers have plummeted. Along with them, the numbers of grass-land bird species have declined. These species have adapted to and are dependent on the open spaces, abundant food, insects and nesting availability on former farm lands and fields, shrub lands and other open, non-forested natural areas. With most of these systems in Rockland now grown over or lost to development, avian ecologists are mixed in their opinions of the future of grassland birds in our county. The majority surveyed are doubtful whether the small parks, orchards, fields and right-of-ways would likely support significant numbers of resident breeding pairs. However nearly all feel strongly that maintaining the last remaining patches in an open state, when managed properly, will provide highly valuable and important resources for grass-land migrants passing through our area twice a year.

These remaining open areas are currently among the most unique habitat types in the town and they represent the last critical niche upon which a wide range of other reptile, insect, mammal and plant species are dependent. Such species are dependent on the incident sunlight, energy and open spaces provided by the canopy gaps. Guidelines for simple, cost-effective maintenance strategies are available for a majority of these systems (e.g. timing and method of annual mowing, minimization of disturbance and pesticide application, etc...). Many fall within existing State, County and town park lands and, with minimal effort and effective coordination, their preservation as a part of our ecological heritage can be ensured. Local agricultural production can provide an invaluable resource, in the face of sky-rocketing energy and transportation costs and nearly always provides valuable habitat services.

Small-patch, "stepping stone" corridors of existing parks and open space

Direct physical linkages of appropriately designed contiguous corridors are held by many ecologists as the best way to connect habitats and important areas. But where current building and development footprints make this impossible, an alternate approach is to optimize the conditions, structure, resources and patterns of smaller "stepping stone" patches across the region. Clearly such an approach will be quite unsatisfactory for land-based species such as salamanders and turtles, which face enormous mortality dangers every year upon our roadways. But for edge, shrub-land and many migratory species, including both birds and insects, the opportunity to "hop" to different locations to find mates, homes, food sources or protection from disturbance can provide a viable option for survival.

Many existing parks and open space patches within Clarkstown currently contain high-quality examples of important habitat, food, water and shelter resources. If considered as an integrated matrix, this "stepping stone" system now provides components of such a networked

corridor across Clarkstown. When developed, protected and combined with the suggested regional landscape corridors proposed above, the integrated system can help provide for the conservation of the towns biodiversity for future generations.

Town-wide connected riparian corridors, marshes and wetlands

Any discussion of the principle conservation issues facing Clarkstown would be incomplete without consideration of the town-wide systems of surface water bodies and wetlands. Clarkstown, Rockland County and New York State in general have been behind in developing and instituting effective water quality and storm water regulations. The NY DEC WI\PWL report for the Clarkstown portions of the Hackensack River indicate what the long-term impacts on water quality can be, in the absence of such protections. Using streams, ponds, wetlands and other low-lying areas as simple storm water conveyance systems can lead to compromised functioning, viability and habitat system performance. Now that the built footprint of the town has largely been established, the challenge will be to reestablish normal and healthy hydrological patterns and functions and return the aquatic systems to adequate states of health and resiliency. Restoring and replanting well designed riparian buffer corridor can be a cost-effective way of improving both habitat and water quality

In revising the current comprehensive plan, the town has the opportunity to develop the kinds of regulatory set-backs, buffers, sediment controlling practices and water quality monitoring programs that can help ensure that current and future growth patterns proceed in an ecologically sustainable manner.

Results: Summary of stresses and threats

As noted above within individual sections, the major stresses and threats on the ecological systems of the town appear in the form of:

- Direct habitat Loss and Encroachment
- Fragmentation, reduction of core habitat areas and increases in habitat edges
- Invasive species
- Degradation of water quality
- Increase in storm water-based peak and low stream flows

The unrestricted growth of urban areas and absence of effective water quality protection measures have combined to leave a compromised, though still resilient array of valuable habitats within the town. The additional impacts of acid precipitation, ground level ozone and road salt will no doubt continue to further stress the remaining interconnected systems. Climate changes are projected to increase the frequency of large storm events, further

taxing overburdened hydrological networks. Minimum winter temperatures are expected to increase for the general region, making snow pack less and less common and can potentially have significant impacts on plant seedling regeneration as well as over-wintering insect populations. Higher year-round temperatures can affect delicate balances that have historically kept forest pests and pathogens in check. Increases in white-tailed deer populations will also further change the successional trajectory of forested areas.

Summary: Suggestions for Conservation Planning Efforts

It is hoped that this project report and accompanying geospatial database will serve to establish habitat and environmental baselines for the comprehensive planning process as well as aid conservation and land protection efforts into the future. The following environmental guidelines should be kept in mind during these planning processes:

1. Consider the impacts of local decisions from a regional and landscape context, not just the individual parcel perspective
2. Plan for long-term change and unexpected events, maintaining ecosystem integrity, resilience and biological diversity to help buffer impacts
3. Consider that certain land uses or land activities may simply be incompatible and unsustainable in particular settings; plan and zone appropriately.
4. The fragmentation and parcelization of intact habitats will nearly always substantially degrade the systems and the services they provide to us

A range of development controls and legislative tools are available to enable the town to protect the quality, integrity and sustainable use of its remaining natural resource base. After conservation priorities are established and adopted as an outcome from the comprehensive planning process, the town will need to consider the most effective course of action to implement the plan. Ideally a series of conservation overlay districts will be constructed which will serve to protect and carefully direct non-conservation uses away from the most critical habitats and their edges. The development and adoption of effective storm water policies and wetland and riparian corridor buffer regulations can serve two-fold purposes. Establishing 50-100' vegetated buffers for wetlands and 100-200' development setbacks from major riparian corridors can both provide critical habitat for diverse biota as well as improve both local and regional water quality. The replanting and reestablishment of stream-side corridors and stream channel integrity is one of the most widely and successfully undertaken restoration activities.

The Hudson River Estuary Program has recently established a Lower Hudson chapter of the Non-point Education for Municipal Officials (NEMO) program and a wide range of resources, workshops and storm water program assistance can be found through the program. The program sponsors a range of workshops and outreach activities on land use planning, linking land-use change to water quality, model ordinances and public engagement programs. They review the ways that low impact development and better site-design strategies can assist

municipalities. Helping rainfall and water stay at its source can increase infiltration, filtering, storage and evaporation patterns and decreasing runoff, sedimentation and pollution.

Partnerships and collaborations with land protection agencies can usually better protect and preserve larger areas of higher quality habitats than any one group working alone. The Trust for Public Land, the Open Space Institute and The Nature Conservancy all maintain active land protection programs within southern NY State and can be invaluable partners when establishing a "last of the best" initiative in Clarkstown. The Palisades Interstate Park Commission (PIPC) is the largest landowner within the town (>2500ac), and is the steward for the largest blocks of intact habitat. They have recently partnered with the NYS DEC and developed a predictive model for identifying parcels that would augment important habitat areas in and around the parks. Areas are identified which can help maintain and protect corridors and landscape scale linkages and buffer state park lands from negative adjacent land uses. They have expressed interest in discussing how products from the respective conservation evaluations within the Clarkstown region might be integrated.

The second largest landowner in Clarkstown, the United Water Company (UWC), (>1600ac., including Lake Deforest) has generously granted conservation easements to the town on some 60 parcels, accounting for over 430 acres. (Figure 26.). During field surveys of the land and water portions of these properties, it was discovered that multiple sections of UWC holdings are being developed and managed by private property owners, without UWC permission. Such patterns are especially prevalent along the western shores of Lake Deforest (Figure 26.). An estimated 20 some acres within the corridors of the forested fringe of the lake have been thinned or clear-cut of vegetation. Most are currently being actively managed or brush-hogged to prevent tree re-growth, apparently to maintain scenic views of the lake. Many are being maintained as lawns, supporting picnic tables, lawn chairs and even a small putting green. Contacts within UWC have expressed their awareness of and dismay with this situation, and would welcome assistance with resolving the encroachment. The UWC lands contain critical and important ecological systems and habitats and occupy central positions within multiple priority conservation features. Discussions with UWC officials should be conducted to establish a mechanism for alleviating private landowner encroachment and allowing the fragmented corridors to reestablish natural habitat and canopy conditions. Consideration of establishing conservation easements on the parcels directly adjacent to Lake Deforest should form a core of such discussions.

As part of a town-wide conservation plan, an invasive species program should be developed, ideally in conjunction with the towns Parks and Recreation program, the County of Rockland Environmental Management Council (EMC) and the Lower Hudson Partnership for Invasive Species Management (PRISM). With the NYS DEC now supporting and funding a state-wide invasives initiative ($3.25million FY2008), the LoHud PRISM is slated to receive significant funding beginning in 2010. It is intended that this partnership will provide regional education, outreach, training and coordination of invasive species surveys, management and eradication efforts. For towns and municipal agencies with established invasive species management plans, annual NYS grant programs can provide from $2500 to $100k for either terrestrial or aquatic invasive eradication efforts. Such a program can be coordinated with local citizen volunteer efforts, to help engage, educate and inspire local citizenry as well as stretch state budget resources in a tightening economy. Keep Rockland Beautiful (KRB) and the Clarkstowns Parks

and Recreation department have begun conversations to this end. A draft proposal is being prepared to establish a volunteer invasive removal project for the Davenport Preserve, beginning in early summer, 2009.

The formation of a conservation advisory council (CAC) within Clarkstown can establish a mechanism whereby a panel of local experts advises the town in protecting and preserving open space, cultural, historic and natural resources over the coming years. With a natural resource inventory largely complete, such a panel would be a step ahead in helping to prioritize the acquisition and protection of specific properties and biological resources. They can provide a great deal of background research and context support to the towns' staff, collecting model ordinances and exemplars of tools other communities have used to achieved their comprehensive planning objectives. A CAC can also assist with and provide guidance, reviews and updates to specific development proposals, while helping to maintain the integrity of the adopted conservation blueprint.

Caveats:

The proposed conservation outline and priority zones are designed to help protect and ensure the long-term viability of the range of intact habitats, high quality examples of important ecosystems and rare, endangered and threatened species projected to occur within the town. The absence of validated species occurrence should not be taken to suggest that the species does not occur within the town; simply that it was not encountered.

The inventory and mapping work is not designed to form an explicit, exhaustive, comprehensive and definitive depiction of population numbers of all species and biological resources. Rather it's intended to provide an informed likelihood of what might be found, based on habitat conditions and resources. Detailed analysis and on-site field verification at the parcel level will always be required to assess local conditions and specific occurrences.

Figures:

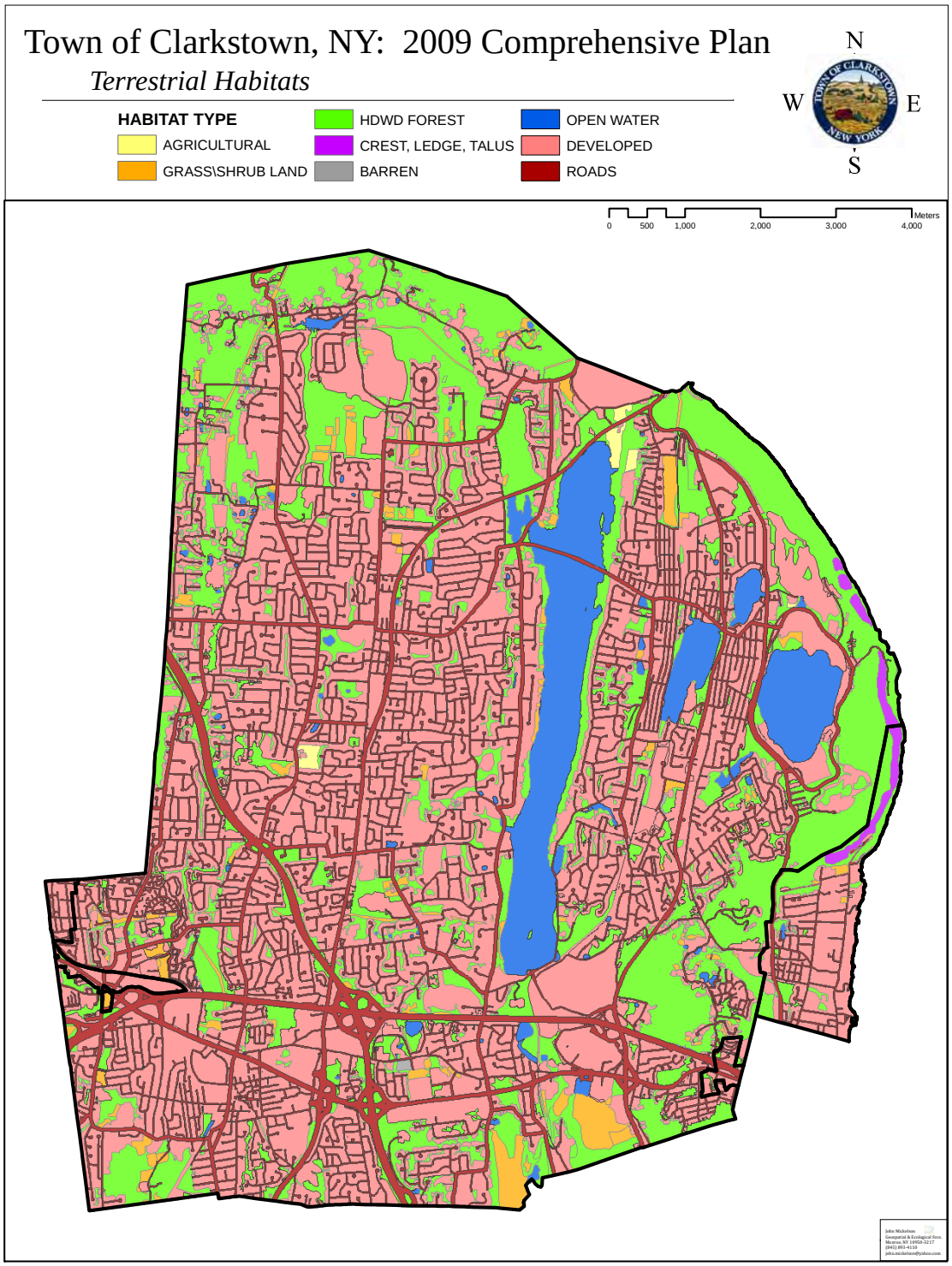

Figure 1. Terrestrial Habitats

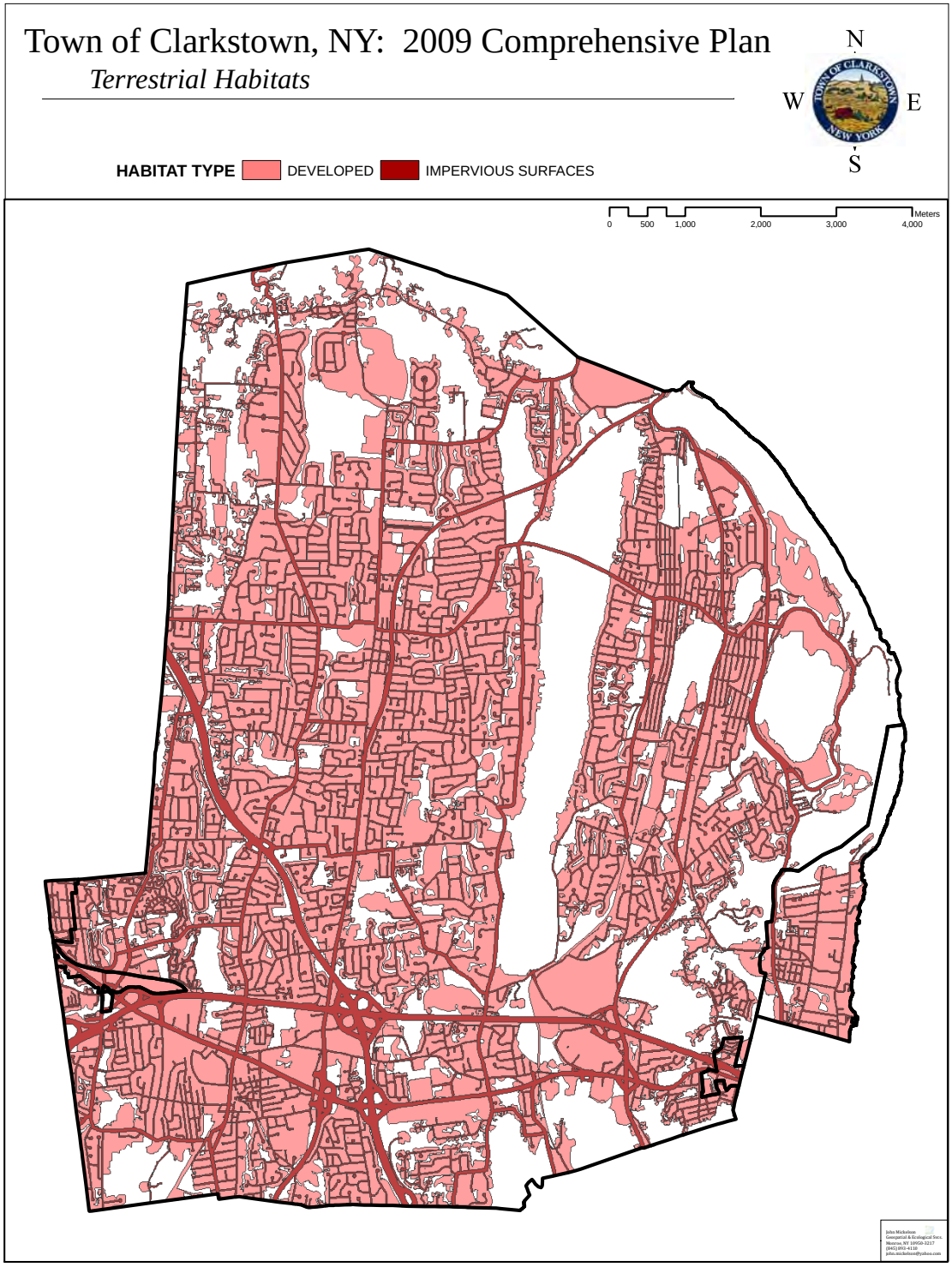

Figure 2. Impervious Surfaces & Developed Classes represent 71% of Clarkstown

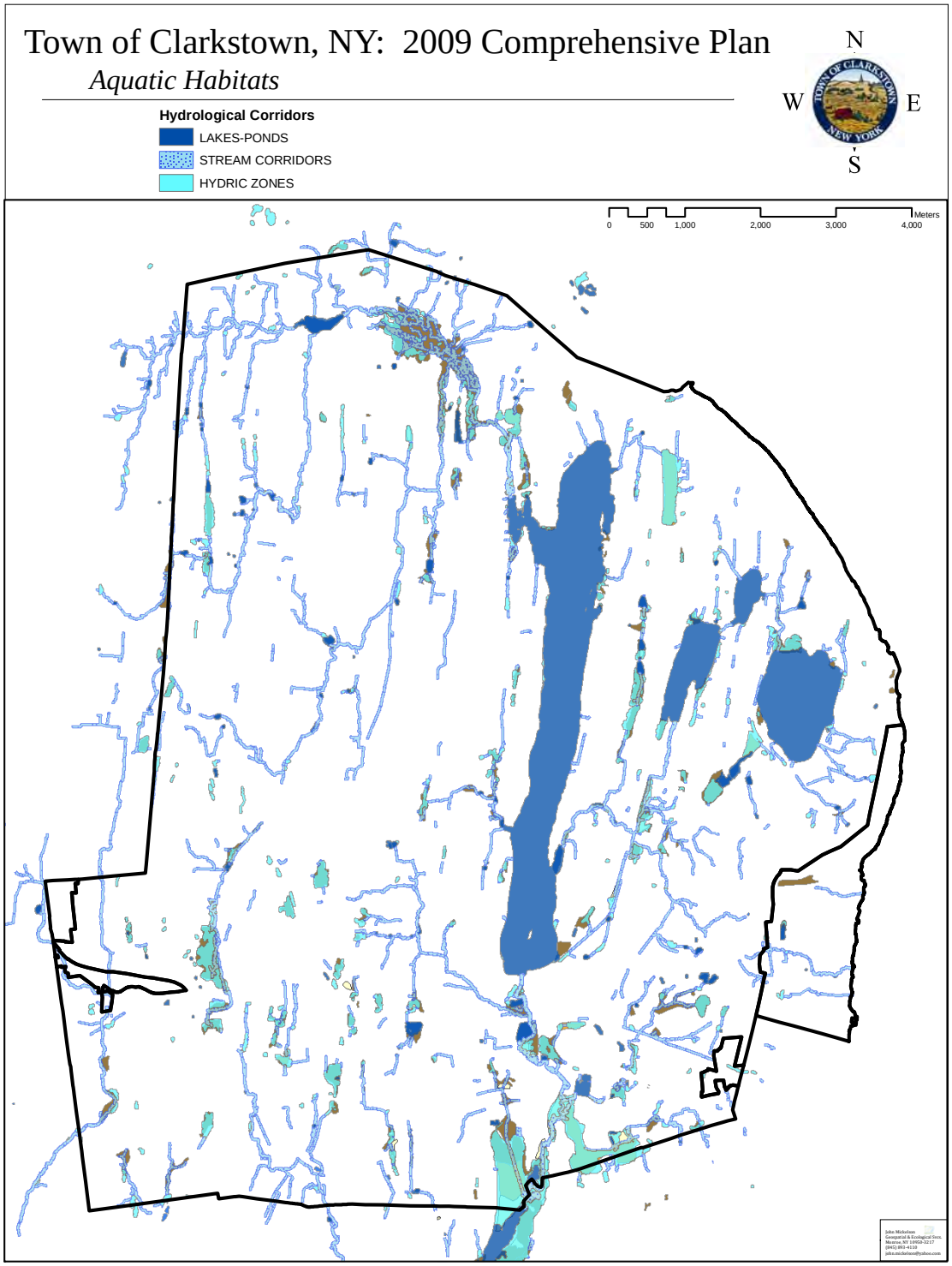

Figure 3. Hydrological Corridors: Buffered Lakes, Ponds, Hydric Zones and Stream Corridors

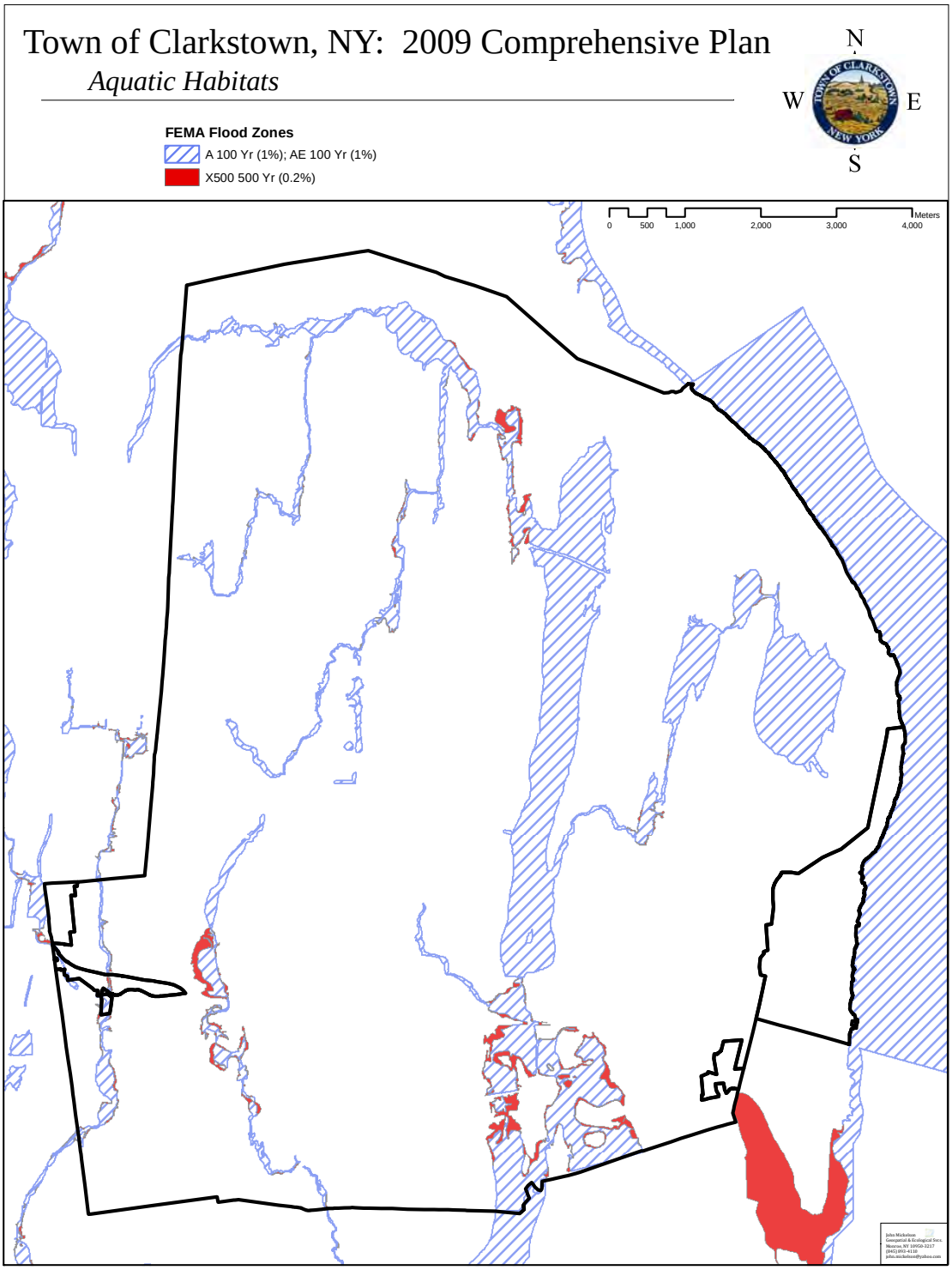

Figure 4. FEMA Flood Zones represent sensitive habitats

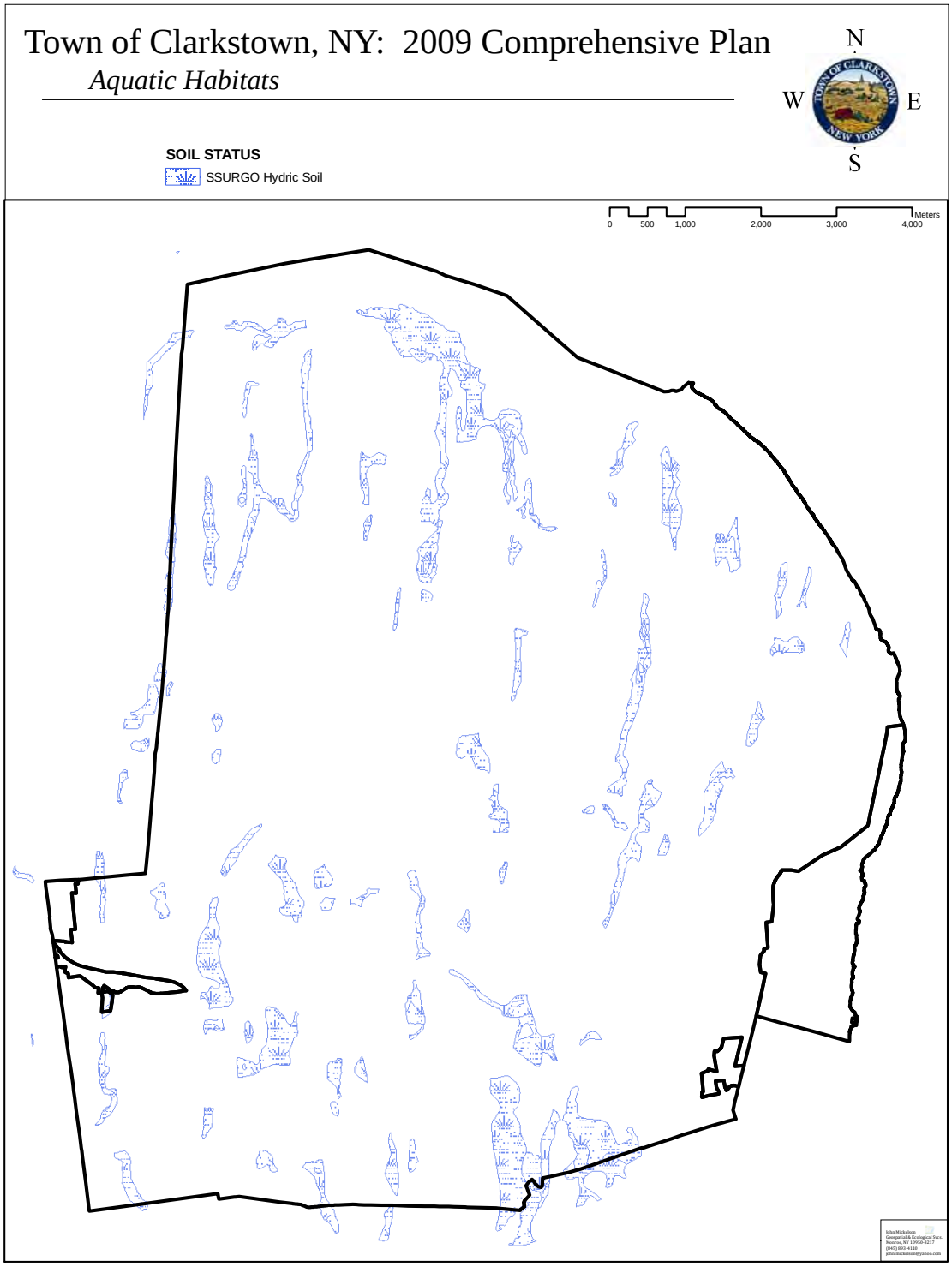

Figure 5. SSURGO hydric soils can serve as proxies of wetland locations and wet areas

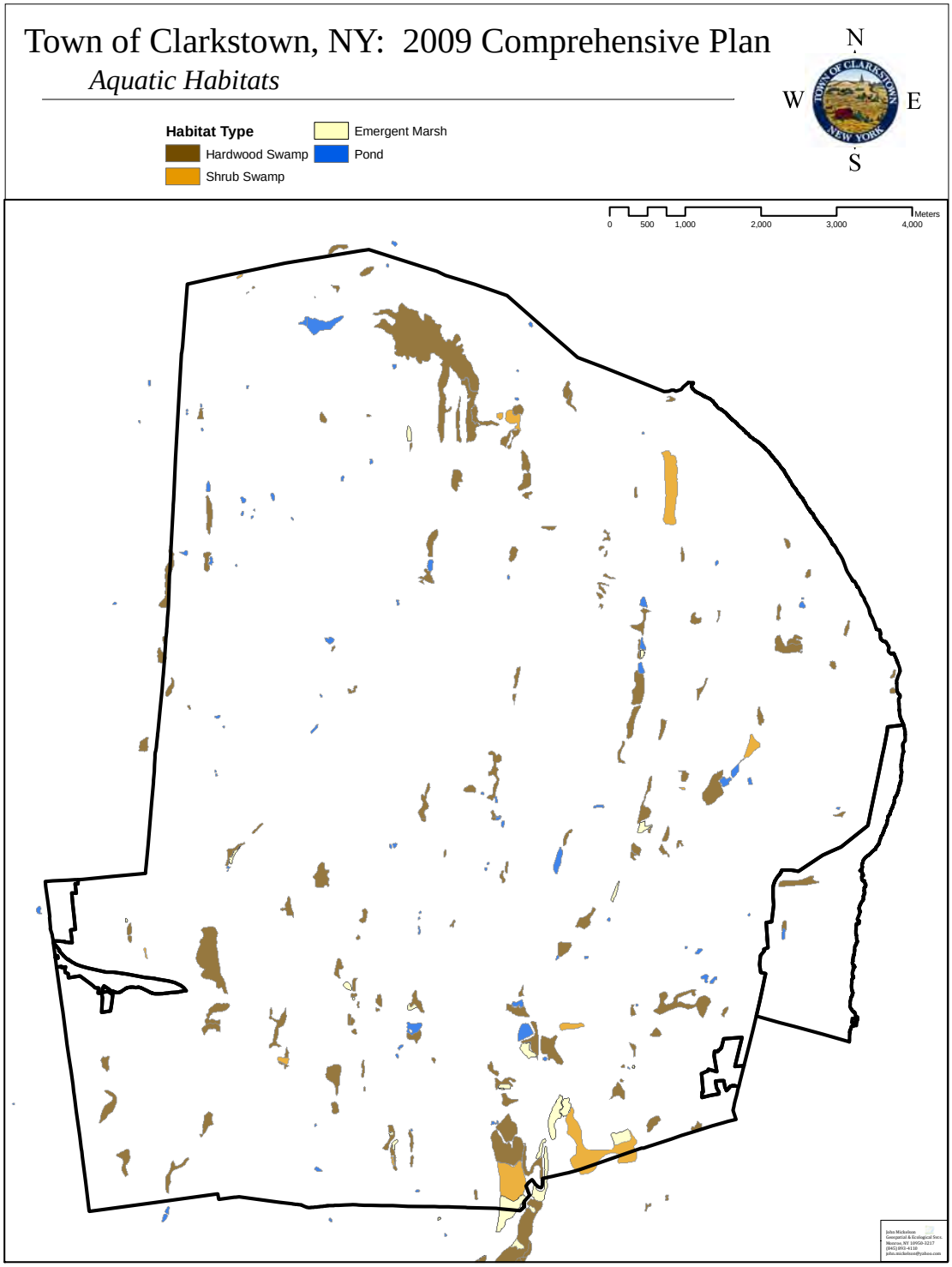

Figure 6. Aquatic Habitats

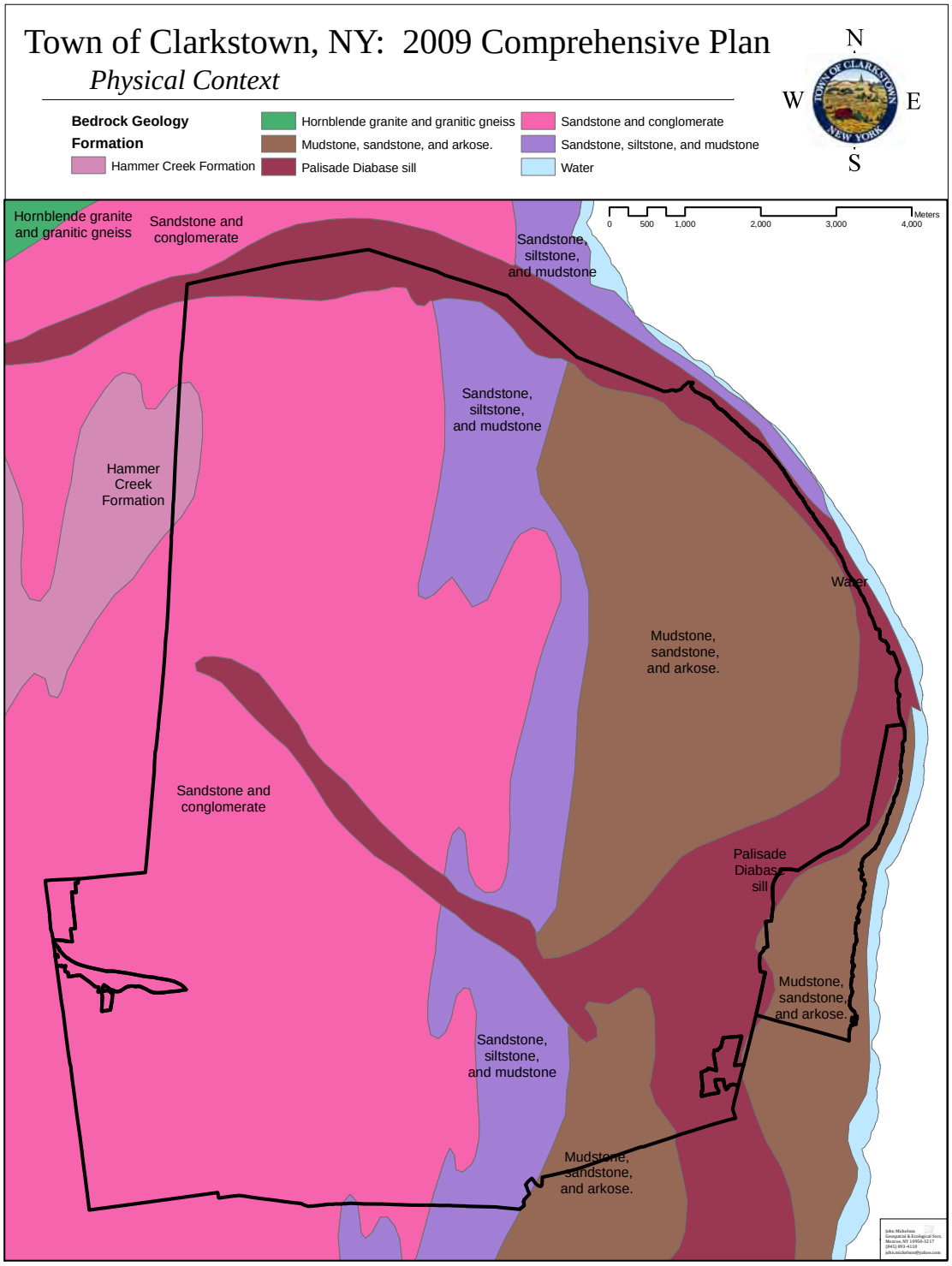

Figure 7. Bedrock Geology

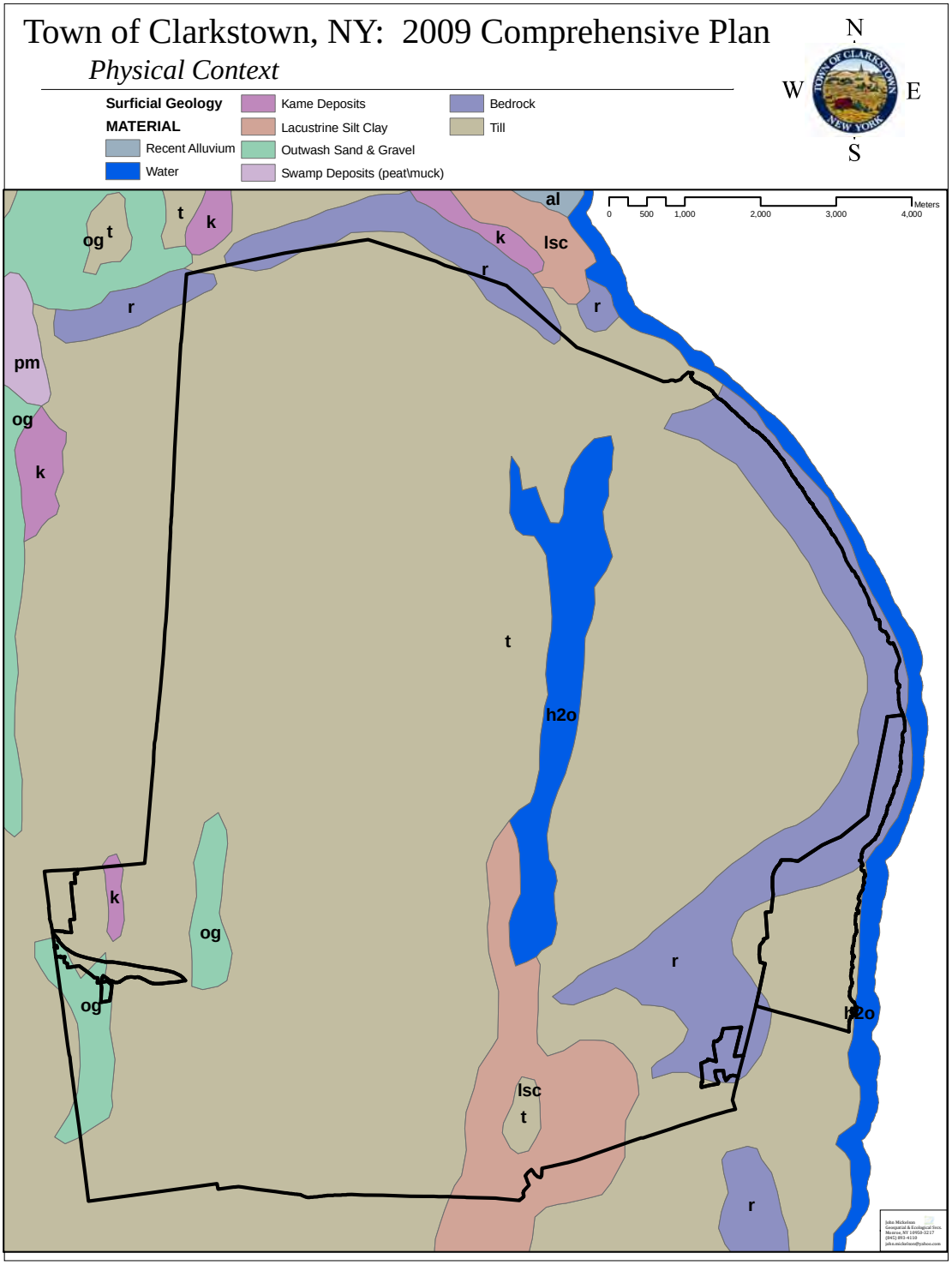

Figure 8. Surficial Geology

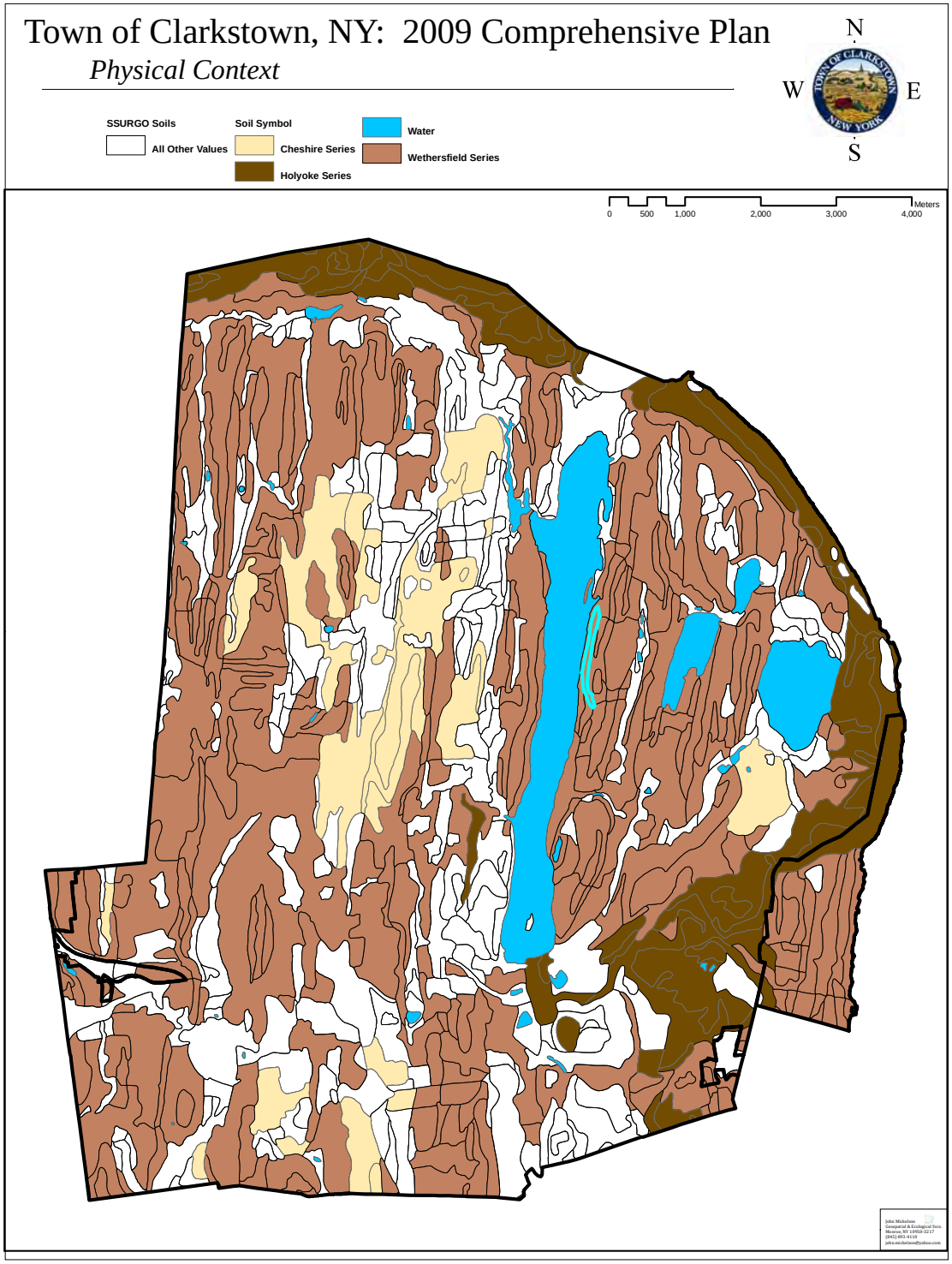

Figure 9. Major Soil Series of Clarkstown

Figure 10. "Isolated" major stream segments

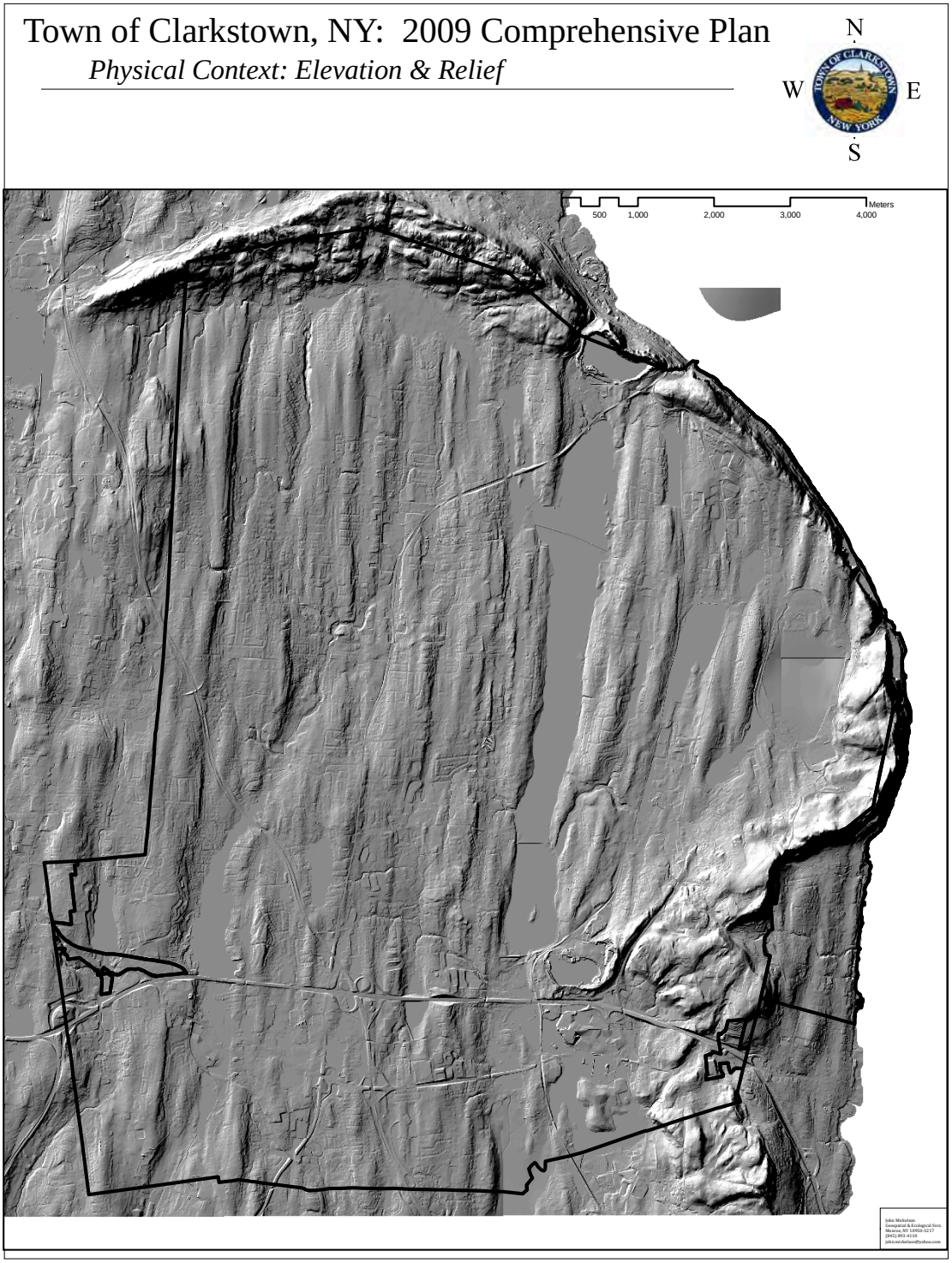

Figure 11. Digital Elevation Model: Shaded Relief

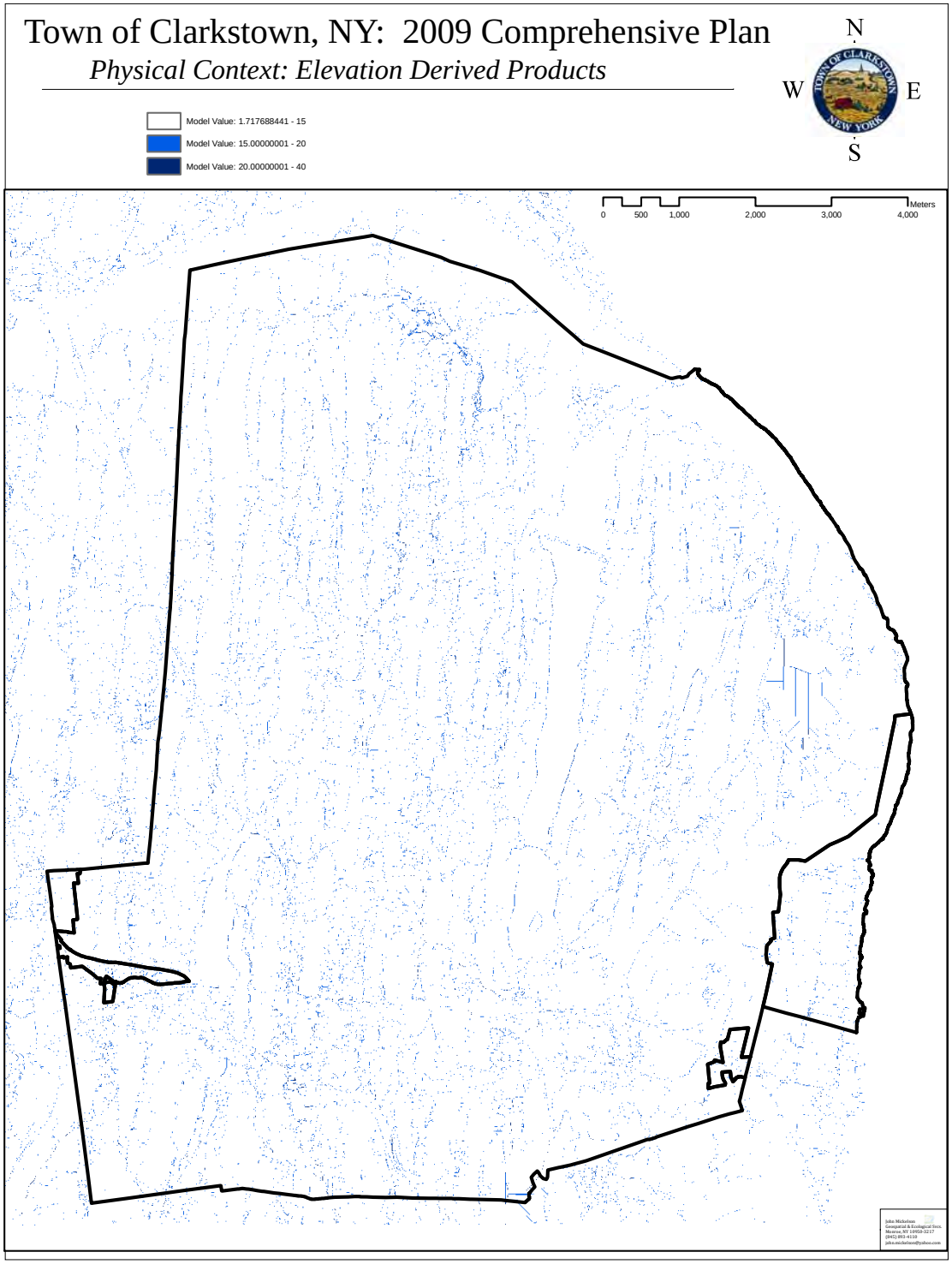

Figure 12. Elevation Derived Products: Thresholded Soil Moisture Model

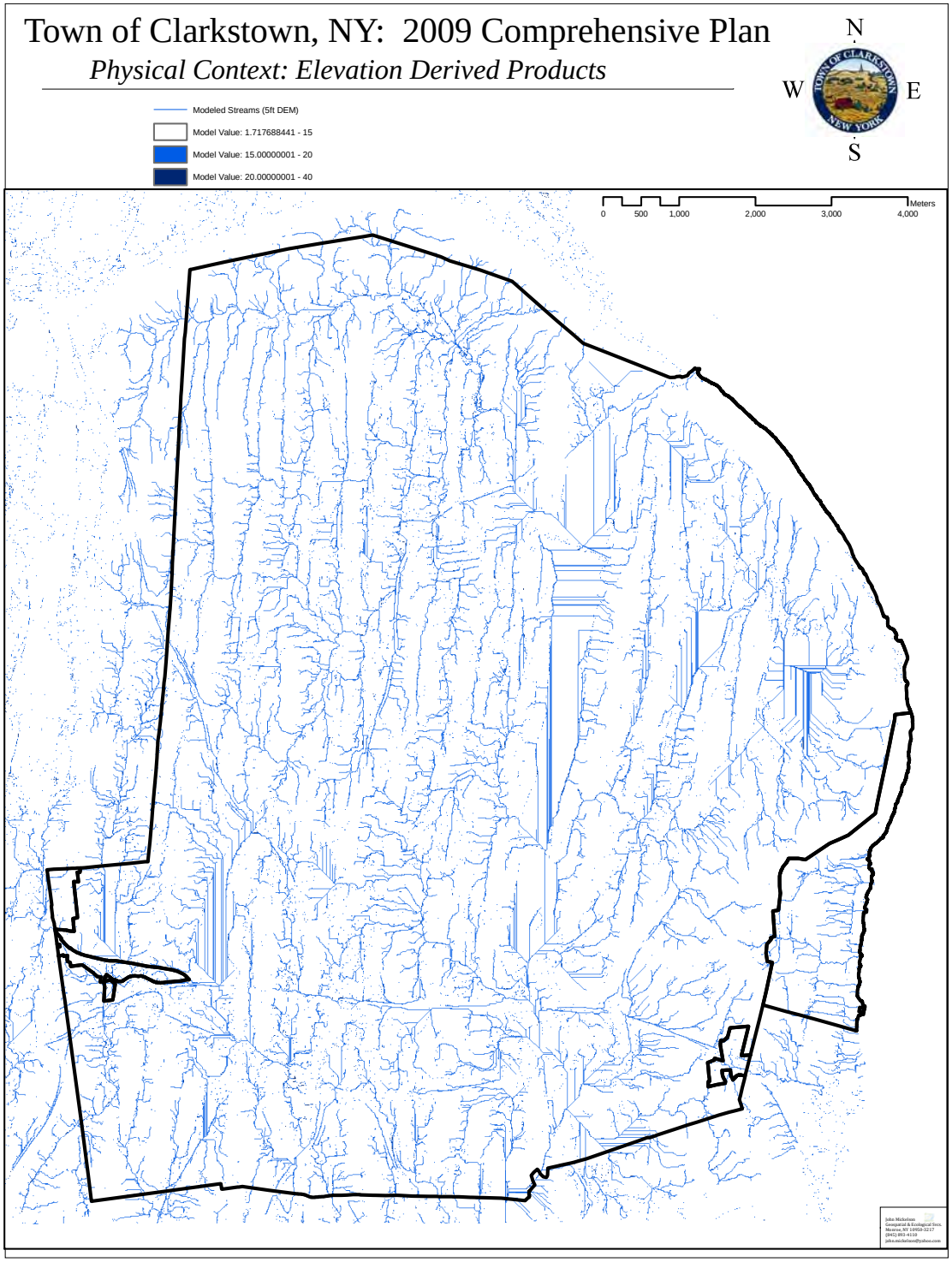

Figure 13. Elevation Derived Products: High Resolution Streams

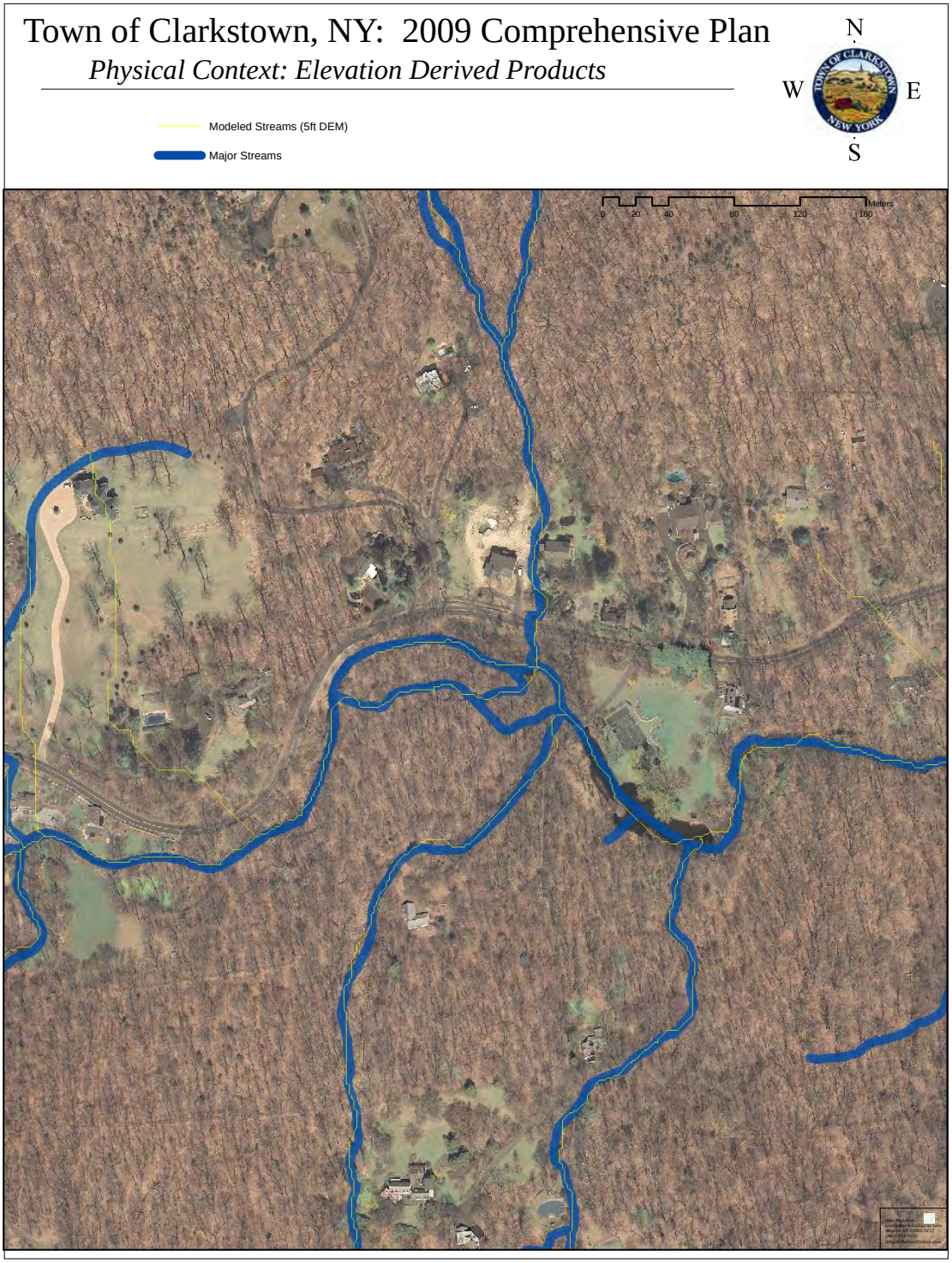

Figure 14. Congruence of photo Interpreted and Modeled Stream Features

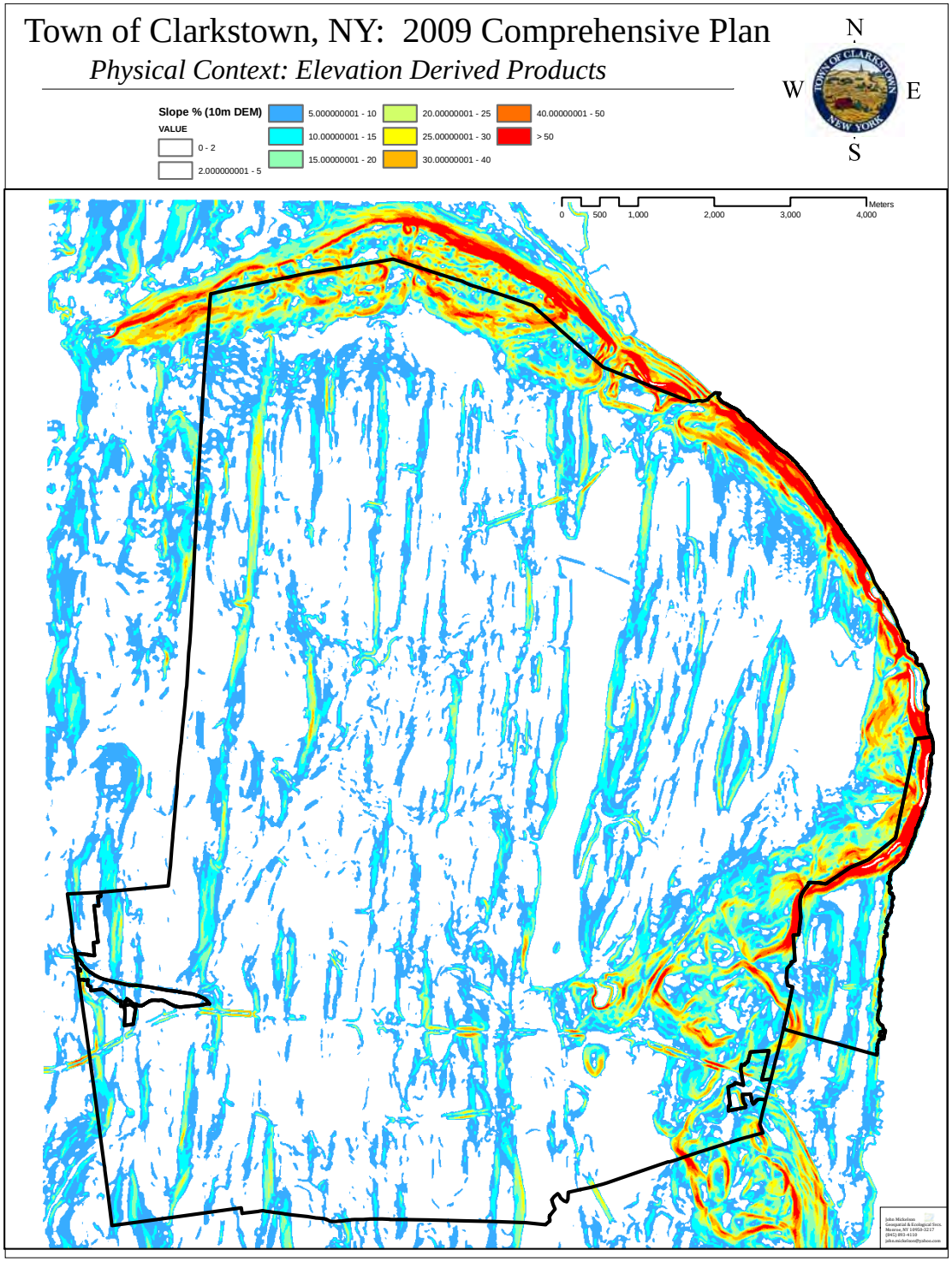

Figure 15. Elevation Derived Products: Steep Slopes

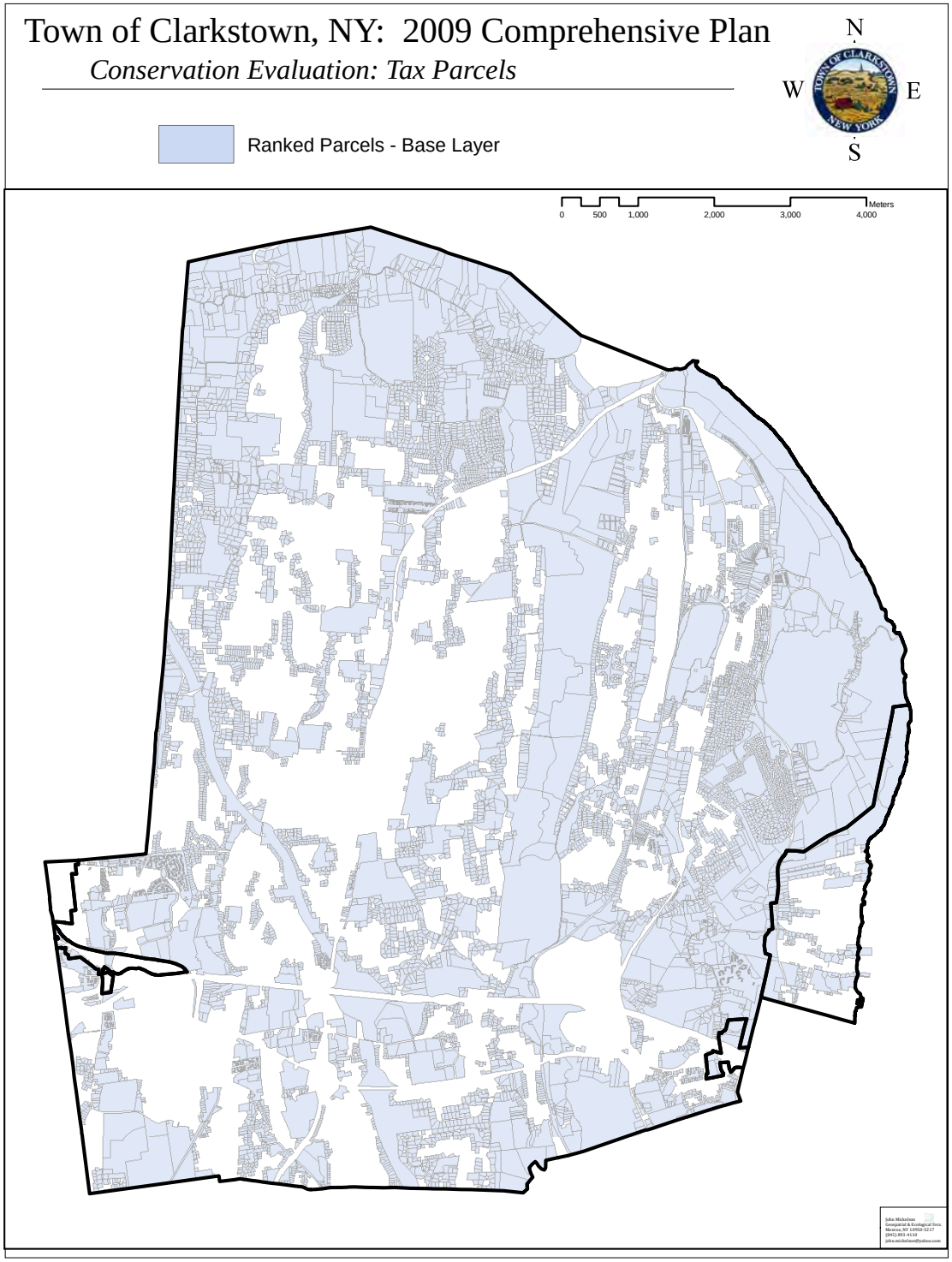

Figure 16. Ranked Parcels (base layer)

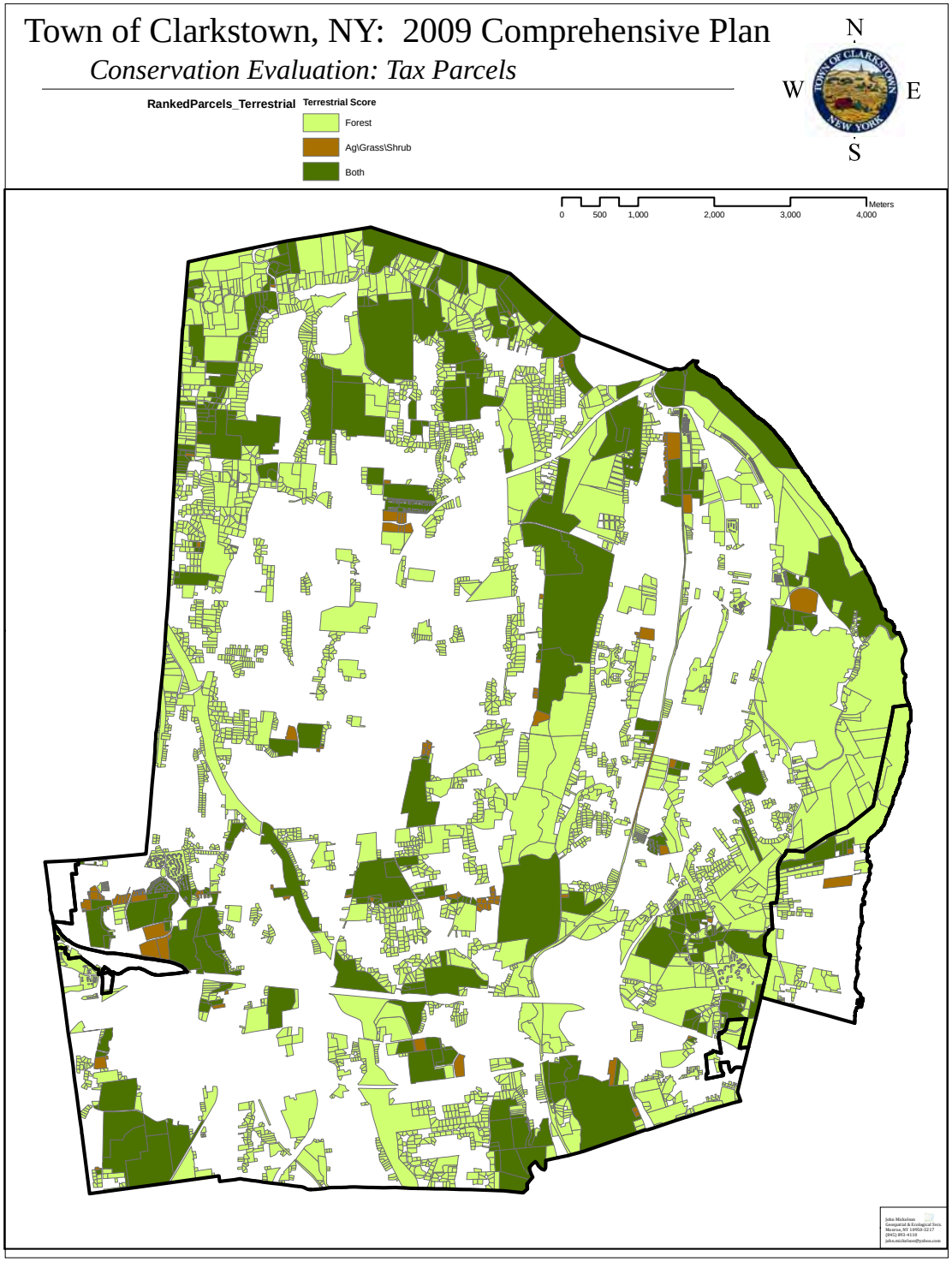

Figure 17. Ranked Parcels: Terrestrial

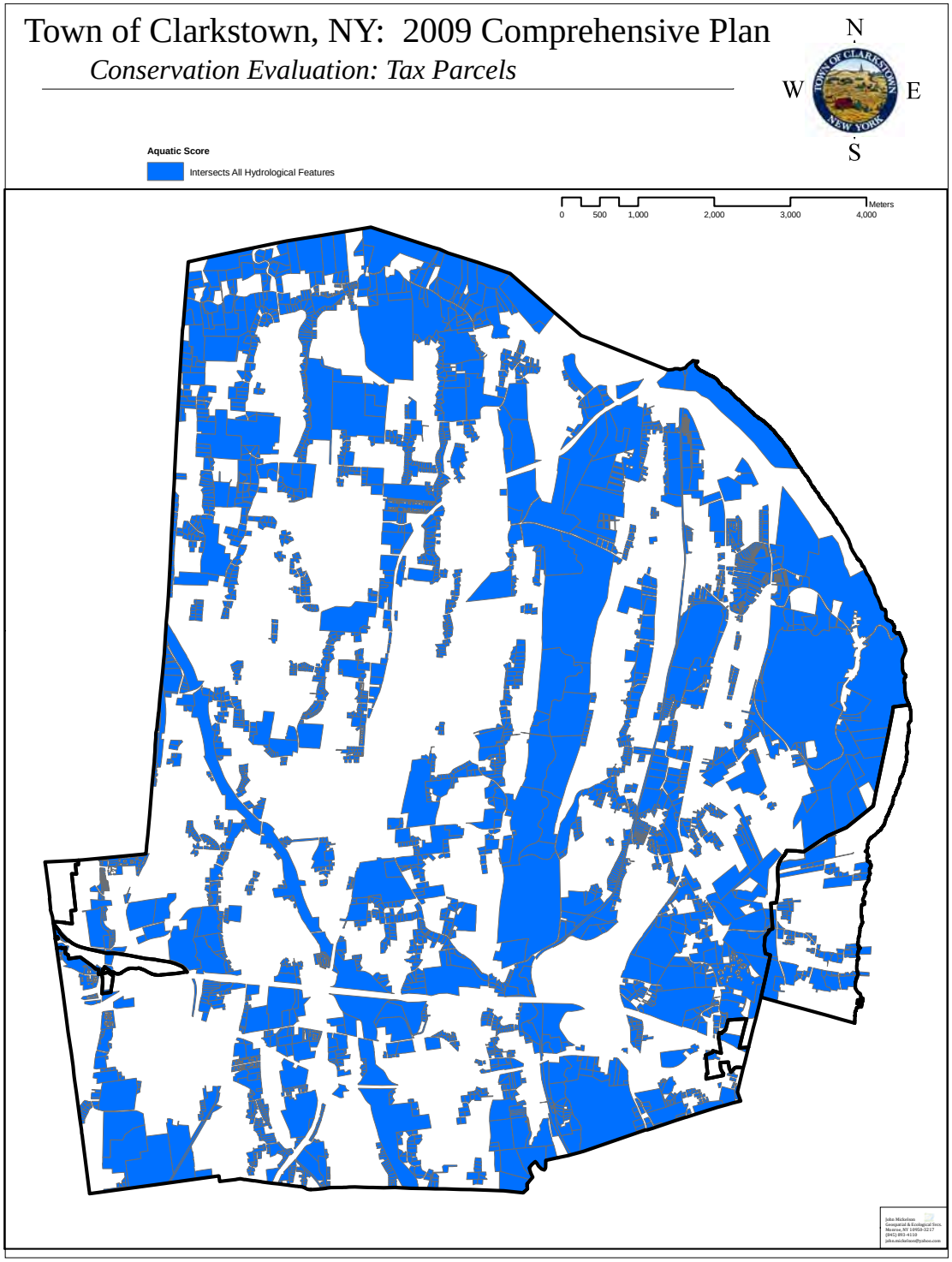

Figure 18. Ranked Parcels: Aquatic

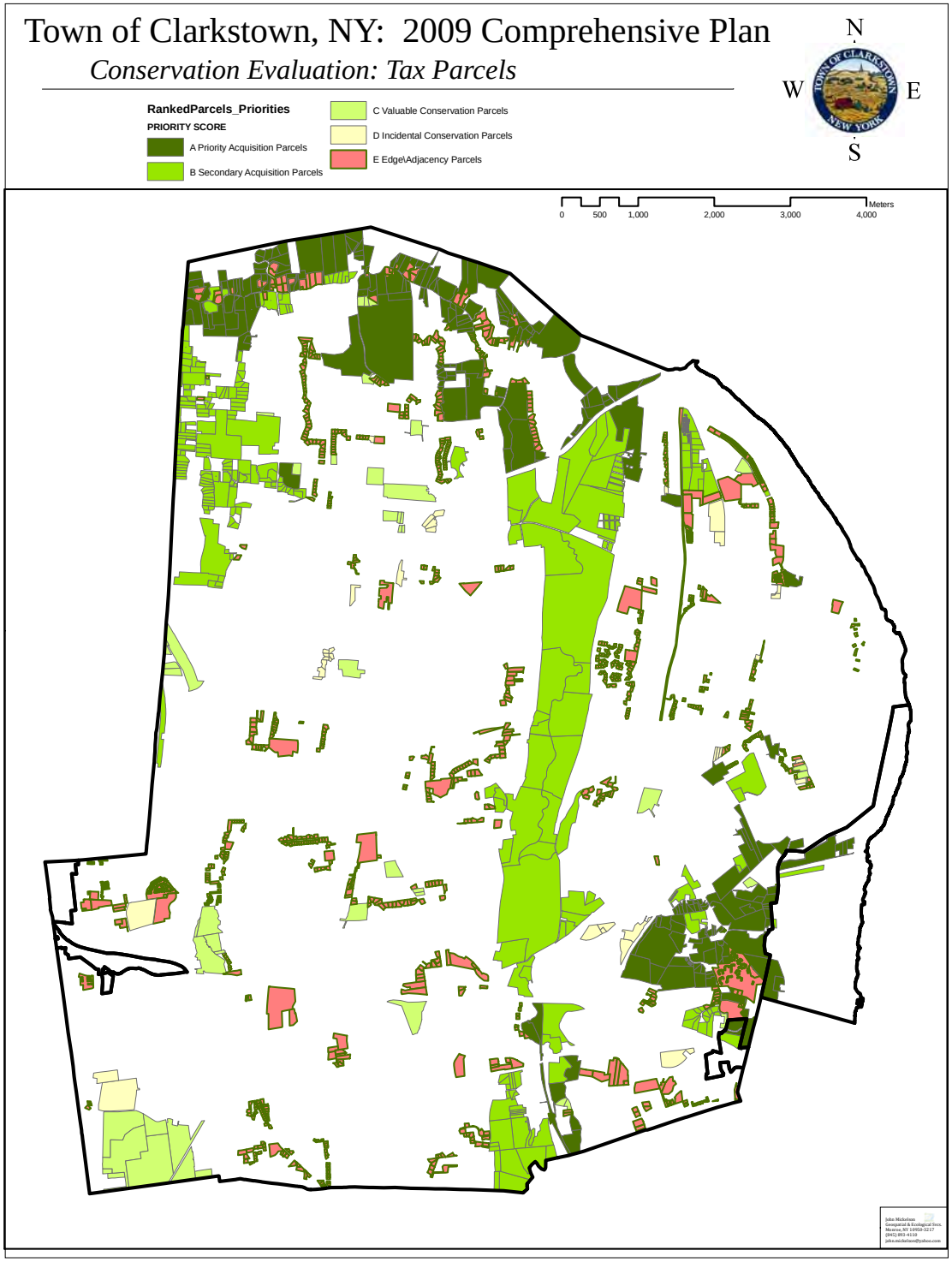

Figure 19. Ranked Parcels: Priorities

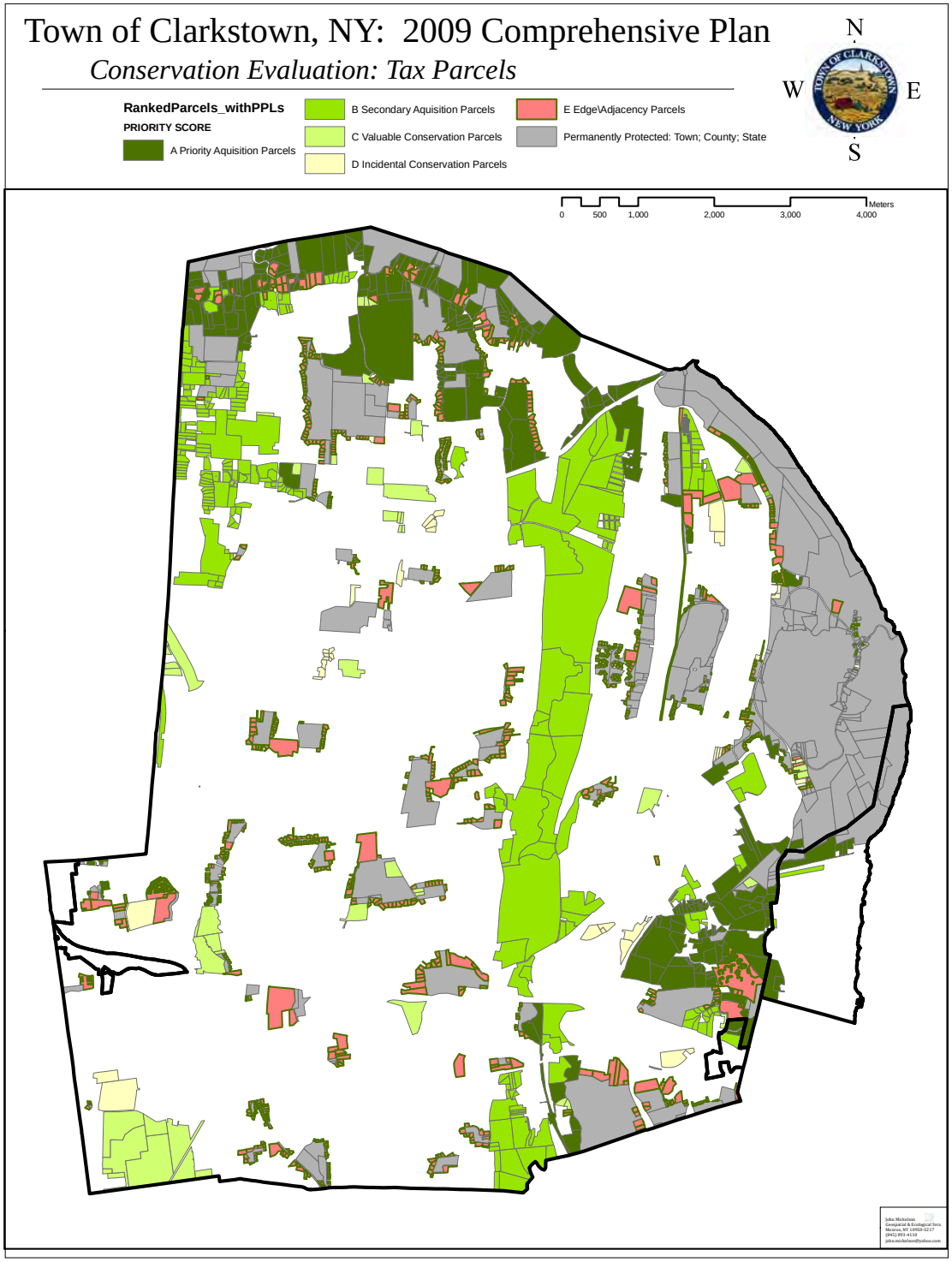

Figure 20. Ranked Parcels: Priorities with PPL

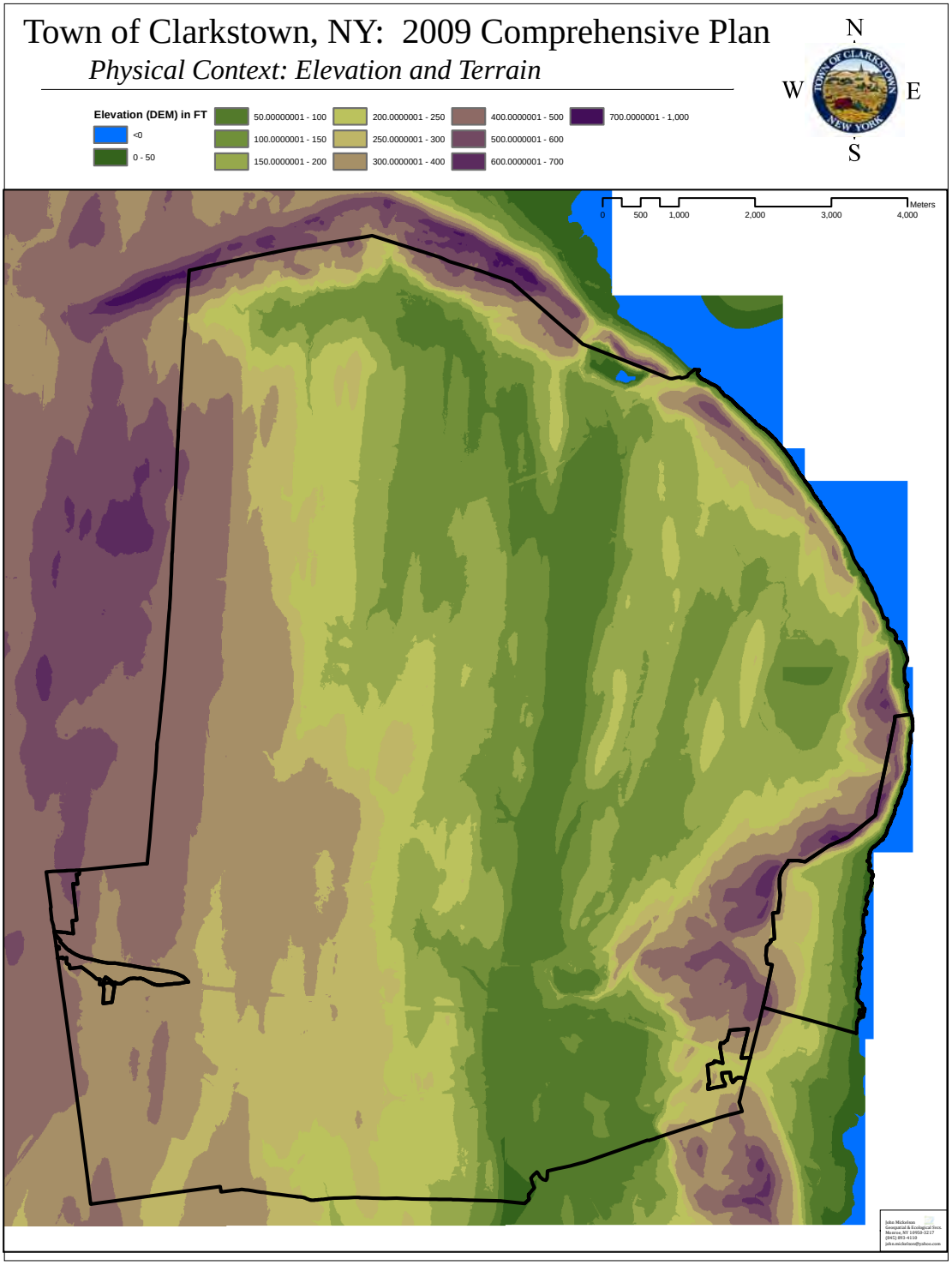

Figure 21. Elevation Derived Products: Elevation Zones

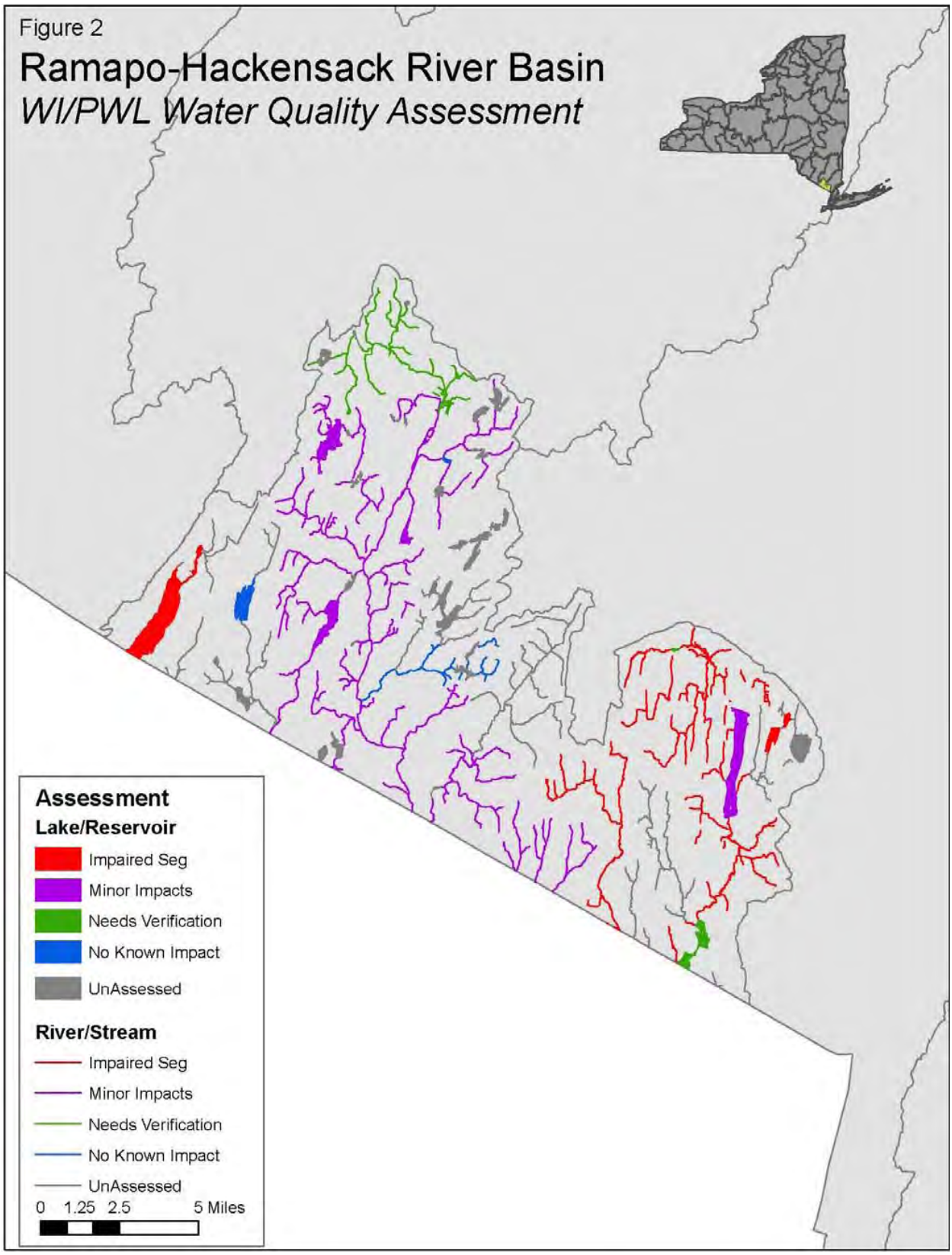

Figure 22. "Ramapo/Hackensack River Basin WI/PWL", NYS DEC, July 2008

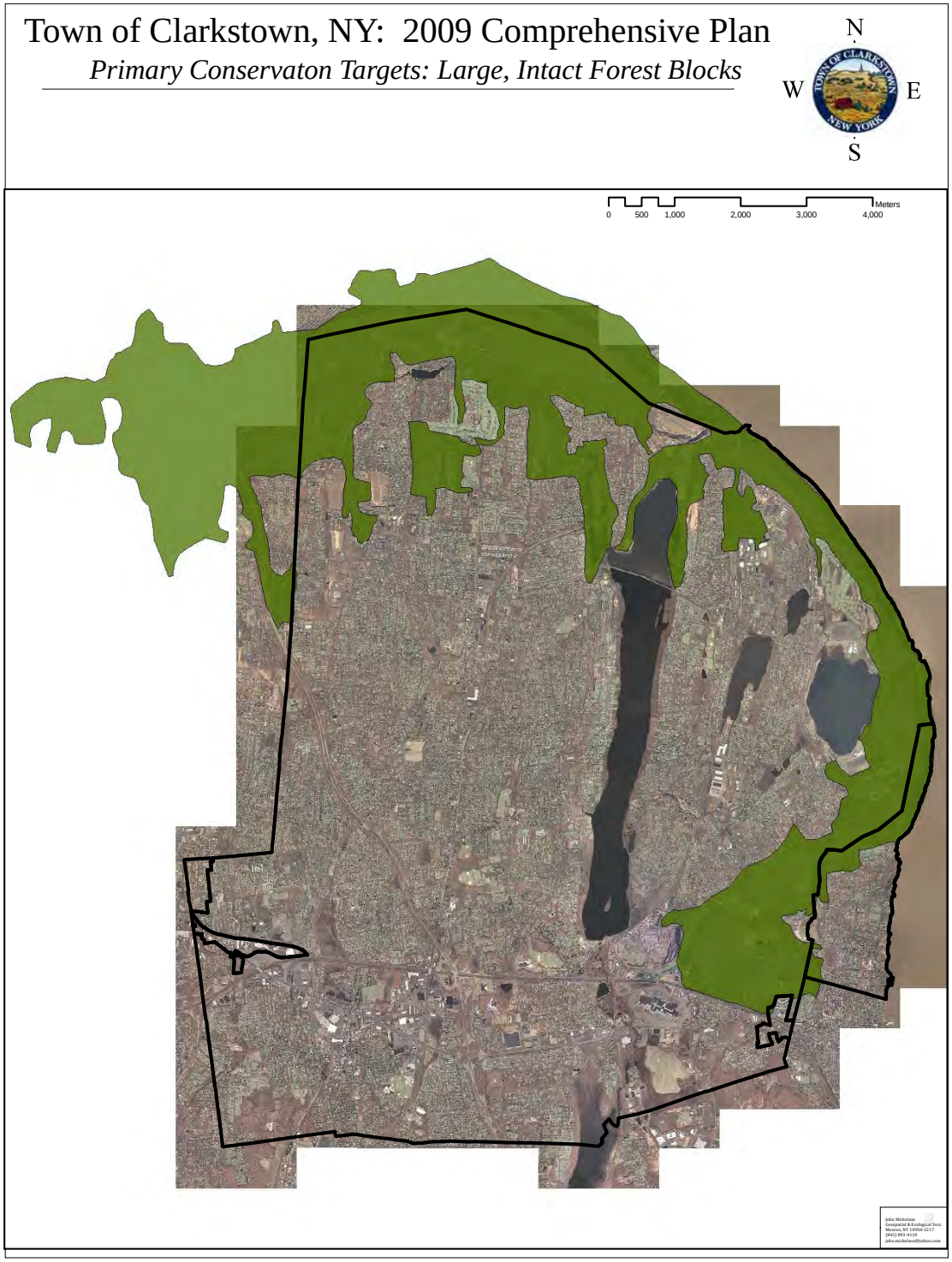

Figure 23. Primary Conservation Targets: Large, Intact Forest Blocks

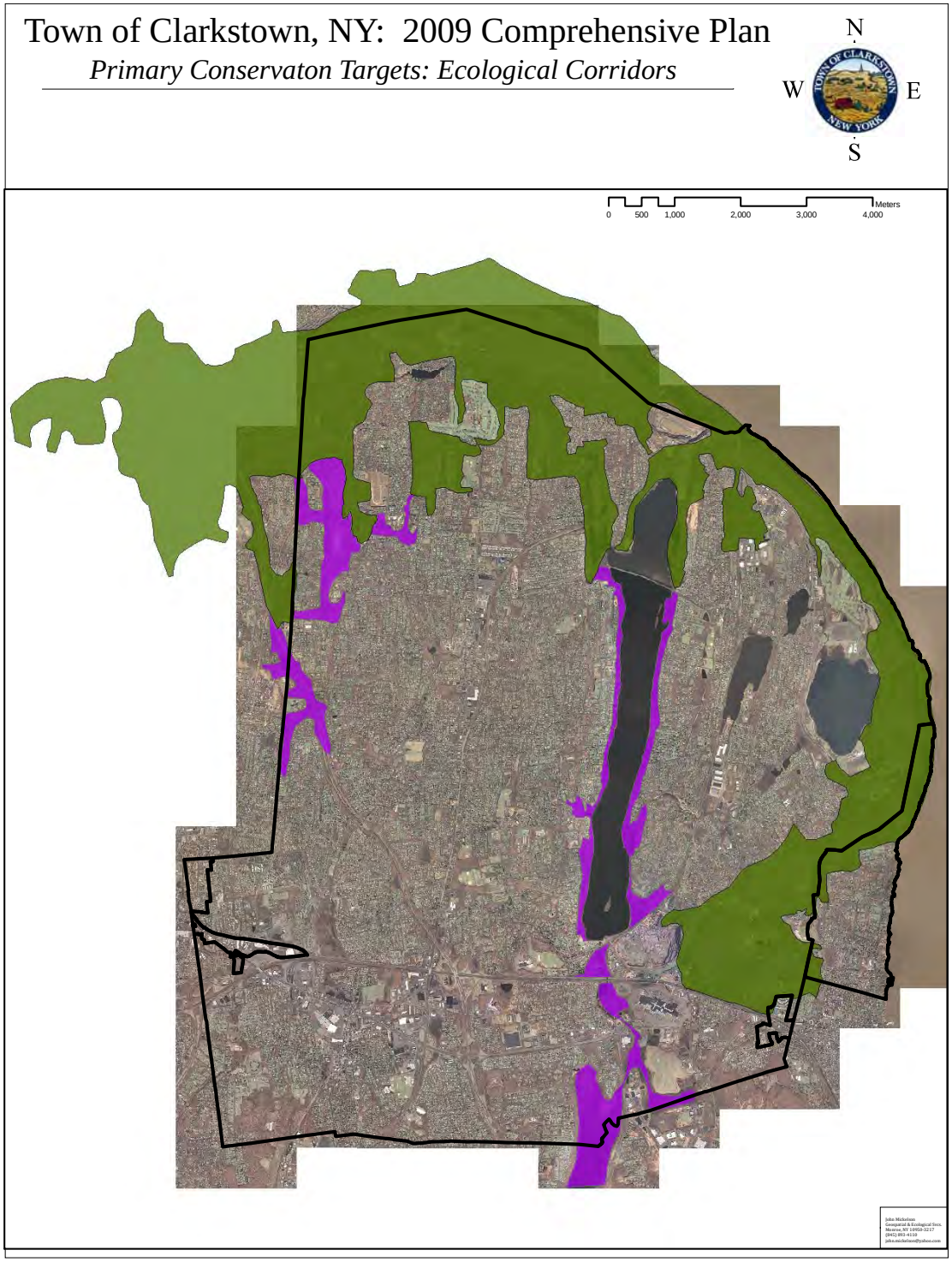

Figure 24. Primary Conservation Targets: Ecological Corridors

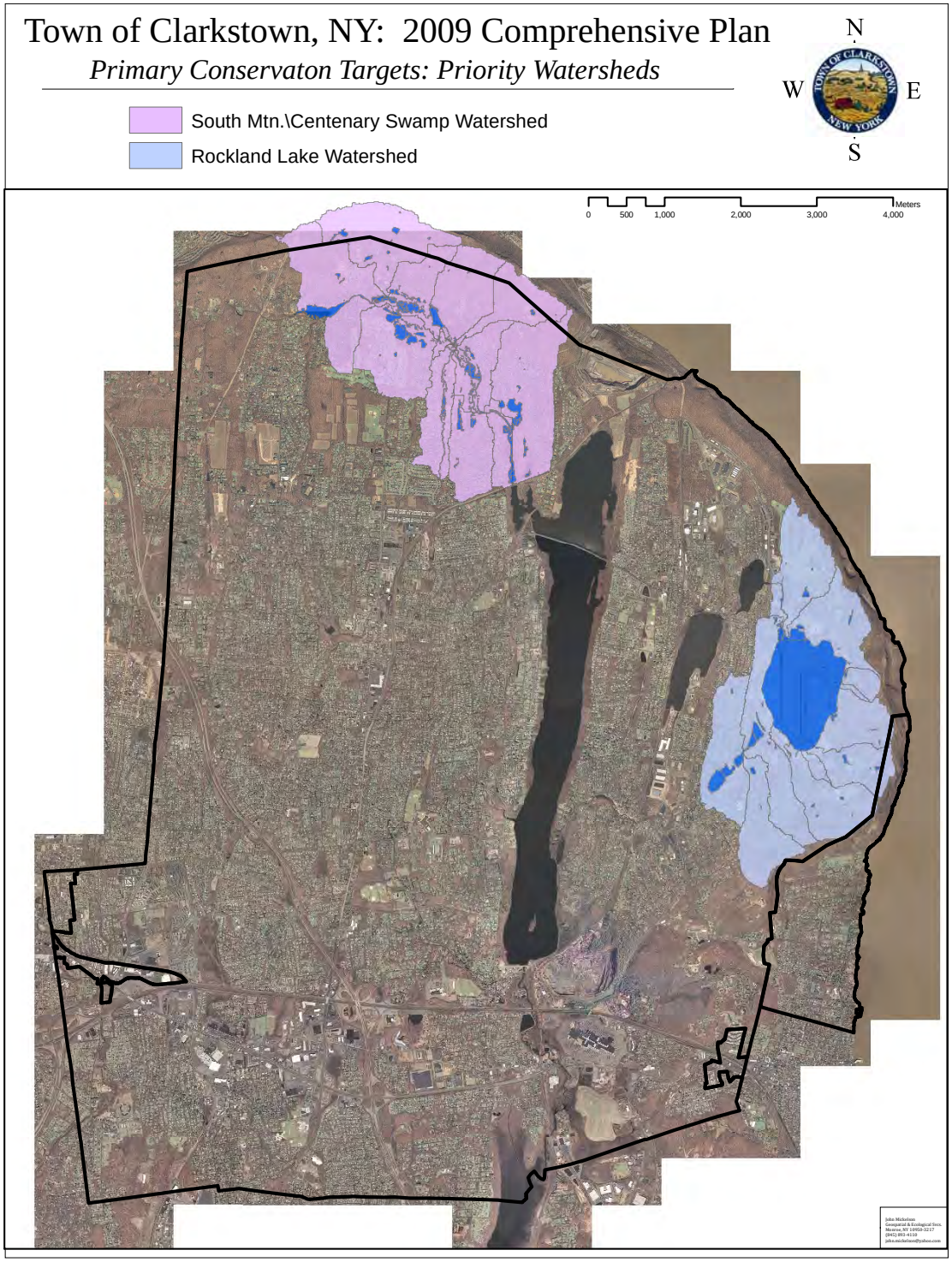

Figure 25. Primary Conservation Targets: Priority Watersheds – Rockland Lake & South Mtn-Centenary

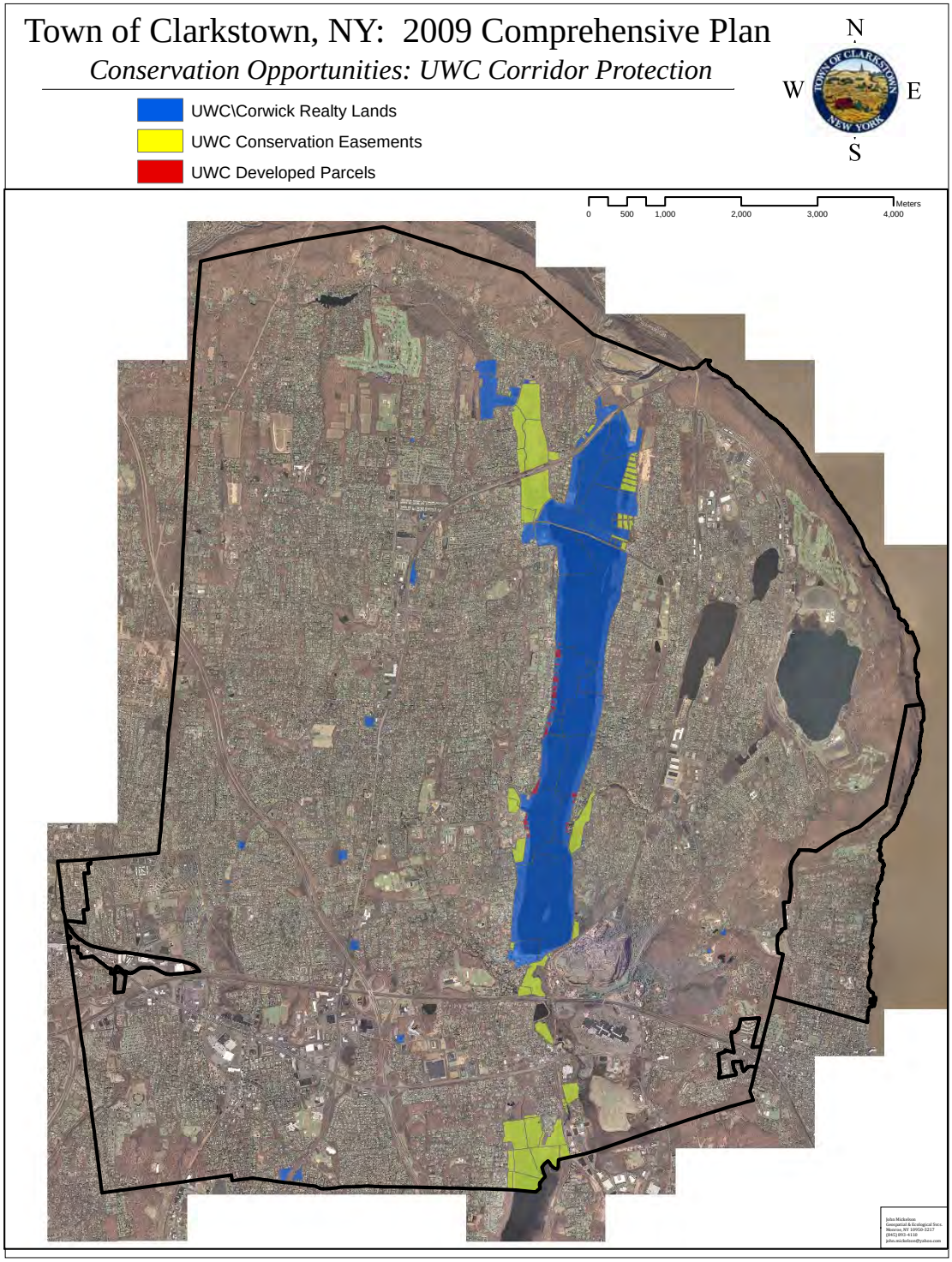

Figure 26. United Water Company and Corwick Realty Lands: Holdings, Easements, Encroached Parcels

Appendices:

Appendix 1. Plants of Clarkstown

Matrix compiled from multiple field lists of representative plants found within Clarkstown over the past 30 years; updated for this report. Not intended to be comprehensive or definitive. For a comprehensive listing of the more than 1200 plant species found within Rockland County, visit http://www.newyork.plantatlas.usf.edu/.

Common Name	Scientific Name	Note
Trees:		
Striped Maple	*Acer pensylvancium*	
Norway Maple	*Acer platanoides*	invasive
Red Maple	*Acer rubrum*	
Sugar Maple	*Acer saccharum*	
Tree Of Heaven	*Ailanthus altissima*	invasive
Hercules' Club	*Aralia spinosa*	invasive
Yellow Birch	*Betula alleghaniensis*	
Black Birch	*Betula lenta*	
Gray Birch	*Betula populifolia*	
Musclewood	*Carpinus caroliniana*	
Bitternut Hickory	*Carya cordiformis*	
Pignut Hickory	*Carya glabra*	
Shagbark Hickory	*Carya ovata*	
Mockernut Hickory	*Carya tomentosa*	
American Chestnut	*Castanea dentata*	
Catalpa	*Catalpa speciosa*	
Flowering Dogwood	*Cornus florida*	
American Beech	*Fagus grandifolia*	
White Ash	*Fraxinus americana*	
Green Ash	*Fraxinus pensylvanica*	
Red Cedar	*Juniperus virginiana*	
Tulip Tree	*Liriodendron tulipifera*	
Tupelo	*Nyssa sylvatica*	
American Hop Hornbeam	*Ostrya virginiana*	
Norway Spruce	*Picea abies*	ornamental
White Pine	*Pinus strobus*	

Common Name	Scientific Name	Note
Scotch Pine	*Pinus sylvestris*	ornamental
White Poplar	*Populus alba*	
Cottonwood	*Populus deltoides*	
Black Cherry	*Prunus serotina*	
Apple Tree	*Pyrus malus*	ornamental
White Oak	*Quercus alba*	
Pin Oak	*Quercus palustris*	
Chestnut Oak	*Quercus prinus*	
Red Oak	*Quercus rubra*	
Black Oak	*Quercus velutina*	
Staghorn Sumac	*Rhus typhina*	
Black Locust	*Robinia pseudoacacia*	
Willow	*Salix sp.*	
Sassafras	*Sassafras albidum*	
American Basswood	*Tilia americana*	
Hemlock	*Tsuga canadensis*	
American Elm	*Ulmus americana*	
Slippery elm	*Ulmus rubra*	
Shrubs		
Japanese Barberry	*Berberis thunbergii*	invasive
Striped Wintergreen	*Chimaphila maculata*	
Sweet Pepperbush	*Clethra alnifolia*	
Silky Dogwood	*Cornus ammomum*	
Gray Dogwood	*Cornus racemosa*	
Winged Euonymus	*Euonymus alatus*	invasive
Golden Bells	*Forsythia sp.*	ornamental
Witch Hazel	*Hamamelis virginiana*	
Mountain Laurel	*Kalmia latifolia*	
Privet Hedge	*Ligustrum sp.*	ornamental
Spicebush	*Lindera benzoin*	
Partridgeberry	*Mitchella repens*	
Jetbead	*Rhodotypos scandens*	
Staghorn Sumac	*Rhus typhina*	
Multiflora Rose	*Rosa multiflora*	invasive
Swamp Dewberry	*Rubus hispidus*	
Black Raspberry	*Rubus occidentalis*	
Wineberry	*Rubus phoenicolasius*	
Blackberry	*Rubus sp.*	

Common Name	Scientific Name	Note
Common Elderberry	*Sambucus canadensis*	
Red Elderberry	*Sambucus racemosa*	
Bladdernut	*Staphylea trifolia*	
Highbush Blueberry	*Vaccinium corymbosum*	
Hillside Blueberry	*Vaccinium pallidum*	
Maple-Leaf Viburnum	*Viburnum acerifolium*	
Blackhaw Viburnum	*Viburnum prunifolium*	
Vines		
Hog Peanut	*Amphicarpaea bracteata*	
Asiatic Bittersweet	*Celastrus orbiculatus*	invasive
English Ivy	*Hedera helix*	
Wild Potato Vine	*Ipomoea sp.*	
Japanese Honeysuckle	*Lonicera japonica*	invasive
Moonseed	*Menispermum canadense*	
Virginia Creeper	*Parthenocissus quinquefolia*	
Round-Leaved Greenbrier	*Smilax rotundifolia*	invasive
Poison Ivy	*Toxicodendron radicans*	
Black Swallowwort	*Vincetoxicum nigrum*	invasive
Fox Grape	*Vitis labrusca*	
Grape	*Vitis sp.*	
Wisteria	*Wisteria sp.*	invasive
Herbs		
Doll'S Eyes	*Actaea alba*	
Garlic Mustard	*Alliaria petiolata*	invasive
Field Garlic	*Allium vineale*	
Common Ragweed	*Ambrosia artemisiifolia*	
Pearly Everlasting	*Anaphalis margaritacea*	
Indian Hemp	*Appocynum cannabinum*	invasive
Wild Sarsaparilla	*Aralia nudicaulis*	
Burdock	*Arctium sp.*	
Jack-In-The-Pulpit	*Arisaema triphyllum*	
Common Mugwort	*Artemisia vulgaris*	
Wild Ginger	*Asarum canadense*	
Butterfly Weed	*Asclepias tuberosa*	
Green Milkweed	*Asclepias viridiflora*	
White Wood Aster	*Aster divaricatus*	
Common Wintercress	*Barbarea vulgaris*	

Common Name	Scientific Name	Note
Shepherd'S Purse	*Capsella bursa-pastoris*	
Blue Cohosh	*Caulophyllum thalictroides*	
Field Chickweed	*Cerastium arvense*	
Celandine	*Chelidonium majus*	
Pigweed	*Chenopodium album*	
Enchanter'S Nightshade	*Circaea lutetiana*	
Horsebalm	*Collinsonia canadensis*	
Asiatic Dayflower	*Commelina communis*	
Squaw Root	*Conopholis americana*	
Pale Corydalis	*Corydalis sempervirens*	
Honewort	*Cryptotaenia canadensis*	
Queen Anne'S Lace	*Daucus carota*	
Cut-leaved Toothwort	*Dentaria laciniata*	
Pointed-Leaf Tick Trefoil	*Desmodium nudiflorum*	
Tick Trefoil	*Desmodium paniculatum*	
Round-Leaved Tick Trefoil	*Desmodium rotundifolium*	
Helleborine Orchid	*Epipactis helleborine*	
Pileweed	*Erechtites hieraciifolia*	
Trout Lily	*Erythronium americanum*	
Winged Euonymus	*Euonymus alatus*	
White Snakeroot	*Eupatorium rugosum*	
Wild Strawberry	*Fragaria virginiana*	
Wild Licorice	*Galium circaezens*	
Wild Geranium	*Geranium maculatum*	
White Avens	*Geum canadense*	
Ground Ivy	*Glechoma hederacea*	
Hawkweed	*Hieracium sp.*	
Rattlesnake Hawkweed	*Hieracium venosum*	
Orange Grass	*Hypericum gentianoides*	
Yellow Star Grass	*Hypoxis hirsuta*	
Orange Jewelweed	*Impatiens capensis*	
Jewelweed	*Impatiens sp.*	
Two-Flowered Cynthia	*Krigia biflora*	
Purple Dead Nettle	*Lamium purpureum*	
Motherwort	*Leonurus cardiaca*	
Bush Clover	*Lespedeza sp.*	
Butter And Eggs	*Linaria vulgaris*	
Bugleweed	*Lycopus sp.*	
Moneywort	*Lysimachia nummularia*	

Common Name	Scientific Name	Note
Purple Loosestrife	*Lythrum salicaria*	
Canada Mayflower	*Maianthemum canadense*	
Pineapple Weed	*Matricaria matricarioides*	
Black Medick	*Medicago lupulina*	
Indian Pipe	*Monotropa uniflora*	
White Daffodils	*Narcissus sp.*	ornamental
Wild watercress	*Nasturtium officinale*	
Stiff-leaf Goldenrod	*Oligoneuron rigidum*	
Eastern Prickly-pear	*Opuntia humifusa*	
Yellow Wood Sorrel	*Oxalis sp.*	
Violet Wood-sorrel	*Oxalis violacea*	
Forked Chickweed	*Paronychia canadensis*	
Beards Tongue	*Penstemon digitalis*	
English Plantain	*Plantago lanceolata*	
Common Plantain	*Plantago major*	
May Apple	*Podophyllum peltatum*	
True Solomon'S Seal	*Polygonatum biflorum*	
Hairy True Solomon'S Seal	*Polygonatum pubescens*	
Cespitose Smartweed	*Polygonum cespitosum*	
Japanese Knotweed	*Polygonum cuspidatum*	
Nodding Smartweed	*Polygonum lapathifolium*	
Jumpseed	*Polygonum virginiana*	
Common Cinquefoil	*Potentilla canadensis*	
Common Cinquefoil	*Potentilla simplex*	
Tall Rattlesnake Root	*Prenanthes trifoliata*	
Self-Heal	*Prunella vulgaris*	
Hoary Mountain Mint	*Pycnanthemum incanum*	
Basil Mountain Mint	*Pycnanthemum clinopodioides*	
Kidney-Leaf Buttercup	*Ranunculus abortivus*	
Small-flowered Crowfoot	*Ranunculus micranthus*	
Sheep Sorrel	*Rumex acetosella*	
Broad Dock	*Rumex obtusifolius*	
Early Saxifrage	*Saxifraga virginiensis*	
Common Groundsel	*Senecio vulgaris*	
Bluestem Goldenrod	*Solidago caesia*	
Skunk Cabbage	*Symplocarpus foetidus*	
Dandelion	*Taraxacum officinale*	
Early Meadow Rue	*Thalictrum dioicum*	
Rue Anemone	*Thalictrum thalictroides*	

Common Name	Scientific Name	Note
Field Pennycress	*Thlaspi arvense*	
Red Clover	*Trifolium pratense*	
Venus'S Looking Glass	*Triodanis perfoliata*	
Swamp Hellebore	*Veratrum viride*	
Common Mullein	*Verbascum thapsus*	
Common Speedwell	*Veronica officinalis*	
Purslane Speedwell	*Veronica peregrina*	
Common Blue Violet	*Viola sororia*	
Lance-Leaved Type Violet	*Viola sp.*	
Wood Violet	*Viola sp.*	
Rushes		
Squarestem Spikerush	*Eleocharis quadrangulata*	
Soft Rush	*Juncus effusus*	
Path Rush	*Juncus tenuis*	
Wood Rush	*Luzula multiflora*	
Sedges		
Sedge	*Carex laxiflora type*	
Woodland Sedge	*Carex blanda*	
Pennsylvania Sedge	*Carex pensylvanica*	
Reflexed Sedge	*Carex retroflexa*	
Fox-Like Sedge	*Carex vulpinoidea*	
Flatsedge	*Cyperus lupulinus*	
Dark-Green Bulrush	*Scirpus atrovirens*	
Grasses		
Sweet Vernal Grass	*Anthoxanthum odoratum*	
Orchard Grass	*Dactylis glomerata*	
Poverty Grass	*Danthonia spicata*	
Bottle Brush Grass	*Elymus hystrix*	
White Grass	*Leersia virginica*	
English Rye Grass	*Lolium perenne*	
Japanese Stilt Grass	*Microstegium vimineum*	invasive
Deer-Tongue Grass	*Panicum clandestinum*	
Panic Grass	*Panicum sp.*	
Timothy Grass	*Phleum pratense*	
Giant Reed Grass	*Phragmites australis*	invasive
Canada Bluegrass	*Poa compressa*	

Common Name	Scientific Name	Note
Kentucky Blue Grass	*Poa pratensis*	
Little Blue Stem Grass	*Schizachyrium scoparium*	
Ferns		
Maidenhair Fern	*Adiantum pedatum*	
Lady Fern	*Athyrium filix-femina*	
Red-Striped Lady Fern	*Athyrium filix-femina f. rubella*	
Silvery Glade Fern	*Athyrium thelypteroides*	
Hay-Scented Fern	*Dennstaedtia punctilobula*	
Marginal Woodfern	*Dryopteris marginalis*	
Sensitive Fern	*Onoclea sensibilis*	
Cinnamon Fern	*Osmunda cinnamomea*	
Rockcap Fern	*Polypodium sp.*	
Christmas Fern	*Polystichum acrostichoides*	
Bracken Fern	*Pteridium aquilinum*	
Southern Broad Beech Fern	*Thelypteris hexagonoptera*	
New York Fern	*Thelypteris noveboracensis*	

Appendix 2. Soils of Clarkstown

From USDA NRCS SSURGO Soils dataset, subset to boundary of Clarkstown. Acres\Hectares of soil type and % of land area of town. Percent of combined major Sub-Groups. Hydric Soil listings. *Prime* and *Important* State-wide Agricultural soils are determined based on a variety of factors, including: soil temperature range, pH, depth to water table, sodium content, flooding, erodibility, permeability, rock content and rooting depth.

MUNAME	Acres	Hectares	%	% SubGroup	Is Hydric	Is Prime	Is Important
Adrian muck	42.1	17.0	0.2		X		
Alden silt loam	795.2	321.8	3.0		X		
Carlisle muck	420.3	170.1	1.6		X		
Charlton fine sandy loam, 2 to 8 % slopes	12.8	5.2	0.0			X	
Charlton fine sandy, 8 to 15 % slopes	20.2	8.2	0.1				X
Chatfield-Rock outcrop complex, hilly	18.6	7.5	0.1				
Chatfield-Rock outcrop complex, rolling	18.6	7.5	0.1				
Cheshire gravelly fine sandy loam, 2 to 8 % slopes	569.4	230.4	2.2			X	
Cheshire gravelly fine sandy loam, 8 to 15 % slopes	219.1	88.7	0.8				X
Cheshire-Urban land complex, 2 to 8 % slopes	1698.5	687.4	6.5				
Cheshire-Urban land complex, 8 to 15 % slopes	228.2	92.4	0.9	Cheshire 10.4			X
Fluvaquents and Medisaprists, ponded	57.0	23.1	0.2		X		
Fredon loam	32.5	13.1	0.1		X	X	
Haven loam, 0 to 3 % slopes	7.7	3.1	0.0			X	
Haven loam, 3 to 8 % slopes	167.8	67.9	0.6			X	
Holyoke-Rock outcrop complex, hilly	1296.7	524.8	5.0				
Holyoke-Rock outcrop complex, rolling	671.3	271.6	2.6				
Holyoke-Rock outcrop complex, very steep	787.7	318.8	3.0				
Holyoke-Urban land-Rock outcrop complex, rolling	174.8	70.8	0.7	Holyoke 11.2			
Palms muck	127.8	51.7	0.5		X		
Pits, quarry	247.3	100.1	0.9				
Rippowam sandy loam	343.1	138.9	1.3		X		X

MUNAME	Acres	Hectares	%	% SubGroup	Is Hydric	Is Prime	Is Important
Riverhead fine sandy loam, 0 to 3 % slopes	30.6	12.4	0.1			X	
Riverhead fine sandy loam, 3 to 8 % slopes	36.4	14.7	0.1			X	
Riverhead fine sandy loam, 8 to 15 % slopes	28.0	11.3	0.1				X
Sloan silt loam	135.2	54.7	0.5		X		X
Udorthents, refuse substratum	64.8	26.2	0.2				
Udorthents, smoothed	501.7	203.0	1.9				
Udorthents, wet substratum	274.3	111.0	1.1				
Urban land	923.8	373.9	3.5				
Watchaug fine sandy loam	853.3	345.3	3.3			X	
Water	1521.6	615.8	5.8				
Wethersfield gravelly silt loam, 15 to 25 % slope s	873.0	353.3	3.3				
Wethersfield gravelly silt loam, 3 to 8 % slopes	4902.3	1983.9	18.8			X	
Wethersfield gravelly silt loam, 8 to 15 % slopes	1897.8	768.0	7.3				X
Wethersfield-Urban land complex, 15 to 25 % slopes	397.8	161.0	1.5				
Wethersfield-Urban land complex, 2 to 8 % slopes	3746.0	1516.0	14.3				
Wethersfield-Urban land complex, 8 to 15 % slopes	1068.4	432.4	4.1	Wethersfield 49.3			X
Yalesville sandy loam, 15 to 25 % slopes	73.2	29.6	0.3				
Yalesville sandy loam, 2 to 8 % slopes	280.1	113.3	1.1			X	
Yalesville sandy loam, 8 to 15 % slopes	249.6	101.0	1.0				X
Yalesville-Urban land complex, 15 to 25 % slopes	19.1	7.7	0.1				
Yalesville-Urban land complex, 2 to 8 % slopes	126.2	51.1	0.5				
Yalesville-Urban land complex, 8 to 15 % slopes	157.4	63.7	0.6				
TOTAL (of Town)	**26117.6**	**10569.4**	**100**				

Appendix 3. Biological Resources and Current\Alternate Use Surveys of Clarkstown Park Lands

Provided as separate (external) Appendix of 14 map set reports for:

- Brookside Park
- Congers Lake Memorial Park & Community Center
- Cropsey Farm
- Davenport Preserve
- Dellwood
- Dellwood Town Park
- Germonds Park
- Heaton's Pond Park
- Kings Park
- Lake Nanuet Park
- Stonehedge Park
- Tennyson Park
- Twin Ponds Park
- Ungava Park

Appendix 4. "Ramapo/Hackensack River Basin Waterbody Inventory and Priority Waterbodies List", NYS DEC, July 2008.

Provided as separate (external) 92 page Appendix in .PDF file format.
See: Ramapo/Hackensack River Basin Waterbody Inventory and Priority Waterbodies List", NYS DEC, July 2008.pdf

Appendix 5. Priority Birds of Rockland County

Matrix of 76 Rockland County bird species on NY Audubon Society's Priority Bird List, out total of 253 birds listed as occurring by the Rockland Audubon Society(RAS). Priority status is given due to the species presence on at least one of four major regional\national program lists: Partners in Flight (PIF), North Atlantic Regional Shorebird Plan, the Mid-Atlantic/New England/Maritimes Regional Working Group (MANEM), or the NY Audubon Society's Hudson Valley Watch List. Common species occurrences listed in Green, species ranked of *High* priority by NY Audubon within the Hudson River estuary in Red. Seasonal Abundance Codes: ***C = Common, U = Uncommon, O = Occasional, R = Rare, VR = Very Rare.*** Main habitat preference keyed to major habitat types, though most birds utilize several. BREEDING indicates likelihood that nesting pairs will breed within the region.

Common Name	Group Type	Habitat Preference	Spring	Summer	Fall	Winter	Breeding	Comments
White-throated Sparrow	Buntings	Forest	**C**		**C**	**C**		
Rose-breasted Grosbeak	Cardinals, Grosbeaks	Forest	**C**	U	U	R	Y	
Purple Finch	Finches	Forest	R		R	R	?	Northern irruptive
Broad-winged Hawk	Hawks, Eagles, Harriers	Forest	**C**	U	**C**		Y	Common in migration, increasingly uncommon nester
Cooper's Hawk	Hawks, Eagles, Harriers	Forest	U	U	**C**	U	Y	Mostly in migrations; a few summer residents
Northern Goshawk	Hawks, Eagles, Harriers	Forest	R		R	VR		Former breeder, now seen only in migration
Red-shouldered Hawk	Hawks, Eagles, Harriers	Forest	R		U	VR	?	Swampy regions; increasingly rare
Sharp-shinned Hawk	Hawks, Eagles, Harriers	Forest	U	U	**C**	U	Y	Mostly in migrations; a few summer residents
Baltimore Oriole	New World Orioles	Forest	**C**	**C**	U	R	Y	
American Redstart	New World Warblers	Forest	**C**	**C**	U		Y	Declining; hit by DDT spraying in Rockland during mid 1950s.
Black-and-white Warbler	New World Warblers	Forest	**C**	U	U		Y	Declining; hit by DDT spraying in Rockland during mid 1950s.
Blackburnian Warbler	New World Warblers	Forest	O		O			
Blackpoll	New World	Forest	U		U			

Common Name	Group Type	Habitat Preference	Spring	Summer	Fall	Winter	Breeding	Comments
Warbler	Warblers							
Black-throated Blue Warbler	New World Warblers	Forest	U	U	U		Y	Declining; hit by DDT spraying in Rockland during mid 1950s.
Black-throated Green Warbler	New World Warblers	Forest	U	U	U		?	Declining; hit by DDT spraying in Rockland during mid 1950s.
Canada Warbler	New World Warblers	Forest	U	O	O		?	Declining; hit by DDT spraying in Rockland during mid 1950s.
Cerulean Warbler	New World Warblers	Forest	U	O	O		Y	Severe declines; hit by DDT spraying in Rockland during mid 1950s.
Hooded Warbler	New World Warblers	Forest	C	U	U		Y	Declining; hit by DDT spraying in Rockland during mid 1950s.
Kentucky Warbler	New World Warblers	Forest	R					
Louisiana Waterthrush	New World Warblers	Forest	C	U	U		Y	Along streams
Magnolia Warbler	New World Warblers	Forest	U	U	U		?	Declining
Worm-eating Warbler	New World Warblers	Forest	U	U	U		Y	Declining; hit by DDT spraying in Rockland during mid 1950s.
Black-billed Cuckoo	Old World Cuckoos	Forest	U	U	O		Y	
Ruffed Grouse	Pheasants, Partridges	Forest	R	R	R	R	Y	Large population decline in recent years
Scarlet Tanager	Tanagers	Forest	C	C	U		Y	Declining; hit by DDT spraying in Rockland during mid 1950s.
Veery	Thrushes	Forest	U	U	O		Y	
Wood Thrush	Thrushes	Forest	U	U	U		Y	
Northern Saw-whet Owl	Typical Owls	Forest	VR		VR	VR		
Acadian Flycatcher	Tyrant Flycatchers	Forest	R	VR			Y	
Eastern Wood-Pewee	Tyrant Flycatchers	Forest	U	U	O		Y	
Blue-headed Vireo	Vireos	Forest	U	O	U		?	

Common Name	Group Type	Habitat Preference	Spring	Summer	Fall	Winter	Breeding	Comments
Yellow-throated Vireo	Vireos	Forest	U	U	U		Y	
Downy Woodpecker	Woodpeckers	Forest	C	C	C	C	Y	
Northern Flicker	Woodpeckers	Forest	C	C	C	U	Y	
Red-headed Woodpecker	Woodpeckers	Forest	R		R			
Bicknell's Thrush	Thrushes	Forest (higher elev.)	R		R			
Savannah Sparrow	Buntings	Grassland	U		U	O		Declining
Vesper Sparrow	Buntings	Grassland	VR		VR			
American Kestrel	Falcons	Grassland	U	R	U	R	?	Former nester; summer resident population increasingly rare
Northern Harrier	Hawks, Eagles, Harriers	Grassland	U	R	U	U		
Horned Lark	Larks	Grassland			R	R		Common and former nester in the 1950s; no current nesting
Bobolink	New World Orioles	Grassland	R		R			Former present; now absent
Eastern Meadowlark	New World Orioles	Grassland	R		R	R		Formerly present; now very rare
Whip-poor-will	Nightjars	Grassland	R	R	R			Former nester
Short-eared Owl	Typical Owls	Grassland			O	O		
Eastern Kingbird	Tyrant Flycatchers	Grassland	C	C	U		Y	
Grasshopper Sparrow		Grassland						Formerly common summer resident, now extripated
Upland Sandpiper		Grassland						Formerly present, but not known to breed in Rockland
Greater Yellowlegs	Waders	Migrant shorebird	O	O	O			Mostly during spring and fall migration
Semipalmated	Waders	Migrant	O	O	O			Mostly during spring and fall migration

Common Name	Group Type	Habitat Preference	Spring	Summer	Fall	Winter	Breeding	Comments
Sandpiper		shorebird						
Buff-breasted Sandpiper		Migrant shorebird						
White-rumped Sandpiper		Migrant shorebird						
Rusty Blackbird	New World Orioles	Migrant summary	O		O	O		Declining throughout range
Bay-breasted Warbler	New World Warblers	Migrant warbler	R		R			
Northern Parula	New World Warblers	Migrant warbler	U		O			
Prothonatary Warbler	New World Warblers	Migrant warbler	R					Near water
Belted Kingfisher	Blue, Rufous Kingfishers	Open water	U	U	U	U	Y	
Bald Eagle	Hawks, Eagles, Harriers	Open water/Forest	R	R	R	C	Y	Winter residents in increasing number, first nesting 2008
Osprey	Hawks, Eagles, Harriers	Open Water/Wetland	C	U	C	R		Usually seen in flight during migration, a few residents
American Woodcock	Waders	Open/Forest	U	O	O	R	Y	Still relatively common, but may be decreasing
Eastern Towhee	Buntings	Shrub	C	C	U	R	Y	
Field Sparrow	Buntings	Shrub	O	O	O	R	Y	Declining
Indigo Bunting	Cardinals, Grosbeaks	Shrub	C	C	U		Y	
Brown Thrasher	Mockingbirds	Shrub	U	U	O	R	Y	Southern species, apparently declining in Rockland
Blue-winged Warbler	New World Warblers	Shrub	U	U	U		Y	Early sucessional areas
Golden-winged Warbler	New World Warblers	Shrub	O	R	R		Y	With small scattered trees; declining, displaced by Blue-winged Warbler
Prairie Warbler	New World Warblers	Shrub	U	U	O		Y	Declining; hit by DDT spraying in Rockland during mid 1950s.

Common Name	Group Type	Habitat Preference	Spring	Summer	Fall	Winter	Breeding	Comments
Yellow-breasted Chat	New World Warblers	Shrub	R		R	R		
Willow Flycatcher	Tyrant Flycatchers	Shrub	U	U	R		Y	
Common Nighthawk	Nightjars	Variety	O		O			
Chimney Swift	Swifts	Variety, urban	C	C	C		Y	
Pied-billed Grebe	Grebes	Wetland	O	R	O	U		Former breeder, no recent nesting reports
American Bittern	Herons	Wetland	R	R	R	R		Declines in last 20 yrs
Least Bittern	Herons	Wetland	U	O	O		Y	Declines in last 20 yrs
Marsh Wren	Wrens	Wetland	U	U	U	R	Y	Declining
Purple Martin	Swallows, Martins	Wetland	VR		VR			Near water; former breeder, now rarely seen

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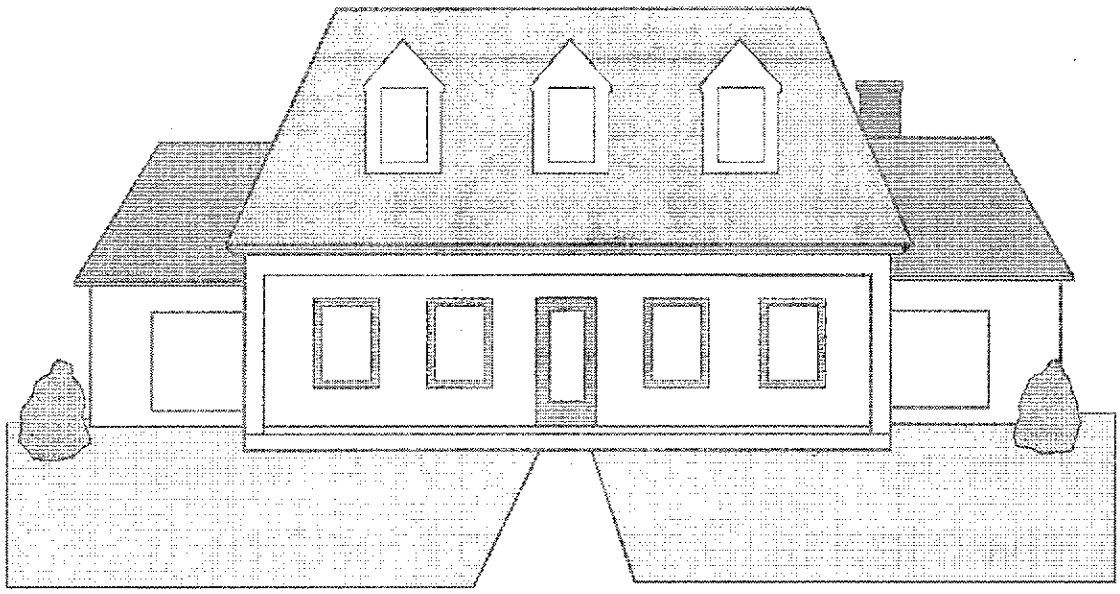
Citizens Advisory Board for Housing in the Town of Clarkstown

FINAL REPORT



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A PROFILE OF CLARKSTOWN

As part of the Housing Advisory Board assignment, various characteristics of the Town were examined, to obtain a picture or profile. Much of the data is based on the 2000 Census and is relatively current.

In 2000 the population of the Town, including the incorporated Villages (Upper Nyack and parts of Nyack and Spring Valley), was 82,082 a slight decrease from the 83,402 reported in 1996. In 1998, the Town was reported to be one of the fastest growing communities in the northeast, and this was almost surely attributable primarily to the Avalon Gardens rental multi-family development, with 500+ units. These figures suggest that generally, household sizes are decreasing.

In 2000, some 25% of the population was below the age of 18, the traditional pre-school and school attendance years. Over the past half-decade or so the school districts have been reporting increasing enrollments, to the point that school capacity is being strained at several locations. 24.7% of the population is under the age of 18 years, 63% are between the ages of 18-64 years, 12.3% are over the age of 65 years (the median age is 39.1 years of age)[1]. The education level of Town residents is generally similar to other metropolitan suburban communities, with just over 90 percent of the adult population having at least graduated high school, and about 45% reporting at least a bachelor's degree. This is reflective of the many technical and professional jobs in the area, and also relates to the expectations of Town residents for quality of life issues.

Town residents tend to remain longer than national averages suggest. Nationally, the informed rule of thumb is that people move on average every seven years. In Clarkstown, two-thirds of residents over five years of age were reported to be in the same home for more than five years. Almost all of those that arrived over the preceding five years came from other homes in the U.S., with only about 1,500 people reporting that they came from outside the U.S. Since the county is seen as a place with significant in-migration, this suggests that most of the new residents either lived elsewhere in the county, or lived somewhere in the U.S. for a relatively short time before moving to the Town.

Some 85% of the residents report that they were born in New York State. The balance would be from other states or other countries.

For most of the last half-decade or decade, a time of economic prosperity, most people who sought employment could find jobs, with an unemployment rate in 1999 of just over three percent. Currently it is about 4%, as various economic factors have begun to reach Rockland County.

The census reported that about 70% of the residents 16 years or older were in the labor force in 1996, about 77% of males and 62% of females. There were about 6,700 men and 12,300 women not in the labor force.

When females 16 years or older in the labor force are considered, about 4,000 are reported to have children under the age of six, and about 6,500 reported having children between the ages of 6 and 17. This represents 60% and 77% of those age groups (female adults), and include

[1] 2000 Census

spouses and single parents. This is one indicator of the potential need for full day and part day childcare. It does not reflect existing facilities, or children cared for by grandparents, parents on split work schedules, or other arrangements.

The dependence of residents on the automobile for commuting (& most other travel) is confirmed by the report that about 85% of employed persons drive to work, while about 7% use public transportation. The average work travel time was 31.5 minutes, so there are a great many people making short local trips to work to offset those with 1 – 2 hour trips to various parts of New York City and the metropolitan area.

Employment is reported by several categories – by the job type, by industry, and by class of worker. For purposes of this snapshot, the last category appears to be adequate, and indicates that 62% are in private wage & salary class, 9% are private not for profit, 14% are in local government, 4% are in state government, and 12% are self-employed.

According to the Clarkstown Planning Department, the 2000 census indicated the following data regarding income of Clarkstown residents. The median household income in 2000 was among the highest in New York State, at $82,107, while the median family income was almost $91,827 per year. Per capita income was $34,430. Slightly more than 3% of the total population was reported to be below the poverty level, which is a figure calculated in part as a proportion of median income.

The same data source reported a total of 7,700 people over the age of 65, with about 375 or 5% of the seniors below the poverty level. While this is a fairly low percentage, there are people above the poverty level for whom living costs consume a large part of income. Some of these individuals receive supplementary benefits of various kinds, which help to offset living costs.

Homeownership, as expected, is dominant, with about 82% of Town residents living in their own homes. The average household size was about 3.01 for owner occupied units and just under 2.4 for renters. The median home value in Clarkstown is $350,000.00.[2]

[2] Greater Hudson Valley Multiple Listing Service, as of September 2002.

The 2000 census reported 26,860 housing units in the unincorporated (outside the village) portion of the Town, and these were distributed as follows:

Units in structure

Detached	19,428	72.3%
Attached	2,329	8.7
Two	878	3.3
3 or 4	1,291	4.8
5 to 9	1,727	6.4
10 to 19	495	1.8
20 to 49	196	0.7
50 or more	341	1.3
Mobile homes	167	0.6
Boat, RV, Van, etc.	8	0.03

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I. INTRODUCTION

Housing, one of man's basic needs, has posed problems from the beginning of time. It does not seem to matter that we have the ability to put people in outer space or that we now deal with cyberspace. Housing problems continue to challenge not only big cities, but confront us here in the Town of Clarkstown, as well.

In order to explore conditions in Clarkstown, the Town Board created the Citizens Advisory Board for Housing.[3] The charge was to evaluate the housing stock and to make recommendations relative to needs, bearing in mind that all of the citizenry was to be considered in the equation.

Clarkstown, located in the lower Hudson Valley, and within reasonable commuting distance to Manhattan, Westchester and Bergen counties is a very attractive place in which to live. Increasingly, however, it is becoming ever more difficult for seniors and young people to remain in the communities they helped to build and into which the young were born. The difficulties facing both the elderly and the young are exacerbated by the high cost of rentals and the purchase price of homes.[4] The "Young Peoples Questionnaire" cites lack of affordable housing as the prime reason they are moving away.[5] The affordability factor impacts on the availability of teachers, nurses, service personnel and with the town's workforce in general.[6] Future businesses locating in Clarkstown will be affected if there are no options for their employees to rent or buy.[7]

A major question facing town government is the degree of responsibility it has to aid this segment of the population from being uprooted. Does government have a moral responsibility to seek remedies for the elderly and the young? The Advisory Board believes it does.

The Citizens Advisory Board has evaluated the housing conditions and options, and offers its assessment of "what is" and where possible suggests alternatives for ameliorating conditions. The Advisory Board has endeavored to present the connections between some possible remedies and the possible concomitant problems generated by the proposals.

Since the housing situation is complex, the Advisory Board notes that there are no simple solutions. This analysis is offered to the Town Board cognizant of the fact that hard choices will need to be made and that hopefully these choices will be aided by the work contained herein.

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[3] See Resolution in Appendix I
[4] See Appendix III, Section A & D (Senior and Young Adult Questionnaires)
[5] See Page 26
[6] See Page 27ff
[7] See Page 35ff

II. METHODOLOGY

Commencing in January 2002, the Advisory Board met, elected a chair and developed its Mission Statement.[8] The members were clear to chart an objective yet independent course in order to fulfill the charge to assess needs and offer suitable recommendations for consideration by the Town Board. The Advisory Board established several subcommittees and then set an ambitious agenda to meet frequently, as often as three to four meetings per month.

Perhaps the most important decision made by the Advisory Board was to determine need by developing surveys that were administered to the primary groups of concern. Thus, during the first few months of its existence, the Advisory Board developed two separate survey instruments, one for seniors and one for young adults. Age was the criteria the Advisory Board utilized to determine the two populations. Residents over age sixty were sent one survey and later, young adults between the ages of twenty-two and thirty-five received a second survey. These age limits were utilized in order to determine the needs of those perceived to be in the most immediate need of housing alternatives. The Advisory Board did a "dry run" at a local senior center in order to evaluate and refine the questionnaire. After the surveys were administered and collated, the community was invited to attend informational evenings held for each group.

A reasonable definition of the term "affordable" was required as the term has various meanings for different people and in different situations. The Advisory Board has endeavored to clarify its usage.

There are several definitions that have been used or implied to define the term "affordable" or "affordable housing developments".

The dictionary defines "afford" as "...to have enough or the means for; bear the cost of without serious inconvenience...". This definition, when applied to housing, implies that for every home or dwelling unit, there is a buyer who can afford its purchase price.

Ms. Gerri Levi of Rockland Housing Action Coalition (RHAC) indicated that her organization has a dilemma defining "affordable". RHAC helps people earning between $33,000 and $50,000 per year and tries to sell their subsidized houses between $85,000 and $105,000.

In the article "Affordable Housing-Now More Than Ever" Jan Degenshein defines "affordable housing" as shelter for those who cannot afford to buy or rent private, competitive, market rate housing.

Other definitions that have been used relate affordability to the certain percentage (70% to 80%) of the median income of the population area in questions.

For the purpose of this document the term "Affordable Housing Development" shall be defined as "Any housing development that is subsidized by the federal, state or local government, and in which the dwelling units are subject to covenants or restrictions which require that such dwelling units be sold or rented at prices that preserve them as affordable housing".

[8] See Appendix I

During the ensuing months, the Advisory Board met in small groups to take field trips to evaluate existing senior housing as well as to visit Fifty-five and Over communities in New Jersey and Rockland County. On one such occasion, Advisory Board members visited several 'Fifty-five and Over' communities in New Jersey with members of the Town Board and the Planning Board to explore the concept of 'patio homes.' More recently, Advisory Board members have visited other local 'Fifty-five and Over' communities and senior housing in the immediate area.

The Advisory Board also established a sub-committee to visit and evaluate the condition of existing senior housing within the Town. As a result of the visit, an initial report was prepared and submitted to the Town Board concerning these sites. A second report and picture album were produced by the sub-committee with specific attention raised concerning the physical plant of Middlewood Village. The Advisory Board was pleased to learn that upgrades were implemented and issues are being addressed to improve the condition of Middlewood Village.

The fact finding and information-gathering phase continued as several experts on senior care, affordable housing and planning made presentations and provided information to the Advisory Board.[9] Individual members of the Advisory Board solicited information from a variety of sources including the Clarkstown Planning Department, the County Planning Department and members of the public at large. During this same period of time, the Town Board referred two specific issues to the Advisory Board: GARS and PAC[10] and asked for feedback.

Thus, with the Town Board's charge to expire at the end of September, the Advisory Board members analyzed the vast amount of information collected in order to formulate a cogent report. During the latter parts of the summer, the Advisory Board met frequently both as a Board and in sub-committees. Throughout the entire process, the members of the Advisory Board maintained open meetings, solicited feedback and debated the salient issues involving the target populations while considering the resultant impact on the community as a whole.

[9] See Appendix II
[10] See Glossary

III. EXISTING HOUSING INVENTORY

A. SENIOR CITIZEN HOUSING IN CLARKSTOWN:

1. Public (Federal and State Subsidized):

The existing Clarkstown zoning regulations allow senior citizen housing by special permit of the Clarkstown Town Board. Each site can have no more than 106 dwelling units and must be no closer than 1500 feet from any similarly approved development. There are three such developments presently operating in Clarkstown, namely Middlewood in Nanuet, Monterey Gardens in Bardonia and Squadron Gardens in New City. The Sisters of Charity application has recently received approval and construction has begun in Nanuet.

These four projects, when fully constructed, will provide slightly over 400 units of subsidized, affordable senior citizen apartments. All are privately owned and operated with the exception of Middlewood, which is owned by the Town of Clarkstown and operated by ARCO Management.

a. Middlewood List:

Occupancy selections for the Middlewood complex are based on earnings and residency. The maximum income for a single person or a couple to qualify for a unit is $32,000 and 42,000 per year respectively. Clarkstown residents receive priority over others living outside the area. The Clarkstown Planning Department maintains the list of seniors who are interested in a Middlewood apartment, in addition to verifying local residency requirements. When a dwelling unit becomes available, ARCO Management selects applicants from the top of this list and verifies that they meet the income requirements.

As of July 23, 2002, the Middlewood list contained 231 names. A letter has recently been mailed to everyone on the list in an effort to determine who may still have an interest in residing in Middlewood. The responses through September 18, 2002 are as follows:

73 have moved (no forwarding address)
13 requested to be removed from the list
86 = number of names deleted from the list

47 requested to remain on the list
7 added to the list since 7-23-02
54 = number of names on the list as of 9/2002

91 have not responded to the questionnaire. This process will be continued until an updated list has been developed. (Information gathered from Clarkstown Planning Department.)

2. **Private Facilities:**
In addition to the Senior Citizen housing complexes mentioned above, there are several privately operated nursing homes and Assisted Living facilities in Clarkstown. The Sunrise Assisted Living Facility in New City provides occupancy for about 70 residents at market-prices. This facility provides meals and other support services for their residents.

The local nursing homes are Northern Manor in Nanuet, Nyack Nursing Home in Valley Cottage and Friedwald House in New City. Additional nursing home facilities are provided at the Tolstoy Foundation in Valley Cottage and at the Russian Orthodox Church complex in Nanuet. These facilities provide full nursing care services to individuals requiring the maximum levels of care.

B. EXAMPLE OF "AFFORDABLE HOUSING DEVELOPMENT" IN CLARKSTOWN

Subsidized Condominiums at "Hidden Ridge":

Hidden Ridge is a 56 unit condominium development on Pipetown Hill Road in Nanuet that is currently in the planning stages, with construction expected to begin in the near future. The development will contain 24 two bedroom and 32 three bedroom units, occupying about 1100 square feet of floor area per unit.

The development sponsor of this project is the (RHAC) Rockland Housing Action Coalition. RHAC has received federal and state subsidies for this project in an effort to provide affordable units to a segment of our population in need of assistance. Because Clarkstown is supporting the project by submitting an RHAC application for a $150,000 Community Development Block Grant, 40 of the dwelling units will be reserved for sale to Clarkstown volunteer emergency service workers and their families who are currently residing within the town borders. This priority will extend for the first six months that units are offered for sale.

The unsubsidized prices for these units would range from $147,000 to $152,000 each. The subsidies obtained by RHAC reduce the average selling price by about $50,000 per unit, to a range from $92,000 to $ 115,000. The average household income needed to qualify for a mortgage in this development, is expected to range from $35,600 to $40,727 per family.

C. CLARKSTOWN HOUSING STOCK:[11]

The following tabulation lists the number of dwelling units and location of each condominium and residential development listed by hamlet, and summarized as follows:

Hamlet	Condos	Rentals	Totals	% of Total
Bardonia	230	100	330	5.0%
Central Nyack	0	101	101	1.5%
Congers	494	0	494	7.5%
Nanuet	1,896	1,461	3,357	50.9%
New City	443	409	852	12.9%
Spring Valley	230	93	323	4.9%
Valley Cottage	1,005	96	1,101	16.7%
West Nyack	32	0	32	0.1%
TOTALS	**4330**	**2,260**	**6,590**	

CLARKSTOWN MULTI-FAMILY HOUSING STOCK:

BARDONIA:

Name	Owner	Rental
Germonds Village	60	
L'Ambiance	27	
Monterey Gardens		100
Parkside	31	
Village Green	112	
TOTALS:	**230**	**100**

CENTRAL NYACK:

Name	Owner	Rental
Northgate Apts		72
Waldron Height		29
TOTALS:	**0**	**101**

CONGERS:

Name	Owner	Rental
Bridgewater I	30	
Bridgewater II	54	
Doxbury Manor	20	
Georgetown Manor	56	
Hidden Valley	91	
Long Clove Mews	56	
Millers Landing	23	
Swans Landing	24	
TOTALS:	**494**	**0**

[11] Statistics gathered by the Clarkstown Planning Department.

NANUET:

Name	Owner	Rental
Avalon		525
Bremer	84	
Buckingham Apts.		64
College Avenue	128	
Greenbriar (Riegert)		57
Amber Fields	150	
Middlewood		106
Normandy Village		
South Side First St.	115	172
North Side First St.	21	79
St. Moritz		22
Sisters of Charity (in construction)		106
Sussex	84	
Hamlets (Eagle Ridge)	240	
Hamlets (Treetops)	240	
Hamlets (Vista I)	240	
Hamlets (Knolls East)	240	
Hamlets (Timberline)	120	
Versailles	70	
TOTALS:	**1,896**	**1,461**

NEW CITY:

Name	Owner	Rental
Braemer	31	
Champeau Apts		38
Mount Vernon Manor		36
New City Condos	331	
New City Gardens		166
Omni Court	45	
Squadron Gardens		100
Sunrise Assisted Lvg.		76
Woodfern Apts		29
TOTALS:	**443**	**409**

SPRING VALLEY:

Name	Owner	Rental
Conklin Park	30	
Hidden Ridge (in process)	54	
Maplewood Gardens		61
Omni Parc	80	
Rumford Realty	30	
Singers		32
Town Hill	36	
TOTALS:	**230**	**93**

VALLEY COTTAGE:

Name	Owner	Rental
Burgundy Apts		96
Gazzola	15	
Lake Road Apts	150	
Mountainview Condos	777	
Mountainbrook Estates	47	
Rockridge	16	
TOTALS:	**1,005**	**96**

WEST NYACK:

Name	Owner	Rental
Clarksville Condos	8	
Oakwood Garden	24	
TOTALS:	**32**	**0**

SENIOR CITIZEN HOUSING:

Name	Owner	Rental	Hamlet
Monterey Gardens		100 (106)	Bardonia
Squadron Gardens		100 (106)	New City
Middlewood		106	Nanuet
Sisters of Charity (in construction)		106	Nanuet
TOTALS:	**0**	**412**	

OVERALL TOTALS:	**4,330**	**2,260**

IV. SURVEYS AND DATA ESTABLISHING NEEDS

A. SENIOR SURVEY

1. Purpose

The purpose of the senior survey was to compile data that expressed the genuine needs and desires of Clarkstown residents over age 60. Although many individuals purport to speak on behalf of seniors, the Advisory Board felt that it was essential that data be collected directly from the residents to develop an accurate picture of their priorities.
The Advisory Board decided that:

a- In addition to answering the questions, each respondent should be given an opportunity to present comments in his or her own words.

b- The results of the questionnaire would be totally anonymous in order to protect the respondents privacy and encourage candid responses,

2. Methodology

The Advisory Board prepared a prototype questionnaire and tested it with the help of a local senior citizen group. As a result of their suggestions and the Advisory Board's observations, corrections and revisions were made and a mailing package was prepared. The package consisted of a cover letter[12], a questionnaire consisting of 21 questions and provision for comments[13], and a pre-addressed return envelope addressed to the Advisory Board at Town Hall. Return postage was not provided.

Each questionnaire contained a unique ID number to insure that only official questionnaires were tabulated in the results. At the same time, to protect the anonymity of the respondents, the linkage between ID numbers and addresses was not recorded. Mailing labels were obtained from the Rockland County Board of Elections for all registered voters over 60 years of age that resided within the town of Clarkstown.

12,747 questionnaires were mailed on March 20th, 2002. 4,667 residents (36.6% of those receiving questionnaires) responded. This remarkable response was more than triple the typical response that a questionnaire would normally generate. The level of response confirmed the significant interest and concern of the respondents.

Microsoft Access® database software was set up by the Advisory Board to enter, tabulate, graph and report the responses. The responses to each questionnaire were recorded in the database which gave the Advisory Board the option to analyze the data in great detail. The more comprehensive analysis of the data required the ability to prepare crosstabs. Crosstabs allowed the Advisory Board to examine the results of a particular question but only for those respondents who gave a particular answer to another specific question. Examples of crosstabs will follow later in the report. Two computer workstations were set up by the Town's

[12] See Appendix III, Section A, Page 1
[13] See Appendix III, Section A, Page 2

data processing department and the services of two office temporaries were secured by the Town to enter the data. Under the supervision of Advisory Board members, the envelopes were opened, the data was recorded and spot checks were made for accuracy.

3. Results

The following tables summarize the responses to each question in the senior questionnaire. Each table shows the number of respondents who selected each answer and how many offered no response to the question. The corresponding percentage that chose each answer is also provided. A more comprehensive tabulation of the questionnaire data is provided in the Appendix.[14]

1. Which age group do you belong to?

60 to 64	1272	27.3%		80 to 84	416	8.9%
65 to 69	1064	22.8%		85 +	225	4.8%
70 to 74	1000	21.4%		No Response	27	0.6%
75 to 79	663	14.2%		Total	4667	100.0%

2. What type of residence do you currently reside in? Please check the most appropriate.

Single Family Home	3757	80.5%		Senior Citizen Housing	30	0.6%
Multi-Family Residence	63	1.4%		With Family	107	2.3%
Condominium	520	11.1%		No Response	21	0.5%
Apartment	169	3.6%		Total	4667	100.0%

3. Do you own or rent your current home?

Own	4201	90.0%		No Response	95	2.0%
Rent	371	8.0%		Total	4667	100.0%

4. How many bedrooms are there in your current residence?

1	403	8.6%		4 or more	1975	42.3%
2	622	13.3%		No Response	26	0.6%
3	1641	35.2%		Total	4667	100.0%

5. Check the hamlet you currently reside in:

Bardonia	195	4.2%		Rockland Lake	3	0.1%
Congers	492	10.5%		Valley Cottage	508	10.9%
Central Nyack	58	1.2%		West Nyack	413	8.9%
Nanuet	1083	23.2%		No Response	48	1.0%
New City	1867	40.0%		Total	4667	100.0%

6. How long have you lived in Clarkstown?

Up to 5 Years	237	5.1%		21 or more Years	3781	81.0%
6 to 10 Years	206	4.4%		No Response	13	0.3%
11 to 20 Years	430	9.2%		Total	4667	100.0%

[14] See Appendix III, Section B, Pages 1-22

7. Including yourself, how many people will live in your household in the future?

1	892	19.1%		5 or more	120	2.6%
2	2973	63.7%				
3	428	9.2%		No Response	101	2.1%
4	153	3.3%		Total	4667	100.0%

8. On average, how much of the year do you live in Clarkstown?

Full Year	4435	95.0%				
Spend Winter Away	167	3.6%		No Response	31	0.7%
Less than 6 months	34	0.7%		Total	4667	100.0%

9. Will cost considerations (property taxes, maintenance costs, etc.) make it necessary to move from your current home?

Yes	1355	29.0%				
No	1049	22.5%		No Response	101	2.2%
Don't know	2162	46.3%		Total	4667	100.0%

10. Are you planning on retiring in your current home?

Yes	1185	25.4%		I already have	2095	44.9%
No	423	9.0%		No Response	64	1.4%
Don't know	900	19.3%		Total	4667	100.0%

11. Are you thinking of selling your present home and purchasing or renting a smaller residence in Clarkstown?

Yes	622	13.3%		I already have	132	2.8%
No	2051	44.0%		No Response	163	3.5%
Don't know	1699	36.4%		Total	4667	100.0%

12. Please select the style of home you would consider moving to?

One floor single-family	1721	36.9%		Accessory Apartment	55	1.2%
Multi-unit Senior Housing	828	17.7%				
Condo or Apartment	1095	23.5%		No Response	867	18.6%
With Family	101	2.1%		Total	4667	100.0%

13. Will you need to live within walking distance of local shopping, transportation, houses of worship?

Yes	1327	28.4%				
No	1690	36.2%		No Response	388	8.3%
Don't know	1262	27.1%		Total	4667	100.0%

14. If planning on moving to senior housing, would such amenities as a clubhouse, recreation area, pool, additional parking etc. be essential to your decision making process?

Definitely Important	1376	29.5%				
Somewhat important	1699	36.4%		No Response	730	15.6%
Not important at all	862	18.5%		Total	4667	100.0%

15. Would central dining facilities, social activities, limited kitchen facilities and personal care assistance be essential to your decision making process?

Definitely Important	770	16.5%				
Somewhat important	1626	34.8%		No Response	793	17.0%
Not important at all	1478	31.7%		Total	4667	100.0%

16. When you move, would you prefer to rent or own?

Own	2927	62.7%		No Response	734	15.7%
Rent	1006	21.6%		Total	4667	100.0%

17. If you are planning on purchasing, what is the <u>maximum</u> price level you would consider?

$100,000 or less	589	12.6%		Over $300,000	167	3.6%
$100,001 - $150,000	1071	23.0%				
$150,001 - $200,000	879	18.8%		No Response	1427	30.6%
$200,001 - $300,000	534	11.4%		Total	4667	100.0%

18. If you are planning on renting, what is the <u>maximum</u> level of rent and utilities per month you would consider?

$600 or less	664	14.2%		$2001 - $3000	68	1.5%
$601 - $1000	1113	23.8%				
$1001 - $1500	558	12.0%		No Response	2088	44.7%
$1501 - $2000	176	3.8%		Total	4667	100.0%

19. Would you consider remaining in your own home if the Town would permit special accessory housing (a small rental apartment in your current home)?

Yes	1101	23.6%				
No	1453	31.1%		No Response	722	15.5%
Don't know	1391	29.8%		Total	4667	100.0%

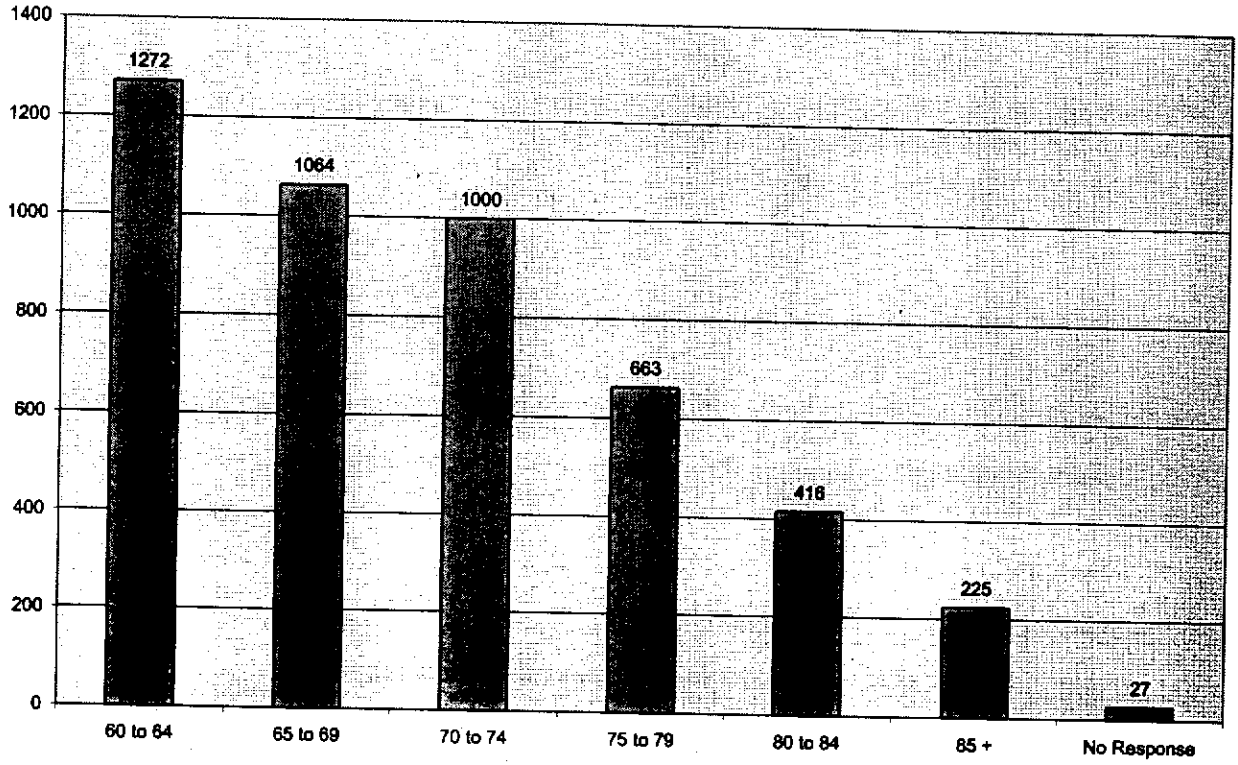
20. Are you now, or have you ever been on the waiting list for senior housing in Clarkstown? If yes, how long have you been on the list?

1 Year or Less	30	39.4%		8 Years	2	2.6%
2 Years	13	17.2%		10 Years	8	10.6%
3 Years	10	13.2%		13 Years	2	2.6%
4 Years	2	2.6%		20 Years	2	2.6%
5 Years	5	6.6%				
6 Years	2	2.6%		Total	76	100.0%

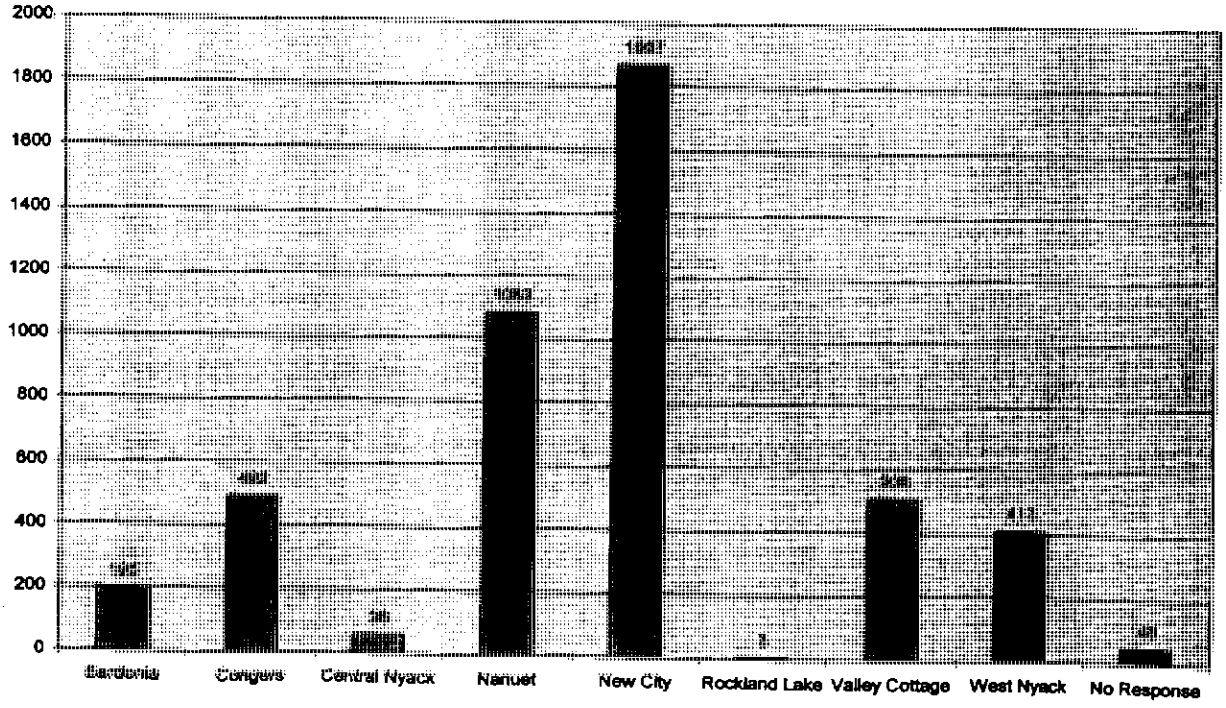
4. Graphs

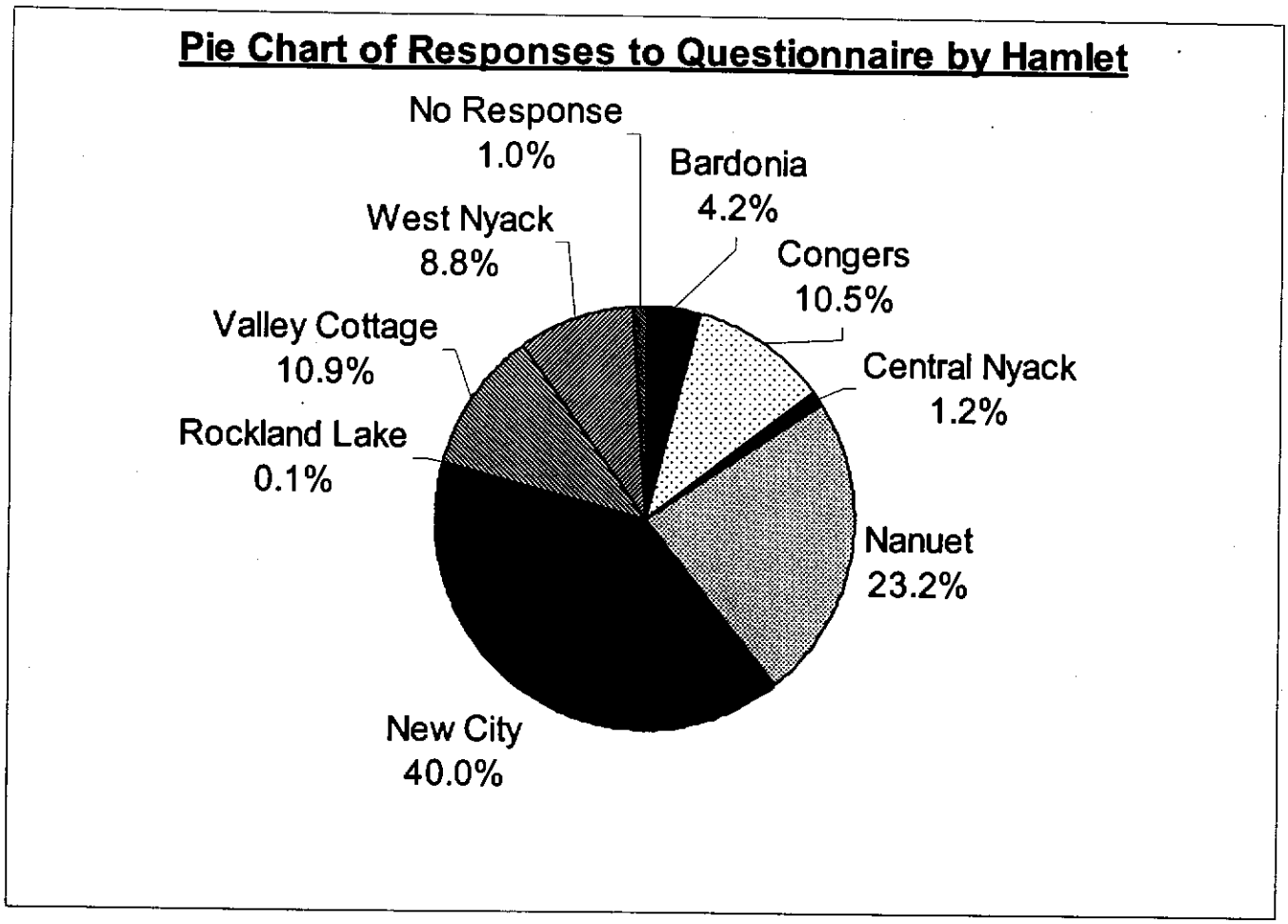
The following are graphical representations of the responses to two selected questions:

Responses to Questionnaire by Age Group



Responses to Questionnaire by Hamlet





5. The Comments

1569 of 4667 responses, or more than one-third of the questionnaires, contained comments. This outpouring of comments by our citizenry is indicative of housing concerns on the part of older adults in Clarkstown. Some key words that were frequently incorporated within comments were:

taxes – 423 responses
affordable – 142 responses
New Jersey – 35 responses
STAR – 31 responses.

In order to summarize these comments in a format that reflects the tone of the authors, quotes are included to represent the sentiments of the respondents. The comments are organized by the frequency of the topic addressed. The divergence of opinions is reflected in the selection of the comments. The chosen examples are illustrative of the broad range of responses. There is no adequate way to present the full scope of commentary but we hope this analysis, subjective as it may be, is accepted as a reasonably unbiased representation of the commentary as a whole. The actual 72 pages of typewritten comments are provided in the Appendix.[15]

For the purpose of this analysis, the comments were classified into 7 categories or topics. The dominant category is "taxes" and the order of the comments reflects

[15] See Appendix III, Section C, Pages 1-71

the frequency of the type of response, the first comments representing the most common.

TOPIC 1: TAXES (sample comments)

- TAX RELIEF on my present home would allow me to keep my home.
- If SCHOOL TAXES were eliminated for seniors and a reduced TOWN TAX, we would be sure to continue living in Clarkstown. We are in favor of a SALES or INCOME TAX to support schools.
- Need lower PROPERTY TAXES for seniors, not more housing.
- People who are seniors should have to pay COUNTY AND TOWN TAXES. They receive benefits of services. But forgive SCHOOL TAXES. They have paid their dues!!! Heavily!!!
- TAXES are the only reason for me to move out of the area.
- Cap for Enhanced Star should be increased.
- If I was unable to afford the taxes (which aren't that bad), I would move to an area that I could afford, just like everyone else does in the USA. This is a great place to live, excellent services, etc. I see no reason to create low income housing.
- I think living in Clarkstown is the best buy in NYS, The taxes are not a killer once your home is paid for. I would never consider selling my home.

TOPIC 2: HOUSING STYLE AND FEATURES (sample comments)

- Would definitely like a single level or at least one bedroom on the main floor.
- We would like to see ADULT one floor single family homes with no means test!
- If my spouse dies, I would like to stay in New City. I would prefer a one-level 2 bedroom attached condo – not 2 or 3 floors high. Looking for a single unit, one-floor plan, garage and maintenance.
- Any senior housing facility that I would consider must have sidewalks and safe street crossings, environmentally pleasing and have easy access to shopping.
- Consider a 4-story apartment house with terraces, elevators, parking under building.
- Senior complex with recreational areas offers a release from loneliness. However, many seniors are raising their grandchildren and would not be eligible.
- Housing should be constructed in a rural setting.
- Need more reasonable rental housing.
- Need affordable Assisted Living, subsidized.
- I would prefer to live in an intergenerational community.
- Two bedroom apartments, no steps, for elderly near major supermarkets and pharmacy.
- Green areas around the complex...don't have to look like projects or barracks.
- Safety is of utmost importance.
- Wish to live in an adult community with no children or pets. Want trees, landscaped lake or pond, and gated, walking path and community center
- Need more rental housing that allows pets.
- Upscale condo community with Olympic indoor swimming pool, gym, stores, bank, movie theater, library, near local colleges.
- On site management

TOPIC 3: LAND USE, DEVELOPMENT AND PLANNING ISSUES

- Let's stop congesting Clarkstown. Let developers go elsewhere to make their money and stop down zoning! Do the politicians not see what they have done to our roads?
- I would not like to see a great deal of units on a small piece of land
- Town should consider providing land for 1 family single family one floor homes with garage on small lots ¼ acre minimum, restricted to seniors 60+, priced under $200,000
- The idea of $250,000 - $300,000 for senior citizen homes is idiotic—also, putting too many homes on a small piece of land wind up looking like a kennel. 10 houses on 1 acre! It seems this idea is great for the builder. 4 per acre would be acceptable.
- Moving out of state to an adult community, single family home on small lot, recreational services, less cost than current home.
- Keep Clarkstown as green as possible.
- We need sidewalks.
- The Town is overdeveloped.
- It is time to stop all building of private homes considering the drought.
- I am opposed to L-10 and manufacturing land for senior housing. If senior housing is to be built, it should be in residential zones.
- Need improved public transportation.
- Permit modular ranch houses on existing lot of main residence.
- I wouldn't mind seeing more senior housing because they are reasonable and well kept.
- We don't need any senior citizen zones or "ghettos".
- I am not wealthy, but I do not believe in senior housing which allows down zoning, subsidizing, or any quid pro quo agreement. Although a lifetime resident, if I can't afford to live here, I'd move.
- Given the water problems the county is currently facing and most likely in the future, the county should place a restriction on high density housing until it resolves the water problem.
- In my opinion, Clarkstown has no obligation to provide housing.

TOPIC 4: ACCESSORY APARTMENTS

- Being able to rent out part of one's house might be very helpful, both for economic reasons and a sense of protection.
- I am not in favor of converting single family housing to multi-family units. You don't enforce on street over-night parking now.
- I have a large old house. I want to remain in it until the end, and being able to rent rooms, and apartment, would be extremely important to me.
- Those homes with finished basements and separate entrances to the basements and separate meters should be allowed to rent the basement.
- No accessory housing! It would pull down property values.

TOPIC 5: HOUSING NEEDS FOR YOUNGER PEOPLE, HANDICAPPED

- Affordability of housing in Clarkstown is becoming increasingly burdensome, not only for seniors but for young people also. Increases need for husband and wife to work.
- Balance between living needs of seniors and the young people who man our volunteer ambulances and fire trucks.

- Need apartments for working single mothers and retired seniors for around $800.
- Housing rentals are limited and what is available is not affordable to most residents.
- Need reasonable quality housing for young and old—maybe a 50/50, half seniors and half young families who could be of service to each other.
- Need for non senior handicapped population

TOPIC 6: CURRENT HOUSING/ SENIOR HOUSING

- I will stay in my home until I cannot manage to take care of it.
- I wish to stay in my house as long as I am physically able to.
- I have waited and I am still waiting for senior housing. It's been 13 years.
- I live in Squadron Gardens. There are always 5 or 6 empty apartments. Why did I have to wait 10 years to get in?
- We have a lot of people who never lived in Clarkstown now living in senior housing. If you let them build special housing, I guess the same will happen.

TOPIC 7: SATISFIED WITH STATUS QUO

- I'm happy where I am.
- Keep up the desirable neighborhoods in Clarkstown.
- Right now we are not considering moving from our present home
- By the way, I will never move.
- No more moving, except to Oak Hill Cemetery

6. Significant Findings

The following significant findings can be derived from the individual survey questions as follows:

- The overwhelming number of seniors living within Clarkstown (80.5%) reside in single family homes.
- 90 percent own their homes.
- 77 percent of these homes have 3 or more bedrooms.
- Over 90 percent of seniors have lived in Clarkstown for at least 10 years and 81 percent have lived in Clarkstown for 21 or more years.
- 95 percent of Clarkstown seniors spend the full year in Clarkstown.
- 29 percent of Clarkstown seniors feel they may be forced to move from their home for financial reasons. 22.5 percent don't think they will be forced to move but a sizeable 46.3 percent indicate they don't know.
- 71 percent of Clarkstown seniors either plan to retire or have already retired in their current home. Only 9 percent don't plan to do so.
- 16.1 percent of Clarkstown seniors plan to sell or already have sold their homes and moved to a smaller residence within Clarkstown.
- The greatest percentage of seniors in Clarkstown (45.3%), would consider moving to a one floor single-family house, 21.8% to multi-unit senior housing and 28.8% to a condo or apartment. Only 2.7% plan to move in with family and only 1.4% would consider moving into an accessory apartment. [Since 18.6% did not respond to this question, the percentages in this paragraph are calculated based only on those who responded to this question.]
- The crosstab in Appendix III, Section B, Page 13 shows that proximity to transportation, local shopping and houses of worship becomes a greater issue for the more advanced age groups. Predictably, only 23 percent of those 60 to 64 feel they need to live within walking distance whereas 48 percent of those over 85 say they need to live within walking distance.
- The crosstab in Appendix III, Section B, Page 14 shows that amenities such as clubhouses, pools and recreation areas have greater importance to those seniors in the younger age group and less in the more advanced age groups. Over 84 percent of those 60 to 65 associate some importance with these facilities whereas only 40 percent of those over 80 consider it important. [Since 15.6% did not respond to this question, the percentages in this paragraph are calculated based only on those who responded to this question.]
- There was no clear interest by any age group to central dining facilities or personal care assistance.
- 74.4 percent of those responding to this question prefer to own and 25.6 percent prefer to rent. The percentage that prefer to own, decreases from a high of about 85 percent in the 60 to 64 age group to about 57 percent in the over 80 age group. [Since 15.7% did not respond to this question, the percentages in this paragraph are calculated based only on those who responded to this question.]

- The distribution of maximum price for purchasing peaks at the $100,000 to $150,000 range and the distribution of maximum price for rent and utilities peaks in the $600 to $1000 range.
- Accessory housing would be considered by 27.9 percent of those responding if the town would permit it. This represents 1101 seniors who would consider renting a small apartment in their current home. However, it should be noted that within the 1101 are both husbands and wives so the actual number of potential accessory apartments is probably smaller.
- 76 seniors said they were on the waiting list for senior housing in Clarkstown. Although the greatest number, thirty, have been on the list one year or less, 12 indicated they have been on the list for more than 10 years.

Conclusions:

The following conclusions can be drawn from the full senior survey including comments:

- The overwhelming numbers of seniors either prefer to retire in their current homes or have already retired in their current homes. Some are concerned that that they may be forced to move due to financial constraints, but they would prefer to stay where they are.

- Many seniors feel the best way to satisfy this desire to stay in their home would be to lower property taxes, particularly school taxes. A long-term approach would be to explore alternate ways to support the local school system. Supporting schools through property taxes places an intolerable tax burden on many seniors living on a fixed income. An approach that factors in age and income would seem to be a way to give tax relief to seniors owning their own homes. This strategy, however, would have to be promoted on the state level. A more immediate approach would be to disseminate Information about alternate ways for property owning seniors to meet expenses. This can include additional tax reductions based on income such as the STAR program and reverse mortgages. Information could be made available, by the proposed Office for Senior Citizens.[16]

- A significant number of seniors indicated they would consider accessory housing as a way to remain in their homes. This appears to be a viable solution, but it would have to be implemented with careful thought and regulation to avoid abuses. This is discussed in greater detail in Section V.B.2.

- A significant number of seniors, who are considering a move, indicate they would only be willing to pay a maximum of $100,000 to $150,000 to purchase a new home. This is well below market rates and would only be possible with significant subsidies requiring income qualifications. N.B. this survey did not establish the income level of the respondents and the Advisory Board felt it would be intrusive.

[16] See page 46.

- Developers of remaining multi-family parcels should be encouraged to build units on one level.

- Existing housing stock must be considered as a way to meet the demand for one-level housing. Traditional Cape Cod homes in Clarkstown have main level bedrooms. Small three bedroom ranch homes were built in the 1960's. Assistance could be provided to senior homeowners who wish to adapt their homes for easier living. This could include placing the washing machine and dryer on the main level, substituting ramps for entrance steps and updating exteriors with maintenance-free materials.

Additional Results:

The following cross tabulation shows the responses to the question on accessory housing for each hamlet. The percentages of those who indicated an interest in accessory housing are between 22 and 27 percent in each hamlet. The interest is therefore very uniform throughout Clarkstown.

Cross tab - Hamlet vs. Accessory Housing[17]

Hamlet	Yes	No	Don't Know	No Response	Totals
Bardonia	54 27.69%	50 25.64%	50 25.64%	41 21.03%	195 4.18%
Central Nyack	14 24.14%	10 17.24%	22 37.93%	12 20.69%	58 1.24%
Congers	115 23.37%	127 25.81%	179 36.38%	71 14.43%	492 10.54%
Nanuet	244 22.53%	323 29.82%	313 28.90%	203 18.74%	1083 23.21%
New City	428 22.92%	647 34.65%	572 30.64%	220 11.78%	1867 40.00%
Rockland Lake	2 66.67%	0 0.00%	1 33.33%	0 0.00%	3 0.06%
No Response	17 35.42%	8 16.67%	9 18.75%	14 29.17%	48 1.03%
Valley Cottage	113 22.24%	158 31.10%	127 25.00%	110 21.65%	508 10.88%
West Nyack	114 27.60%	130 31.48%	118 28.57%	51 12.35%	413 8.85%
Grand Total	1101 23.59%	1453 31.13%	1391 29.81%	722 15.47%	4667 100.00%

The following cross tabulation shows the responses to the question on Accessory housing by responses to the question about being forced to move

[17] Note: Since responses of both spouses may be included in the survey, the actual number of households interested in accessory apartments is likely to be lower.

due to costs. Of those who think they will be forced to move due to costs, about one third would consider accessory housing.

Cross tab – Move due to costs vs. Accessory Housing

	Accessory Housing?				
Move due to costs?	**Yes**	**No**	**Don't Know**	**No Response**	**Totals**
No Response	15 14.85%	13 12.87%	12 11.88%	61 60.40%	101 2.16%
Don't Know	492 22.76%	590 27.29%	800 37.00%	280 12.95%	2162 46.33%
No	148 14.11%	361 34.41%	244 23.26%	296 28.22%	1049 22.48%
Yes	446 32.92%	489 36.09%	335 24.72%	85 6.27%	1355 29.03%
Grand Total	1101 23.59%	1453 31.13%	1391 29.81%	722 15.47%	4667 100.00%

The following cross tabulation illustrates the maximum price the respondent is willing to pay for a new home versus how important the amenities are to the respondent. The results indicate that almost 50% of those who said that amenities were definitely important were only willing to spend less than $150,000 for a home. Without some significant subsidy, a purchase at these prices is highly unlikely.

Cross tab – Maximum Price Willing to Pay vs. Amenities Important

	$100K or less	$100K to $150K	$150K to $200K	$200K to $300K	Over $300K	No Response	Total
No Response	21 2.88%	47 6.44%	51 6.99%	52 7.12%	26 3.56%	533 73.01%	730 15.64%
Definitely Important	199 14.46%	345 25.07%	286 20.78%	208 15.12%	75 5.45%	263 19.11%	1376 29.48%
Not Important	129 14.97%	199 23.09%	151 17.52%	85 9.86%	37 4.29%	261 30.28%	862 18.47%
Somewhat Important	240 14.13%	480 28.25%	391 23.01%	189 11.12%	29 1.71%	370 21.78%	1699 36.40%
Grand Total	589 12.62%	1071 22.95%	879 18.83%	534 11.44%	167 3.58%	1427 30.58%	4667 100.00%

B. Young Adults' Survey

1. Purpose

Similar to the purpose of the senior survey, the purpose of the young adults' survey was to compile data that expressed the genuine needs and desires of young adults in the Town of Clarkstown. The Advisory Board was particularly interested in the impact of housing on young adults who participate in volunteer services within the Town of Clarkstown. Based on the responses by seniors, the Advisory Board was also interested in seeing if this group had a complementary interest in accessory housing.

Consistent with the previous questionnaire, the Advisory Board decided that:

a- In addition to answering the questions, each respondent should also be given an opportunity to present their comments on housing.

b- The results of the questionnaire would be totally anonymous in order to protect the respondent's privacy and encourage candid responses.

2. Methodology

The questionnaire was prepared in a similar fashion to the senior questionnaire and a small test run was conducted with members of one of the volunteer services. A similar package was prepared which consisted of a cover letter[18], a questionnaire consisting of 17 questions and provision for comments[19], and a pre-addressed return envelope addressed to the Advisory Board at Town Hall. Return postage was not provided.

Again an ID number was used to insure that only official questionnaires were tabulated in the results. At the same time, the linkage between ID numbers and addresses was not recorded to insure the anonymity of the respondents. Mailing labels were obtained from the Rockland County Board of Elections for all registered voters between the ages of 22 and 35 that resided within the town of Clarkstown.

10,548 questionnaires were mailed on April 17th, 2002. 1143 residents (10.7% of those receiving questionnaires) responded. This was a good response, but typical of the response that a questionnaire would normally generate.

Microsoft Access® database software was again set up to enter, tabulate, graph and report the responses. Likewise, two computer workstations were set up by the Town's data processing department and two office temporaries were hired by the Town to enter the data. In a similar fashion the envelopes were opened, the data was recorded and spot checks for accuracy were made under the supervision of Advisory Board members,

3. Results

The following tables summarize the responses to each question in the young adult questionnaire. Each table shows the number of respondents who selected each answer and how many offered no response to the question. The corresponding percentage that chose each answer is also provided. A more comprehensive tabulation of the questionnaire data, Crosstabbed by age group, is provided in Appendix III, Section E, Page 1-19.

[18] See Appendix III, Section D, Page 1
[19] See Appendix III, Section D, Page 2

1. Identify your age group:

22 to 25	272	23.8%		No Response	19	1.7%
26 to 30	376	32.9%		**Total**	**1143**	**100.0%**
31 to 35	476	41.6%				

2. You currently reside in:

Bardonia	36	3.2%		Valley Cottage	161	14.1%
Congers	130	11.4%		West Nyack	148	12.9%
Nanuet	263	23.0%		No Response	14	1.2%
New City	390	34.1%		**Total**	**1143**	**100.0%**
Rockland Lake	1	0.1%				

3. Identify your current living arrangements?

Alone	62	5.4%		With Spouse	167	14.6%
With Children	20	1.7%		With Spouse & Children	346	30.3%
With Parents	514	45.0%		No Response	8	0.7%
With Roommate	26	2.3%		**Total**	**1143**	**100.0%**

4. Do you own or rent?

Own	606	53.0%		No Response	231	20.2%
Rent	306	26.8%		**Total**	**1143**	**100.0%**

5. Do you expect to move within the next 3 years?

Yes	545	47.7%		No Response	18	1.6%
No	336	29.4%		**Total**	**1143**	**100.0%**
Don't Know	244	21.3%				

6. If you were to move, where would you consider moving?

Within Clarkstown	360	31.5%		Any of the above	79	6.9%
Within Rockland	80	7.0%		No Response	73	6.4%
Outside of Rockland	443	38.8%		**Total**	**1143**	**100.0%**
Within Rockland but outside Clarkstown	108	9.4%				

7. Check the three most important factors you would consider in deciding where to move.

Cost of Living/Taxes	738	64.6%*		Larger residence	209	18.3%*
Cost of house itself	592	51.8%*		Traffic/population density	211	18.5%*
Job location	560	49.0%*		No Response	242	21.2%*
School District	550	48.1%*		**Total**	**3429**	
Live near family	327	28.5%*				

[*Note: Percentages represent percent of respondents that selected the choice as one of their three most important factors]

8. Please select the type of housing style you would consider.

Apartment Complex	188	16.4%				
Condo/Townhouse	266	23.3%		No Response	12	1.1%
Single Family	677	59.2%		**Total**	**1143**	**100.0%**

9. The residence would have:

1 Bedroom	126	11.0%		4 or more bedrooms	370	32.4%
2 Bedrooms	290	25.4%		No Response	13	1.1%
3 Bedrooms	344	30.1%		**Total**	**1143**	**100.0%**

10. Would you prefer to rent or own?

Rent	133	11.6%		No Response	18	1.6%
Own	992	86.8%		**Total**	**1143**	**100.0%**

11. Would you consider living in a studio or one bedroom 'accessory apartment'? [*small apartment in a single-family house with its own kitchen*]

Strongly Consider	176	15.4%		Other	34	3.0%
Not Consider	725	63.4%		No Response	37	3.2%
Don't know	171	15.0%		**Total**	**1143**	**100.0%**

12. The proximity of the residence to public transportation is:

Very Important	187	16.4%				
Somewhat important	402	35.1%		No Response	15	1.3%
Not important	539	47.2%		**Total**	**1143**	**100.0%**

13. How important is it to be within walking distance of shopping centers?

Very Important	83	7.3%				
Somewhat important	351	30.7%		No Response	19	1.6%
Not important	690	60.4%		**Total**	**1143**	**100.0%**

14. If you were to move to a multi-family complex [i.e. condo or townhouse], how important would special amenities such as a pool, tennis courts and other recreational facilities be?

Definitely Important	398	34.8%				
Somewhat important	510	44.6%		No Response	40	3.5%
Not important at all	195	17.1%		**Total**	**1143**	**100.0%**

15. Please check those volunteer emergency services in which you are currently active.

Fire department	61	5.4%		Other	16	1.4%
EMT or Ambulance	21	1.8%		No Response	79	6.9%
None	966	84.5%		**Total**	**1143**	**100.0%**

16. The maximum you would pay per month for rent and utilities is:

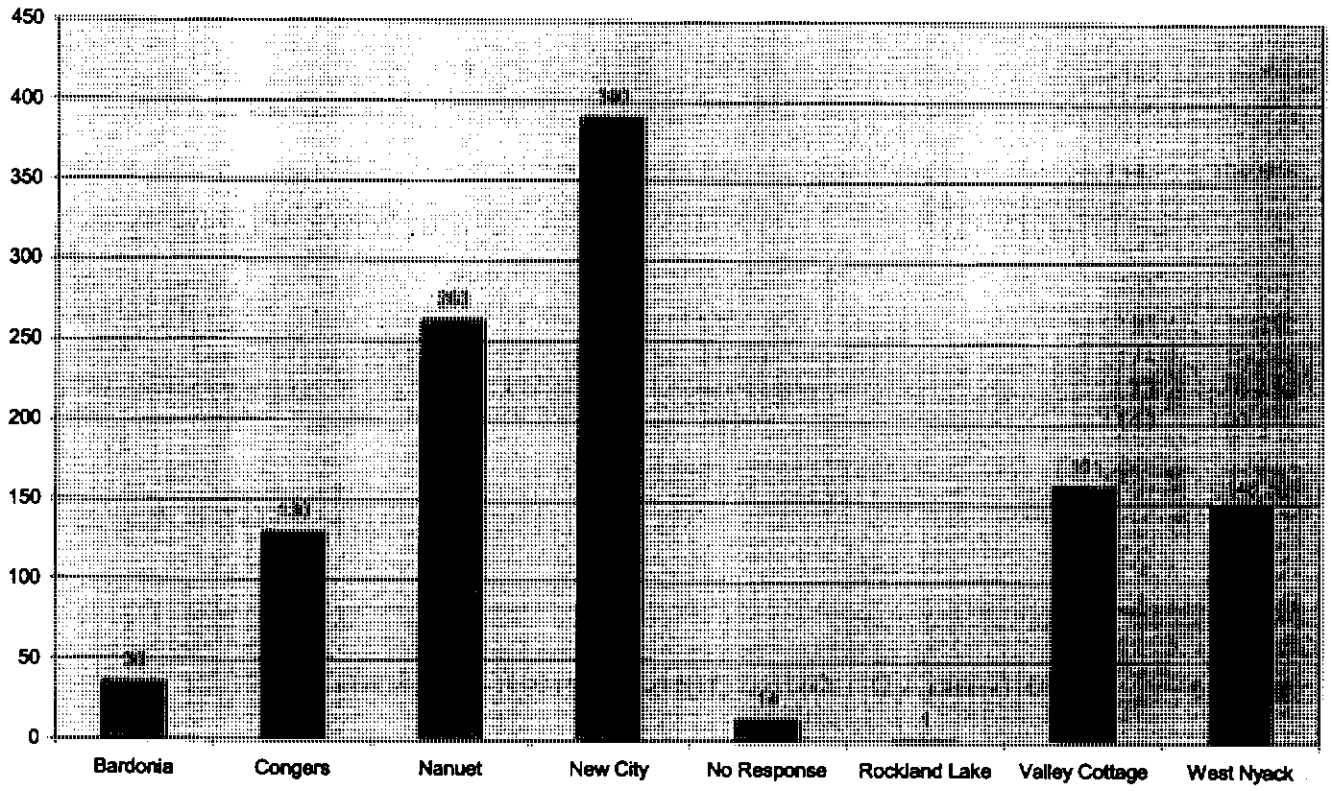
$750	108	9.5%		$1,500	192	16.8%
$800	135	11.7%		$1,700+	158	13.8%
$1,000	194	17.0%		No Response	115	10.1%
$1,200	241	21.1%		**Total**	**1143**	**100.0%**

17. The maximum you would consider paying for a new home would be:

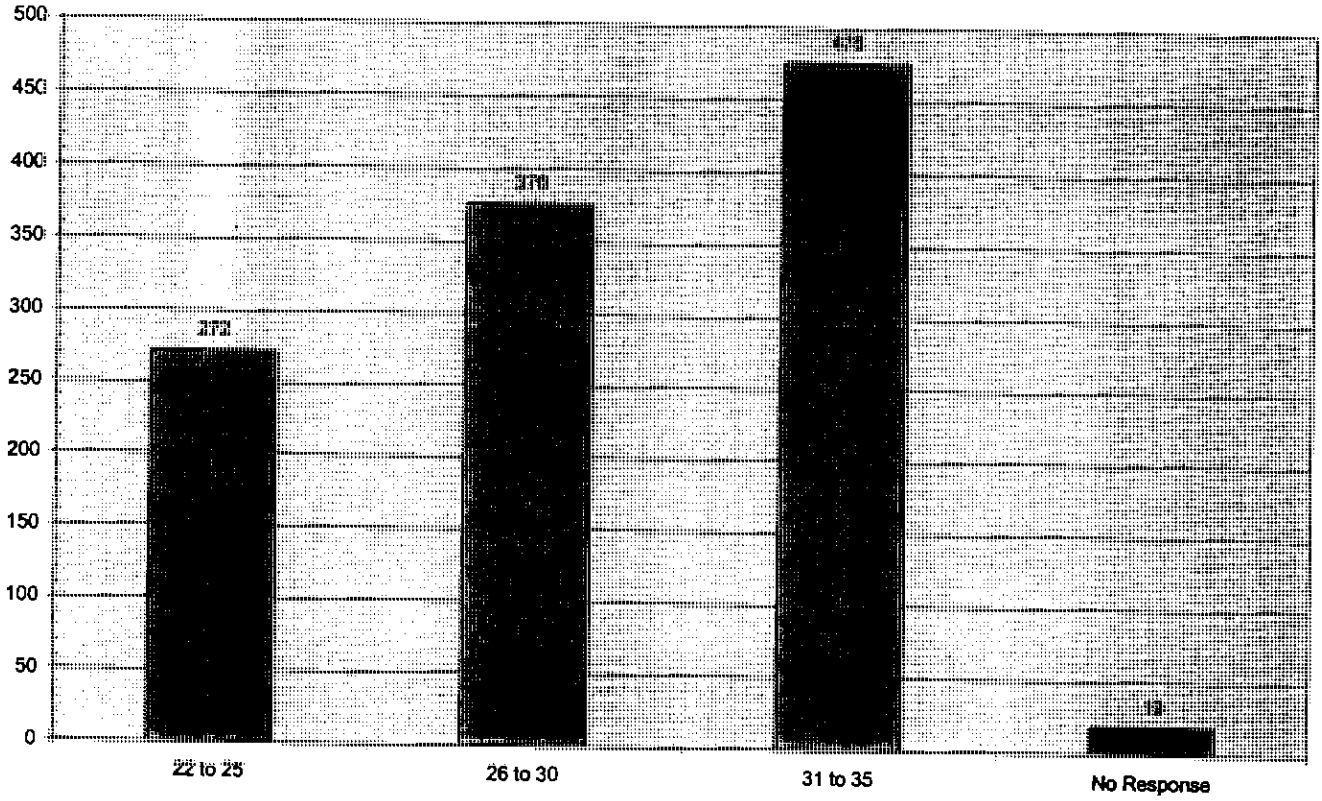
$150,000	84	7.4%		$300,000	197	17.2%
$175,000	66	5.8%		$350,000	191	16.7%
$180,000	36	3.2%		$400,000+	174	15.2%
$200,000	132	11.5%		No Response	73	6.4%
$250,000	190	16.6%		**Total**	**1143**	**100.0%**

4. Graphs

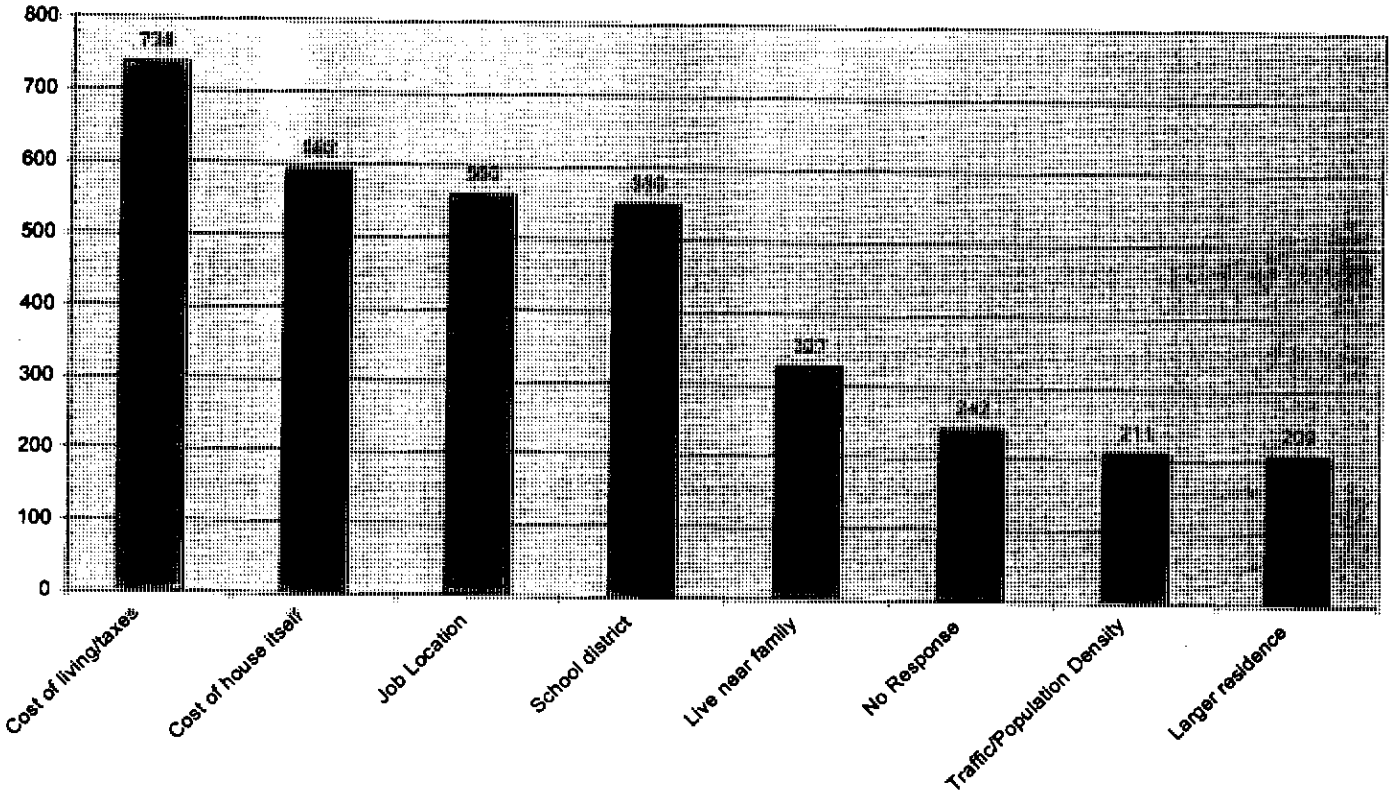
Current Residence Distribution by Hamlet



Age Distribution by Group



Three Most Important Factors in Deciding Where to Move



5. The Comments

513 (4.5% of those who responded) included comments on their questionnaires. The comments discussed will reflect those that related to housing and development issues. One exception is the topic of transportation, because it was addressed by so many respondents with a unanimous viewpoint. In order to summarize these comments in a format that reflects the tone of the respondents, quotes are included to represent the sentiments of the authors. The comments have been separated for the purpose of analysis into three age brackets: ages 22 to 25, ages 26 to 30, and ages 31 to 35. While there is overlap, their concerns vary as they get married and have children. Sample comments have been selected representing the types of sentiments expressed. There are several categories of comments that include high cost of housing, taxes, transportation, needs of local workers and volunteers and land use. Examples have been chosen that show the range of responses with the hope that this analysis is accepted as a reasonably unbiased representation of the commentary as a whole. The complete twenty-two pages of typewritten commentary is available in the Appendix III, Section E, Pages 20-40.

AGE GROUP 22-25

Topic 1: High Cost of Housing

- This area is so expensive that children of homeowners can't afford to live here and that is very sad. You are separating families.
- The prices in Clarkstown are too expensive. I am getting married in August and we had to buy in Orange County because what we could afford here was not appealing.
- I'm currently finishing Grad school and teaching. I'm living with parents while I pay off student loans and save. Approximate plan is 7 years at home until 27.
- Rental units in Clarkstown are limited and expensive.
- Housing is too expensive and not geared to young adults.
- Young adults that are just starting out can't afford to pay the high rates for rent. It's difficult to pay back loans and try to survive in this expensive county.
- Not enough affordable rental properties available.
- There is no affordable housing for people in their 20s. Everyone I know needs to move to Pomona where there are many apartment complexes for young people at a reasonable price.
- Starting out of college, I wouldn't be able to rent a closet.
- Need rentals allowing pets.

Topic 2: Rockland Employees and Volunteers

- I am a teacher in Clarkstown but I had to move to Orange County. I would like to be closer to my job.
- As a firefighter, fire departments are losing members because the cost of living is way too high.
- The Town does nothing to help the hard working middle class.

Topic 3: Transportation

- Better public transportation to NYC. The bus/train from Palisades Center is OK but it takes 1.5 hours to get to the city.
- A faster, more direct commute to the city.

Topic 4: Taxes

- I'm thinking about moving out of state because of high taxes.

Topic 5: Land Use

- Make some complexes for younger people, and cheaper. Those 35 and under just like places for people 55+.
- Look at Marriott Courtyards models being used by colleges with modifications. They would make great starter units for those of us returning from college choosing to live away (from home) yet near.
- Build homes in the $300,000 range because who can afford $750,000 to $1 million?
- Stop over developing Rockland. There is enough housing here. Let's keep some country living.
- I am opposed to high density development. I believe the suburban character of Rockland should be maintained.
- It's important to offer housing to all economic classes. People also want nature: natural land, gardens, farms, etc. In Rockland, please consider this conservation of land, preserving in order to ensure natural spaces for our children.

AGE GROUP 26 TO 30

Topic 1: Housing Cost

- We are a young couple just married and are renting now $1400 a month not including utilities—living from paycheck to paycheck and are looking to own a home. There are no affordable townhouses/condos or single family homes in Rockland County.
- My fiancé who grew up in Nanuet wants to stay in the Clarkstown area, but we can't afford more than a $250,000 house and all the homes are above that in this area—going to have to move to Orange County where living is affordable for young couples.
- Housing in Rockland is not affordable. A person like myself could not survive without some assistance (parents or state). I am a college graduate who earns $30,000 a year with a child.
- Need for affordable rentals for single parents.
- I can't afford anything in Rockland and that is why I still live with my parents and will probably move to another state.
- The housing and taxes are too outrageously expensive in Clarkstown. I am soon to be married and will have a combined income of approximately $110,000, which still doesn't seem to be enough to afford this area.
- The Town should consider some kind of Federal assistance to young adults trying to purchase their first homes.
- Cheaper apartments. The cheapest place around here is $1,000 for a one bedroom. I'd rather pay my mother that money.

Topic 2: Taxes

- Do not tax us out by putting in cheap housing that will fill up the schools and clog the roads. I work hard, so can others.
- Have a significant tax rebate or some other residential break for volunteer firefighters or EMTs.

Topic 3: Housing and Volunteers, Disabled

- Have housing set up for the volunteers at a discounted rate. We lose members because it gets too expensive to live here without aid.
- Make it a priority to create housing options for people on disability.
- Clarkstown should have more affordable housing for volunteer firefighters so younger residents will be more interested. In time, all volunteer firefighters will be older and not as capable.

Topic 4: Land Use

- Affordable housing for middle class college educated people who want to have children and have one spouse not work and stay home to raise children (Indian Rock complex in Suffern). We could afford to purchase a home now with two working but not with one.
- Most particularly, the situation in New City is getting unbearable due to all the congestion in the past ten years.
- Stop building huge houses that no one can afford. Houses for the middle class people and not the super rich.
- The Town should have more townhouses and condos for middle class young adults.
- Less condo construction: the town/county is getting too overpopulated—restrictions on rental housing.
- By diversifying housing, Clarkstown could diversify its population. I hope that your Advisory Board is successful in implementing policy that will help Clarkstown to better represent the human race.
- A lot of condos and townhouses cost as much if not more than (single family) homes. For this reason, I rent the downstairs of my parents' house.
- Additional housing is not important at this time. Rockland/Clarkstown is already built up beyond necessary. The Town needs to consider more open space.
- Town should consider constructing more low cost housing complexes like town houses and condos for people like us who cannot afford the current prices.
- Importance of trees and green areas, the town is already overbuilt—adding townhouses and apartment complexes just add traffic congestion and remove green space.
- No more houses, too much traffic.

Topic 4: Housing and the Schools

- If we pay Clarkstown taxes, we should be in the Clarkstown school district.
- Be aware of how new housing development affects enrollment in school districts—families may move to an area for a particular school but then be re-districted to another school because of space problems. Overdeveloping areas of Rockland affects the school system.

Topic 5: Taxes

- Taxes are too high.
- We are currently home shopping. It is very discouraging. It is impossible for a young couple to purchase a house in Rockland. Tax incentives should be available to first time buyers who grew up in the Town and choose to live here.

Topic 6: Transportation:

- Need better transit to New York City
- Affordable housing along with reasonable commuting to NYC would be major plusses to young professionals.
- You need better public transportation. Think in terms of a train.
- More flexible commuting options to and from NYC both during peak and off peak times. Train is limited and very inconvenient. Bus is also limited.

AGES 31 TO 35

Topic 1: Housing Cost

- There is a major shortage of houses in the mid-price range
- High prices of single family homes in this area are forcing all of the young hardworking people out of the county. This county has taken away our American Dream of buying a home.
- I would love to remain in Rockland County but can't afford to. I have been living with my parents and saving but the costs are just too outrageous.

Topic 2: Land Use

- Try not to make a buck on every developer's dream. Preserve our water and town's integrity.
- No more town homes, please. Congestion is at all time max.
- We desperately need pet friendly rental properties in the county.
- Rockland needs more affordable apartment complexes and or condo/townhouses in safe neighborhoods with amenities and nice grounds.
- Town should consider limiting new construction of condo/townhouse type as the roadways and county is already so congested.
- The town should consider renovating existing dwellings only. No new dwellings should be built. We need to preserve our open spaces.
- Build affordable housing in areas considered to have great schools for people who earn not-for-profit salaries.
- NO MORE BUILDING. In favor of tasteful development—not crowding houses on small lots—problem of crowding schools and streets.
- It would seem that the first time home buyers are in the most difficult position—need to find a solution to the problem—maybe relaxing the regulations on single family homes to allow for more accessory apartments.
- Zoning should be allowed for creating more two family homes. We would definitely live in a two family home if we don't have children. It creates affordable housing and "accessory apartments" are ideal for people just starting out.
- Preservation of land for parks and access to waterways—define our buffer zones in residential areas to commercial areas.
- More sidewalks. Encourage car-pooling.
- Sidewalks on double yellow line streets.
- Apartments needed, possibly above businesses

- Town unlike New City—have a downtown with personality/quaintness—don't just develop condos on the remaining land.

Topic 3: Housing and Volunteers

- The Town should consider offering low interest mortgages to volunteers.

Topic 4: Transportation

- Need MTA for real. The current train through Nanuet and Spring Valley is a joke—limited times, no weekends. TZ Express complicates this whole process.
- We need a mass transit system in the county. An adequate RR system to NYC, Westchester, Albany.

Topic 5: Taxes

- Reduce taxes.
- Taxes are way too high for the services received.

Topic 6: Satisfaction

- My house is perfect.

6. Significant Findings

The following significant findings can be derived from the individual survey questions as follows:

- The distribution of young adults in Clarkstown is similar to that of senior citizens except that about 7 percent more respondents live in Valley Cottage and West Nyack and 7 percent fewer live in New City.
- Almost 45 percent of young adults in Clarkstown are living with parents. The percentage decreases with age group with almost 50% of young adults between 22 and 25 living with parents. 45 percent are living with either their spouse or their spouse and children.
- About one third of young adults are renting.
- Almost 50% of Clarkstown's young adults expect to move within the next 3 years.
- About one-third of those responding expect to stay within Clarkstown. The largest group, about 41 percent of those responding, expects to move out of Rockland County.
- Cost of living and taxes was the most important factor in deciding where to move. The second most important factor was the cost of the house. The third and fourth factors were job location and school district. Living near family, traffic and population density and the need for a larger residence appeared to be less important factors.
- 60 percent said they would consider single-family homes, 23 percent condos, town houses or co-ops and 16 percent rentals.
- Predictably, the number of bedrooms desired in the residence increased as the age group increased.
- 87 percent preferred owning over renting.

- About 15 percent of the young adults who responded said they would strongly consider a studio or one bedroom accessory apartment. About 70% of respondents said they would not consider such an apartment.
- Proximity to public transportation was only considered very important by 16 percent of the young adults. Only 7 percent considered being within walking distance of shopping centers to be very important. However, 35 percent considered recreational facilities to be very important in a multi-family complex.
- About 5.7 percent of those responding said they were active in the volunteer fire department and 2 percent of those responding said they were active in volunteer EMT or Ambulance services.
- Maximum rents plus utilities were fairly evenly distributed across the range of $750 to $1700 per month. This indicates that there is a wide variation in the amounts that young adults have available for expenditures on rent.
- The distribution of maximum amount to pay for a new home was also very uniform within the range of $150,000 to $400,000+. About 17 percent were in the range of $150,000 to $180,000; 11.5 percent at $200,000 and about 17 percent at each of $250,000, $300,000, $350,000 and $400,000+. This points to a wide variation in the amounts that young adults have available to purchase a new home.

Conclusions:
The following conclusions can be drawn from the full young adult survey including comments:

- A significant number of young adults, even in the 30 to 35 age range are living with their parents.

- Extrapolating the number of young adults that indicated an interest in accessory housing to the young adult population at large, there appears to be a sufficient number interested in accessory apartments. This would mesh with the number of seniors interested in offering accessory apartments to mitigate their costs and making it possible for them to remain in their homes.

- A 5.7 percent participation in volunteer fire departments appears to overstate the number of participants. This can be explained by the fact that various fire departments were contacted by the Advisory Board regarding our intent to conduct this survey and volunteers were encouraged to complete the questionnaires.

C. SCHOOL DISTRICT DATA

1. Purpose

Public school students, who reside in the Town of Clarkstown, attend school in one of four Rockland County school districts. The Town of Clarkstown fully encompasses the Clarkstown Central School district and the Nanuet Union Free School District. It also contains portions of the Nyack Union Free School District and portions of the East Ramapo School District.

Since the property tax revenues collected by the school districts represent a significant portion of the total taxes paid by homeowners, the Advisory Board decided to consider the impact of potential changes in housing on the four school districts and ultimately the current taxpayers.

2. Methodology

As part of their long range planning, each of the school districts prepares reports which provide them with estimates of enrollment for the succeeding 10 years. The Advisory Board obtained the following reports:

Long Range Planning Study – Nanuet Union Free School District – 2/2002
Long Range Planning Study – Nyack Union Free School District – 3/1999
Enrollment Projections – Clarkstown Central School District – 11/2001

The method that all three districts employ in projecting enrollment is the Cohort Survival Technique. [20] This method projects enrollment based on historical trends in recent years within the district. The data used for these projections is:

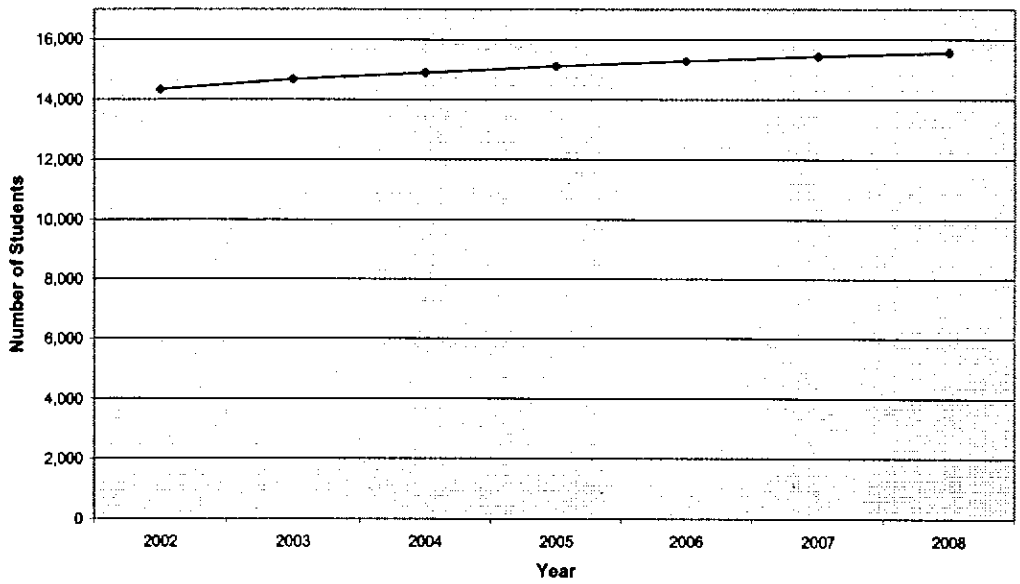
1-Estimated Kindergarten enrollments calculated from the number of live births five years prior.
2-Actual enrollment by grade for the previous 10 years.
3-Grade-to-grade retention ratios for each two grade transition.

The projected increase in enrollment over the next six years in three of the four districts is as follows:

	2002	2003	2004	2005	2006	2007	2008
Nanuet	2,173	2,236	2,321	2,387	2,442	2,477	2,498
Nyack[21]	3,062	3,048	3,066	3,051	3,053	3,023	3,020
Clarkstown	9,092	9,387	9,508	9,669	9,782	9,921	10,025
Total	**14,327**	**14,671**	**14,895**	**15,107**	**15,277**	**15,421**	**15,543**
% increase		2.4%	1.5%	1.4%	1.1%	0.9%	0.8%

[20] See Glossary
[21] Note: The data for the Nyack Union Free School District is overstated since only a portion of the school district is located within the town of Clarkstown. Data including only Town of Clarkstown students was not readily available.

Projection of Combined Public School Enrollment within the Town of Clarkstown



The Cohort Survival Technique approach has proven to be a good predictor of enrollment most of the time. However, there are some areas of caution. Since the technique predicts the future based on averages of the past several years, it tends to minimize the impact of dramatic changes in enrollment.

3. Conclusions

We are now in the period known as the Baby Boom Echo. This began in 1981 and was responsible for increasing rates of births and a corresponding increase in school enrollments. However, during the next 10 years, as the Boomers exit from their child rearing years, school enrollments are expected to level off and then start dropping.[22]

Not withstanding the general trend above, we must be cognizant of the fact that changes in housing within Clarkstown can still dramatically impact the school districts and therefore the consequent school taxes. For example, if a newly built senior citizen development attracts substantial numbers of senior residents from within Clarkstown, large numbers of young families are likely to purchase the homes vacated by these seniors. This can impact enrollments at individual schools resulting in a need to redistrict or perhaps even necessitate new school construction. Similarly, if accessory housing were to be permitted within Clarkstown but implemented such that young families could live in the larger portion of the house, there could be a significant impact on the neighborhood school or district as a whole.

[22] David Pearce Snyder, "The knowable future: Trends affecting education *The rise and fall of the baby boomers"* New York State School Boards Assoc.

It is therefore critical that the Town Board carefully consider these factors in evaluating housing proposals. It is also essential that the Town consult with school districts on a regular basis so the districts are prepared to consider the impact of new construction and policy changes. At a minimum, large developments may have to be staged to minimize the impact on the relevant school district. It also doesn't make sense to improve the housing availability for seniors and then create considerable increases in taxes that preclude those seniors from affording their newly obtained residences.

D. WORKFORCE/VOLUNTEERS AND HOUSING AFFORDABILITY FACTORS

1. Issues and Housing Needs Facing Our Workforce & Volunteers

The need for affordable housing continues to receive much attention. Here, we speak of affordable housing as shelter for those who cannot afford to buy or rent private, competitive, market rate housing. Affordability is controlled by debt service (the actual cost of housing); land value (as an element of housing cost); and property taxes. The average cost of a single family home in Clarkstown has reached an all time high making home ownership unattainable for many individuals. According to the Greater Hudson Valley Multiple Listing Service, as of September 2002 the twelve-month median home price in Clarkstown is $350,000. In addition, the cost of rentals (because they are in short supply) has also soared making affordability a factor for the business sector.

How does the high cost of housing affect the workforce of Clarkstown? The Leadership Rockland Class of 2001 distributed a questionnaire to over four hundred local companies and their employees last summer. Three hundred companies responded and their results were analyzed by the Rockland Business Association:

- From an attraction/retention standpoint, there is an unmet housing need.
- A full one third of all businesses have lost needed personnel due to a lack of affordable housing.
- The average household size is 3.3 people, (yet we still zone residential properties to foster development of four to five bedroom homes).
- Almost half of all respondents live in Rockland, with the remainder commuting from more distant and less costly communities.
- Eighty-two percent of those surveyed would prefer to live in Rockland County where they are employed.
- Nearly two thirds of employee's surveyed wish to purchase a house in the next five years. Two thirds of the prospective homebuyers expect to pay no more than $100,000 for that residence.[23]

Anecdotally, we know that this housing need spans the entire employment spectrum, from unskilled assembly line workers to highly educated and experienced technical employees. Hard working blue-collar workers can find employment and housing in Bergen and Orange Counties and avoid commuting

[23] See Appendix III, Section F (Employer Survey Results)

altogether. Skilled employees can find similar employment in southern states and enjoy a higher standard of living due to lower housing costs.

What is the impact of the affordability gap for the future of Clarkstown? Clearly, Clarkstown taxpayers will be impacted if solutions are not found to address the high cost of housing.

The Advisory Board ***recommends*** that the Town seek possible sponsors from the local business community to create viable housing options for the workforce. The Town, by offering appropriate subsidies via tax incentives, can assist in the process. The Advisory Board further ***recommends*** that whatever solutions are proposed should benefit all the residents of Clarkstown.

Volunteers such as emergency medical employees, firefighters, and emergency medical technicians will find it increasingly difficult to remain in Clarkstown. The institutions they represent rely upon a volunteer base that is composed primarily of young adults who may not be able to afford to live here. Or consequently the ever-rising cost of housing may allow fewer individuals the availability to volunteer. Either way the possibility of a professionally paid emergency services workforce may develop if reasonable alternatives are not sought and implemented. The Town should be complimented for seeking to address this issue in partnership with the Rockland Housing Action Coalition and its sponsorship of the soon to be developed Hidden Ridge Condominium Project located on Pipetown Hill Road. This project will offer subsidies; and preference will be given to emergency service volunteers and Clarkstown residents. The Advisory Board ***recommends*** that efforts in this area continue to be explored and where possible acted upon to assist in maintaining a volunteer base for Clarkstown.

2. Housing Issues Facing the Social Service & Healthcare Network In Clarkstown

Clarkstown is host to a myriad of private not-for-profit agencies providing residential and other services to individuals throughout the continuum of health and social services systems. These residential programs are certified and licensed residences under the auspices of various child caring and social service agencies. Some of these residences need Town approval to open and are recertified annually by State and Federal Government oversight agencies in order to continue to operate. Once approved to open the Town has no authority to remove these programs. Many of these programs are designed to meet the needs of Clarkstown residents, however, some will serve residents from other areas. As such, these individual properties are exempt from paying property taxes and require supportive services generally provided by a professional staff that may or may not live in the facility. The individuals served in these residential programs are mentally retarded/developmentally disabled, mentally ill, homeless, neglected and abused children and adult homes.

The New York State Health Department requires that a list (see Appendix III, Section F, Rockland County Health Department Community Based Residential Programs) of all certified residences be maintained according to municipality. The Rockland County Department of Social Services is the keeper of the local list. A review of the list as of June of 2002 illustrates that Clarkstown is home to 41 community based certified residential programs serving 430 individuals. These certified residences do not include one to three person supported apartments which

do not require certification. The certified programs reflected on the Department of Social Service list range in size from four person (Camp Venture) to 31 individuals in residence (Jawanio). These residential programs require a professional staff that includes nurses, social workers, direct care workers etc.... It is impossible to ascertain an actual number of employees required to staff these already existing programs; however, more than 500 non-resident staffers are required to operate these residences.

Additionally, Clarkstown is host to one childcare agency (St. Agatha's) serving neglected and abused children in foster care on a campus setting. This child caring program has a certified campus, hosting up to 162 individuals in Clarkstown. Such programs also require untold numbers of professional and paraprofessional staff to provide essential services.

According to the Department of Social Service's June 2002 list, Clarkstown is also home to three skilled nursing facilities (Friedwald House, Northern Manor Geriatric Center, Nyack Manor Nursing Home) serving a total population of 571 individuals. Additionally, several other adult congregate care homes are hosted in Clarkstown on campus settings with an additional total of 172 seniors living in these residences. All of these programs require front line and professional skilled staff numbering well into the hundreds.

Clarkstown is a host to the not-for-profit and health care sector in which 1,335 individuals are in residence in the above-mentioned settings. Literally thousands of skilled workers are required to staff these already existing facilities at a lower than the average annual salary. According to the New York State Department of Labor in 2001, the average salary of direct service worker in a residential setting is $17,090 per year! One can clearly deduce that this rate of salary is well below the average for Clarkstown; therefore, many workers in the community who serve in these programs, lack availability of local affordable housing.

These residential programs are a necessary portion of the safety net for our local community and provide humane services for those most in need. The Town should monitor this situation closely to insure that not-for-profits operate effectively in order to maintain the integrity of these programs within Clarkstown. The Town Board may also consider asking these not-for-profits to sponsor affordable housing that will assist in addressing the needs of this segment of the workforce. It will require a team effort including the Town and the agency.

3. RECOMMENDATIONS FOR WORKFORCE HOUSING:

The Advisory Board ***recommends*** the following to assist in maintaining affordable housing to benefit the workforce.

- The Advisory Board ***recommends*** that the Town seek sponsors from the business community to develop affordable, housing with preference granted to persons already working in Clarkstown.

- The Advisory Board ***recommends*** that the Town seek sponsors from the not-for-profit and healthcare sector to develop affordable housing with preference granted to persons already working in Clarkstown.

- The Advisory Board ***recommends*** that the Town seek sponsors to develop more affordable housing with preference granted to fire departments and ambulance corps serving Clarkstown.

V. ANALYSIS AND RECOMMENDATIONS

A. 1. Existing Senior Housing

There are three subsidized senior citizen complexes in Clarkstown and another being built. As information was gathered for this report, it was found that only Middlewood has a publicly available waiting list which is compiled by the Town Planning Board Office and then forwarded to Arco Management which is hired by the Town to oversee Middlewood. The two remaining senior complexes Monterey and Squadron are privately operated and the manner and depth of the waiting lists are unknown to the Town.

After due consideration, the Advisory Board ***recommends*** that the Town be more involved in the selection process of all senior complexes if this is legally possible. All three complexes were built with government funding and there needs to be some way of assuring justice and equality for all seniors who wish to find a place in one of the complexes. This recommendation is made since numerous seniors have been waiting for several years.

2. Remedial Changes, Capital Improvements and Repairs

During the course of the Advisory Board's review, efforts were made to assess the three complexes. A detailed report was completed and sent to the Town Board highlighting physical conditions. Both Monterey and Squadron were in markedly better condition than Middlewood. Despite noteworthy efforts to improve Middlewood, much still requires attention:

- continue to replace worn sidewalk and curb areas.
- install needed handrails along pathways where applicable.
- seek to install a ground floor laundry room to ease ambulation
- resurface the roadways which are cracked and broken
- continue to improve recreated amenities
- continue to update appliances within individual apartments

It is the opinion of the Advisory Board that the Town should consider reviewing its contract with Arco Management because the physical condition of the complex was so bad when the sub-committee of the Advisory Board visited Middletown earlier this year. This is indicative of less than satisfactory management.

3. The Advisory Board, after discussion and evaluation of the data, strongly recommends the creation of an Office for Senior Citizens. Considering that almost 18% of Clarkstown's population falls into the "Senior Citizen" category (2000 census) and that most of them have contributed to the building of Clarkstown, they most certainly merit an office to deal with their problems and ultimately, the quality of their lives.

Some areas that this office could deal with:

- Maintain a single waiting list – could maintain and monitor the list for senior housing within the Town.

- Coordinate Town outreach efforts for seniors – in order to broaden the efforts of the Town, this office could work with outside entities providing services to seniors. This would include maintaining an informational database for seniors and compilation of publications creating a source for referrals of services available within the area for seniors.

- Create database of volunteer services - The office would be available to visit seniors and aid in resolving problems by maintaining a database of volunteers willing to assist seniors. Additionally, a list of seniors seeking to provide service to benefit the Town could also be created and maintained for the benefit of the Town.

The Office for Seniors would be an avenue to improve communication and services and insure that both seniors and the Town benefit from the coordination. Since there is no particular department that relates to this office, it is the recommendation of the Advisory Board that this office be placed directly under the chief administrative officer, namely the Supervisor. It is not the intent of the Citizens Advisory Board to enlarge the bureaucratic structure of government but to hone in on the needs of the seniors and help them resolve issues as quickly as possible.

B. HOUSING OPTIONS FOR SENIORS

1. Remaining in Current Home

The senior questionnaires reflect the overwhelming desire of the senior population to remain in their own homes. The challenge comes to those living on fixed incomes, especially modest pensions. As taxes increase yearly, the seniors fall further behind in meeting expenses. In order to facilitate seniors remaining in their own homes, the Advisory Board ***recommends*** exploration and consideration of the following:

- Reduction of Taxes – Low income relief is available if the combined household income is less than $28,899. Currently there are 717 households which take advantage of this help. The Basic Star Program, which exempts the first $30,000 of the full value of a home from school taxes. 17,368 households make use of this program. There is also Enhanced Star Program for senior citizens 65 and older, whose yearly household incomes do not exceed $62,200. Qualifiers can exempt $50,000 from the full value of their home from school property taxes. There are 2,859 residents who make use of this exemption. There is also the Veteran's Exemption.[24]

  The Advisory Board encourages the Town Board to consider other ways to grant greater tax relief than presently exists. The Advisory Board investigated whether any municipality in New York State had granted tax abatement to its seniors based on income and longevity in the community.

[24] See Appendix IV, Section A

The results were negative. The Advisory Board suggests further exploration in this area.

- Change in Method of Supporting Education - (Real Property Tax) Explore the possibility of working with other governmental bodies to initiate changes in using the Real Property Tax System to support education. The present method is unjust and regressive. A fairer method of support would be income-based instead of property-based. The Town should work with other municipalities to begin the process of change. This is a long-range solution.

- Loan Options – A "REVERSE MORTGAGE" a mechanism which could allow seniors to remain in their homes longer. It allows people to have a mortgage based on the equity in their residence. The details of the financial arrangement are established between the bank and the applicant. The homeowner receives a monthly payment until the equity has been depleted. This is set forth for informational purposes and the Advisory Board does not necessarily recommend it.

2. Accessory Apartments

a. Explanation:

One possible solution to providing affordable senior housing is to permit Accessory Apartments within existing single-family homes allowing a senior homeowner to convert a single-family home into a two family dwelling. This can be effectuated through a town ordinance. The senior homeowner would apply for a special use permit issued by the Town Building Department. To avoid investors or speculators taking advantage of this permit, the law would only allow conversions for properties which are owner occupied and the owner is age 60 or over.

The accessory apartment would be limited in size, ranging between 500 to 750 square feet. Enough to provide a one-bedroom unit, kitchen and bathroom. It is what is commonly referred to as a mother-daughter house, although no family relationship is required. The Town of Orangetown currently has an ordinance allowing such conversions. [25]

To avoid certain concerns regarding the creation of multi-family dwellings, some restrictive conditions would be required prior to granting the permit. The Advisory Board favors keeping a single front entrance for both units, but would allow a separate entrance on the side or the back of the house, so long as the existing plan and single family appearance of the house was not substantially changed. Adequate off street parking, not exceeding 4 vehicles per house must be provided that conforms to existing zoning regulations. The permit would accompany the filing of a special covenant stipulating that the house would revert back to a single family home upon the sale of the

[25] See Appendix IV, Section B, Pages 1-2

property, or when the original grantor and/ or their surviving spouse cease to occupy the dwelling.

b. In Relation To Survey Results

The idea of living in accessory apartment housing received some interest. Twenty-eight percent (1101 out of 4667) of those seniors responding to the survey said they would consider this type of living arrangement.

Some seniors expressed reluctance to living with "strangers" in a house they owned and lived in for decades while others felt it increased their personal security. Other concerns are that this would cause a proliferation of two-family housing thereby creating overcrowded neighborhoods and that driveway utilization, and street parking could be a problem.

As with any innovation, enforcement and oversight is especially critical. While allowing accessory apartments may result in some abuse it would provide a possible solution that could allow seniors to remain in their own home longer. A further positive consequence is that some young adults may also benefit from an increased pool of accessory apartments without significantly impacting the school enrollment.

c. ***Conclusions and Recommendations***:

This Advisory Board ***recommends*** accessory apartments be granted under strict restrictions particularly with regard to parking. Off street parking should be provided that conforms to current zoning regulations with a maximum of four vehicles per house.

It is further ***recommended*** that the senior homeowner be required to occupy the larger portion of the home so as to avoid large families moving in as renters and over burdening the school system without compensating for the school tax. It is ***recommended*** that the special permit only be granted to owner occupied residences where owners are over the age of 60.

The large number of high ranch and split-level style homes in Clarkstown could increase the availability of senior and young adult housing stock. Seniors, could find it appealing to convert their house, thus alleviating the need and fear of moving out of their community. The extra income could apply to mortgage payments and taxes. The younger tenant could aid in their goals of feeling secure yet not losing their sense of privacy or independence. At the same time that younger tenant may help defray the costs of upkeep by actually sharing in the maintenance.

This proposal could potentially help young couples or young singles by creating affordable rental stock for those who are not ready to purchase their own home. They would, however, be living in single family housing with privacy.

The issue of compliance raises a difficult task. This Advisory Board ***recommends*** that the converting homeowner be required to have an electrical and fire inspection before the permit is issued and that subsequent fire inspections be conducted on an annual basis. The covenant used by the Town of Orangetown serves as an example[26] but this Advisory Board has added stipulations as per the above discussion.

Overall Analysis of the Accessory Apartment Option

- Acknowledging that accessory apartments would fulfill a need, the Advisory Board ***recommends*** this option but under the regulation of a very restrictive ordinance. Strict code enforcement is needed to insure compliance. The Town must be aware that the enforcement of the ordinance requires a commitment of financial resources to avoid abuse. If the Town does not feel it is in a position to commit these resources, the Advisory Board ***recommends*** that Accessory Apartments NOT be implemented.

Ordinance Requirements

- The owner of the residence must be 60 years of age and must occupy the larger unit.
- The owner/occupant must apply for a permit from the Building Department.
- The homeowner must be required to have an electrical and plumbing inspection prior to the issuance of the permit
- Subsequent fire inspections must be done annually
- To ensure that this use is not passed on from an eligible to a new homeowner, upon the sale **(or transfer of ownership)** of the property, the permit must be extinguished and a covenant and restriction would have to be removed upon the recording of the new deed.
- If there is to be a second exterior entrance, it must face the side or rear of the house
- There would be a limit of a total of four cars parked outside for the two units in the dwelling
- The parking must be off-street and behind the front yard line
- The dwelling should be subject to annual recertification inspections to insure compliance

[26] See Appendix IV, Section B, Page 3

3. SENIOR ASSISTED LIVING and INDEPENDENT LIVING FACILITIES (SAIL)[27]

a. Explanation:

The review leading to the 1999 Clarkstown Comprehensive Plan update recognized the need to develop recommendations for Senior Independent and Assisted Living facilities with an emphasis on affordability. The Clarkstown Planning Board and Ad Hoc Committee prepared the SAIL proposal in response to these perceived needs.

The basic tenets of the SAIL proposal provide for (a) market priced units at a density of 5 units per acre and (b) affordable priced (subsidized) units at a density of 7 - ½ units per acre (a 50% bonus to the developer for including these units in the overall plan) and (c) non- age restricted Assisted Care Living Facilities at a density of 10 units per acre. These uses are proposed to be located in the higher density R-15 and R-22 single-family residential districts with sufficient bulk and buffer requirements designed to reduce into existing residential developments.

The market priced Senior Independent Living Facilities compares most closely in density to the MF-1 zoning district except it provides larger buffers and limits unit size to smaller apartment type dwellings. The affordably- priced Senior Independent Living Facilities is an extension of the existing Senior Housing (available by special permit) but reduces the density and provides buffers from the adjoining residential parcels. Both are age-restricted residences for those 60 and over.

There are three existing Senior Housing developments in Clarkstown: Middlewood, Monterey and Squadron Gardens. Each provides about one hundred units on five-acre sites. The proposed ordinance would require almost three times as much area (approximately 13 to 14 acres) allowing the development to be more comfortably sited with buffers and recreational space as is the case with the approved Sisters of Charity project.

The Town Planning Board has sought to establish standards for the development of Assisted Living facilities. The most recent and prominent example of this type of project is the Sunrise Assisted Living Facility on North Main Street, New City. That project provides about 70 units on 3 and one-half acres of land equating to about 20 units per acre. The proposed changes would require future projects to limit the density to 10 units per acre thus requiring larger land areas and providing the ability to more adequately buffer the project.

b. In Relation To The Senior Survey:

As expected, the survey demonstrates that the older the senior, the issue of personal care being provided on site becames more important. Sixteen percent of the respondents said that central dining facilities, social activities, limited kitchen facilities and personal care assistance was definitely important to their consideration of where to live. But it

[27] See Comparison of Senior Housing Types Chart, Page 51

should also be notes that only 17 to 18% of the respondents expressed a desire to live in a multi unit senior facility. Any future developments should try to incorporate some or all of these amenities, as other recent facilities located in neighboring towns have done. Some of the older existing senior developments within Clarkstown lack some of these attributes.

Development of future Assisted Living Facilities should be carefully scrutinized given that a number of new facilities of this type are being built in neighboring communities. There is no need for a new Clarkstown facility at this time.[28]

The survey also showed that with an increase in age, the senior had less of a tie to their present community. In other words, the older the senior becomes, it appears, the more flexible that senior is to the idea of moving to another hamlet within Clarkstown. Furthermore, the tie to one hamlet over another is further lessened here where the facility becomes its own community.

c. Conclusions and Recommendations

- This Advisory Board ***recommends*** having separate ordinances governing Independent Living projects and Assisted Living projects respectively.
- This Advisory Board ***strongly recommends*** that any new senior housing built with Federal and/or State funds requiring a waiting list for the eligible residents should be carefully scrutinized by an appointed town official. This could be under the auspices of a proposed Office of Senior Citizens. The current lists are treated like closely guarded secrets, but it should be made available to the Town. At present the Town has knowledge of only Middlewood. Any Assisted Living or Independent Living facility built in conjunction with Federal and/or State funds or grants should focus on giving Clarkstown residents and their immediate relatives priority over all other consumers, in either purchasing or renting these units.

Independent Living:

For both the "market rate" and "bonus" Independent Living developments this Board ***recommends*** that they be limited to MF and R-15 zones. While the Advisory Board is not convinced from its research that there is indeed an expressed need on the part of seniors in Clarkstown for market price condominium/apartment Independent Living units,[29] the need for future development to be well regulated is essential to proper planning. Therefore, the Advisory Board ***recommends*** that the Independent Living sections of the proposed SAIL legislation be incorporated into the Town Code.

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[28] See Page 18

[29] A total of 54 seniors out of the 4,667 responding indicated they would be willing to spend $330k for a condo-apartment or a senior citizen complex. See crosstab in Appendix IV, Section C, Page 1

c. School Issues

If there is merit in arguing that senior developments would not impact the school systems, it is completely negated by permitting these developments in commercial zones. Doing so would likely result in a migration of seniors, some downsizing from larger four-bedroom type homes to these smaller senior facilities. The larger homes would likely pass on to younger families with school age children that would impact schools by increasing student population.

d. Density

Both GARS & PAC propose single-family age-restricted homes at densities up to ten (10) units per acre. This would create building lots as small as 3,500 square feet, after deducting for roadways. Currently, the R-10 district is the highest density single-family zone in Clarkstown, requiring a minimum of 10,000 square feet per building lot. It has been Town policy to discourage expansion of the R-10 zone because of the small lot area generated. We ***do not recommend*** densities as high as those included in these two proposals.

e. Priorities for Local Residents

The issue of senior housing arose from a perceived effort to provide alternative housing for those over 55 years of age and/or "empty-nesters" wishing to downsize from larger homes. To fairly respond to such desires, priority restrictions should be applied limiting the sale of such units to Clarkstown residents only. However, both GARS & PAC propose "market-priced" housing which legally cannot be prioritized so as to restrict sales only to Clarkstown residents. The result is open market developments being populated by those moving in from areas outside Clarkstown.

f. Planning Board Variances

GARS & PAC propose that any variances needed for development be granted by the Planning Board rather than the Zoning Board of Appeals. The separation of authority should be continued based on current law which provides that site plan review authority remain with the Planning Board and variances be reviewed and granted only by the Zoning Board of Appeals.

Recommendation

It is the unanimous opinion of the Advisory Board because of the concerns and issues enumerated above that the "GARS" and "PAC" proposals be REJECTED.

5. ALTERNATIVE RECOMMENDATION TO GARS & PAC:

A suggested alternative to the GARS and PAC proposals is to provide "incentive zoning" for market-priced, age-restricted, singe-family "patio home" developments in existing residential homes of R-15 and R22.

One major reason for objecting to use in LO, LIO and M zones is that these zones would not have permitted any residential use. Allowing a density of 10 units per acre would have enormous consequences regarding increase in population. The extra density provided by incentive zoning replaces the density in existing R-15 and R-22 residential zones and has little or no impact on the total population.

a. Incentive for market-priced age-restricted single-family homes:

It is ***recommended*** that a 50% density bonus be permitted in order to allow for market-priced, age-restricted, single-family (patio homes) in the appropriate zones as noted in (b) below. The density bonus responds to the desire to provide smaller units for those wishing to downsize, but recognizes that residency controls cannot be applied to these market-priced dwelling units. This more modest density than was proposed in GARS and PAC also serves to minimize additional impact on the towns infrastructure resulting from the increased density. The reduced impact on schools is offset by increased impact on drainage, sewerage and water usage, and potential traffic impacts. The Advisory Board's suggested bonus incentive would essentially permit R-10 and R-15 bulk, in the R-15 and R-22 zones respectively.

b. Restrict development to the R-15 and R-22 zones:

The restriction of market-priced age-restricted developments to the R-15 and R-22 zones would help to alleviate impacts on the school system. The R-15 and R-22 zones are currently the most dense of the single-family zones. The school districts presently anticipate student population increases arising from development of these R-15 and R-22 zoned parcels. To allow age-restricted developments "Fifty-five and Over" on these sites would serve to reduce the school impact by eliminating school age children from these residentially zones parcels.

The principle of concentric zoning, on which the Clarkstown Comprehensive Plan is based, provides for high-density zones near hamlet centers, and lower densities farther away. Since the R-15 & R-22 are the highest density single-family residential districts, they are more likely to be located closer to hamlet centers, and services generally needed by senior citizens.

c. Subject to Special Permit of the Clarkstown Town Board

The density bonus provision should be made subject to a special permit of the Clarkstown Town Board. Application for a special permit will require a thorough analysis of each proposal and allow for citizen

input. A Special Permit procedure allows for evaluation on a Town wide basis in order to ascertain the appropriate locations for such uses.

d. Yard and Buffers:

It is ***recommended*** that when a density bonus is granted, the required yard setback of the zone to which the bonus is applied shall prevail at all perimeters at the overall development. Alternately, special buffer provisions should be considered when projects are adjacent to residential zones.

e. Acreage and Location:

The density bonus should be considered only on parcels larger than 15 acres in sizes, with the total number of units limited to 100 maximum per site. Consideration should also be given to limiting the number of market-priced, age-restricted, single-family developments by hamlet.

Comparison of Senior Housing Types:

Use	Independent Living Adult Housing (SAIL)	Independent Living Adult Housing (with Affordable Density Bonus) (SAIL)	Assisted Care Living Quarters (SAIL)	Golden Age Singe Family Residential (GARS)	Planned Adult Community Zoning (PAC)
	Column "A"	Column "B"	Column "C"	Column "D"	Column "E"
Proposed by:	Planning Board & Ad Hoc	Planning Board & Ad Hoc	Planning Board & Ad Hoc	Developer Attorney	Developer Attorney
Zoning Districts	R-15 & R-22	R-15 & R-22	R-15 & R-22	LIO, LO & M	LIO, LO & M
Area	10 acre minimum (note 1)	Same as column "A"	Same as column "A"	5 acre minimum	15 acres minimum 50 acres maximum
Age Limitations	60 years of age or older	60 years of age or older	No age restrictions	55 years of age or older	55 years of age or older with no one under18 years of age
Location Constraints	Site must be located on, and vehicular access restricted to, Major or Secondary Roads only (see Official Map)	Same as column "A"	Same as column "A"	No restrictions	No restrictions (80 to 100 % single family detatched; 0 to 20% multi-family)
Unit Density	5 units per acre (standard) (Note 2)	7-1/2 units per acre (for affordable density bonus) (Note 2)	10 units per acre. (The affordable density bonus is not applicable to this use).	10 units per acre (single family detached homes)	6 units per acre (single family detached homes) 10 units per acre (multi-family)
Setbacks – property line to building	50% of projected building dimension parallel to the lot line; 150 foot minimum	Same as column "A"	Same as column "A"	25 feet from perimeter property line. 10 foot side yard. 20 foot front yard	25 feet from perimeter property line.
Buffers – property line to edge of parking. (Note 3)	33% of projected building dimension parallel to the lot line; 100 foot minimum	Same as column "A"	Same as column "A"	25 feet at side & rear property lines of project only	25 feet at side & rear property lines of project only
Allowable Height	2 ½ story or 25 feet maximum in campus style setting	Same as column "A"	3 ½ story or 35 feet maximum for single building with bedrooms only (not apartment type development). 2-1/2 story or 25 feet maximum for apartment type development (must be campus style setting).	20 feet (except flagpoles, domes, spires, chimneys, skylights, antennas, etc.)	25 feet (detached units-except flagpoles, domes, spires, chimneys, skylights, antennas, etc.) 55 feet (multi-family units)
Parking	1.50 spaces per unit for residents plus 25% extra for staff & visitors. (Additional reserved parking may be required by the Planning Board if deemed necessary). Must be at least 10 feet from buildings; may only be in or under building when in a fully enclosed garage.	1.00 spaces per unit for residents plus 25% extra for staff & visitors. (Additional reserved parking may be required by the Planning Board if deemed necessary). Must be at least 10 feet from buildings; may only be in or under building when in a fully enclosed garage.	1.00 space per 5 units for residents plus 1 space per 3 units for staff & visitors. (Additional reserved parking may be required by the Planning Board if deemed necessary). Must be at least 10 feet from buildings; may only be in or under building when in a fully enclosed garage.	1.00 space per unit Planning Board can land-bank parking if it requires.	1.00 space per unit Planning Board can require reserve parking for future use
Floor Area Ratio	.20	Same as column "A"	Same as column "A"	.40 (land area coverage)	.40
Distance between buildings	At least 40 ft.	Same as column "A"	Same as column "A"	20 feet	20 feet
Unit size & occupancy	No more than two bedrooms per unit; units shall not be larger than 800 sq. ft. No more than two qualifying persons per unit.	Same as column "A"	No more than two persons per bedroom (for single building with bedrooms only). No more than two persons per unit (for apartment type development).	No more than two bedrooms. No less than 1200 square foot single family detached building (may be greater as Planning Board may permit)	No more than two bedrooms. No less than 1200 square foot single family detached building or 1000 sq. ft. for multiple residences (may be greater as Planning Board may permit)
Accessory Uses	Limited retail and service uses designed and intended for residents use only, may be permitted by Town Board. Examples include coffee shop, gift shop, sundries, personal care products, exercise facility, hairdresser, library and chapel. No outside signs or advertising of accessory uses.	Same as column "A"	Same as column "A"	Resident Manager's dwelling unit	Resident Manager's dwelling unit
Development Size	108 dwelling units per site maximum.	Same as column "A"	Not more than 100 dwelling units or 200 residents per site.	No limitation	No limitation
Additional Equipment Screening	Mechanical equipment shall not be visible or audible from beyond any lot line or from any public street	Same as column "A"	Same as column "A"		
Appearance	Residential appearance shall be paramount, including such elements as gable roofs; window placement, size and proportion; exterior sheathing; exterior lighting	Same as column "A"	Same as column "A"		
Recreation	On-site recreational facilities shall be provided and approved by the Planning Board as part of site plan approval. Facilities shall be based on the needs of the prospective residents	Same as column "A"	Same as column "A"	May be provided (money-in-lieu-of-land to be reduced by the amount of recreation provided on site.	Sufficient for the residents of the development and provided by developer.
Development Constraints 290-21.D	Does not apply to area within buffer	Same as column "A"	Same as column "A"		
Variances	(Note 4)	(Note 4)	(Note 4)	by Planning Board	by Planning Board

(Note 1): Property must have been in single ownership totaling minimum required acreage at the time of adoption of this amendment. Assemblage of properties or parcels so as to meet minimum acreage requirements shall not be permitted.

(Note 2): See 290-17.A.4 for affordable housing density bonus.

(Note 3): No buildings, parking or circulation aisles are permitted in the buffer. Access drives may cross the buffer. Pedestrian pathways may be located within the buffer, but not within 30 feet of a lot line.

(Note 4): It shall be the intent of the Town Board that variances from the requirements of this local law shall not be permitted.

(Note 5): All applicable sections of the current zoning law (such as deductions for land under water, rights-of-way, road widening, slopes, etc.) shall also be applicable to this local law, outside of required buffer.

6. MARKET RATE CONDOMINIUM APARTMENTS

EXAMPLE:

The Retreat at Airmont, Pulte Homes Active Adult Community, (55 and over)

Location: in Airmont off Airmont Road behind the Friendly's between Rt. 59 and the Thruway. This area has been designated the "village center" of Airmont.

Characteristics of Housing

- Six 3-story buildings, eight apartments (flats, no steps) on each floor for a total of 24 units per building, for a total of 144 two-bedroom, two bath apartments
- Elevators in each building
- Underground parking in each building and exterior parking lots
- Small clubhouse and outdoor pool
- Four basic models varying from 1284 sq. ft. to 1726 sq. ft.

Financial Considerations

- "market rate" housing, condominium ownership
- price range as of 7/2002 (prior to availability of models) from $239, 900 to $311,900 with "premium locations" at higher cost, all prices subject to change.
- Taxes estimated to be 2% of sale price ($4,700 – $6,250 approximately)
- Monthly "common charges" to be determined

Implications of a development like The Retreat at Airmont for Clarkstown

- There would likely be a limited market for this housing for Clarkstown residents. Of the 4,667 only 162 respondents stated they would be willing to pay between $200,000 and $300,000 for a condominium and 45 respondents would be willing to pay over $300,000.
- The price ranges for this "market rate" housing would probably be similar in Clarkstown, if land costs are similar. By the time such a development were to be offered for sale in Clarkstown, considering the rapid rise in real estate prices, it would be likely that such housing would cost in excess of $300,000. Therefore, the market for Clarkstown occupants might be quite limited.
- Such housing would be more appropriate in hamlet centers where shopping and services are convenient to residents. Incentive zoning may be applicable.
- Such housing should be limited to no more than one development per hamlet.
- This type of housing is high in density and must be situated in a location that would not be negatively impacted by the density and bulk of the development.

- As "market rate" housing, there are no restrictions on occupancy and it can be projected that many of the units would be purchased by non-Clarkstown residents.

Recommendation:

An alternate to this intensity of development is found in the "Independent Living" component of SAIL which permits 5 units per acre.

7. **SUBSIDIZED HOUSING; COST EFFECTIVE HOUSING; AFFORDABLE HOUSING: SPEAKER – GERRI LEVY MAY 30, 2002**

Rockland Housing Action Coalition: Overview
Ms. Gerri Levy is Director of the Rockland Housing Action Coalition (RHAC) which builds cost effective housing throughout the County. RHAC is a not-for-profit organization that works with the County to provide housing. RHAC does consulting work for private developers and writes grants to various government agencies, banks and foundations. The Federal Department of Housing and Urban Development (HUD) also gives funds to RHAC for financial counseling. In addition they have done consulting work for towns. Ms. Levy distributed the following documents which are located in the Appendix.[32]

New York State Division of Housing and Community Renewal
- Housing Development Fund
- Low-Income Housing Trust Fund Program
- Senior Housing Initiative

New York State Housing Finance Agency
- New York State Affordable Housing Corp/Affordable Home Ownership Development Program
- Infrastructure Development Demonstration Program
- Secured Loan Rental Housing Program

United States Department of Housing and Urban Development
- Community Development Block Grants Program
- Section 108 Loan Guarantee Program

United States Department of Transportation Federal Highway Administration
- Surface Transportation Program

Nonprofit Private Sector Funding Sources
- American Restoration Resources, Inc.

Nonprofit Private Sector Funding Sources
- Clean Land Fund
- The Heinz Endowments
- Surdna Foundation, Inc.

[32] Appendix IV, Section D

For-Profit Private Sector Funding Sources
- New York State Banking Department

RHAC shares the interest of the Housing Advisory's Board in Clarkstown in providing cost effective housing for seniors and volunteers. Ms. Levy completed a survey of the EMS and various fire districts workers and is currently do a survey of paramedics. The firefighters live within 4 miles of their district and it is difficult to find housing for them.

Ms. Levy is familiar with various funding sources available to provide cost effective housing for seniors. Developers would apply for grants through the federal, state and local governments. She found that real estate taxes and the cost of land and housing requires piggybacking different funding sources so that people can afford to rent or buy.

The County receives money from HUD, which it is able to allocate based on the need. Every municipality submits an application for Community Development Block grants and consortia consisting of elected officials from various municipalities select those who have the highest need. Federal funds, state funds and local funds are layered together to insure cost effectiveness. There are several definitions that have been used or implied to define the term "cost effective", "affordable" or "affordable housing developments".

The dictionary defines "afford" as "...to have enough or the means for; bear the cost without serious inconvenience..." This definition when applied to housing implies that for every home or dwelling unit, there is a buyer who can afford its purchase price.

RHAC through experience has determined that they can be most effective helping people earning between $30-50,000 yearly. RHAC sells their subsidized homes between $85-150,000.[33]

Subsidized Housing and Market Rate Housing Combinations

Subsidies can be sought to meet more than one income level. For example, a certain number of units can be targeted for people whose income is 50% of the median income in the County, whereas another number of units can be targeted for people whose income is 60% of the median income. Subsidies can be sought for as high as 80% of the median income. It is more likely that applications for grants are accepted for lower income levels. Therefore, if one wishes to target the 80% income level, some units should be set aside for lower income levels as well.

Market rate housing can be combined with subsidized housing. For example, 80% of the units might be market rate and 20% of the units might be subsidized. The developer would seek grants for the subsidized portion.

[33] See Page 57.

ELIGIBILITY REQUIREMENTS

Income Limits per Unit Size:
As published by HUD for the Year 2002

50% of the Area Median Income Only:

Unit Size	Minimum Income	Maximum Income	Monthly Rent
1 Bedroom, 1 Person:	$20,800	$ 30,450	$780
1 Bedroom, 2 Persons:	20,800	34,800	780
2 Bedrooms, 1 Person:	25,146	30,450	943
2 Bedrooms, 2 Persons:	25,146	34,800	943
2 Bedrooms, 3 Persons:	25,146	39,150	943
2 Bedrooms, 4 Persons:	25,146	43,500	943

60% of the Area Median Income Only:

Unit Size	Minimum Income	Maximum Income	Monthly Rent
1 Bedroom, 1 Person:	$24,933	$36,540	$ 935
1 Bedroom, 2 Persons:	24,933	41,760	935
2 Bedrooms, 1 Person:	30,133	36,540	1,130
2 Bedrooms, 2 Persons:	30,133	41,760	1,130
2 Bedrooms, 3 Persons:	30,133	46,980	1,130
4 Persons:	30,133	52,200	1,130

The Maximum incomes are subject to change annually and are based upon the area median income as determined by the Department of Housing and Urban Development (HUD).

80% of the Area Maximum Income Only

	Maximum Income
1 person	$38,100
2 persons	$43,500

Clarkstown Median Household Income

Household Type	Median Household Income
All Households	$82,107
Households with Householder 65 to 74 Years Old	$55,935
Households with Householder 75 Years Old and Over	$29,393

Source: U.S. Census Bureau, Census 2000, Summary File 3
Prepared By: The Rockland County Department of Planning
(See Appendix IV, Section E)

In Construction Phase Senior Project – Airmont Gardens, a 140-unit Complex off Airmont Road on the west side, south of the New York Thruway west of Friendly's Restaurant and a multi-story motel, south of a storage facility, north of a small strip mall

- 140 units on 8.5 acres, 16 ½ units per acre
- combination of 50% and 60% of median income units (see income guidelines in tables above)

three 3-story residential buildings and a clubhouse, all interconnected
one bedroom, one bath apartments
two bedroom, one bath apartments
elevators

Completed Senior Project – Sycamore Crest, a 96-unit complex in Spring Valley on Route 59

- financed through the State using 4% tax credits and tax-exempt bond financing
- income guidelines are between $20,000-$40,000 per year
- The rents are $780– $1300 per month for a one and two bedroom apartments

elevators
community room
recreation room
onsite management
cleaning service

Tax Credits for Senior Housing[34]

Tax credits are being used to encourage investors/developers to participate in these programs. There are currently two levels of tax credits.

4% Tax Credits
With a 4% tax credit, one can take 4% of allowable costs are for development excluding land. Allowable costs are multiplied by 4 then divided by a certain time period. The developer receives the money upfront and uses it to construct the building. The money does not have to be paid back but a mechanism to retain affordability such as a deed restriction, must be maintained for approximately 30 years. In the case of 4% tax credits, a well-written application will usually be funded.

[34] See Appendix IV, Section D

9% Tax Credits
The 9% Tax Credit Program requires competitive funding rounds. Applications are submitted when the notice of funding availability comes out, which is usually November. It's very competitive program this year nobody applied. If an application is granted, the developer receives 9% tax credit.

Other financing sources are tax-exempt bond financing is another source for construction funding. Others are included in the Appendix.

Income of Targeted Homeowners (not age restricted)
RHAC has found that it is most effective helping people earning between $33,000 and $50,000 per year. To be affordable RHAC has to sell their houses between $85,000 and $105,000. There is subsidy - some federal and state money.

Resale Provisions
Each funding source that RHAC uses has its own recapture provisions, which could range from 5 to 20 years. They have a formula – right now it's at 50% of the median from when a home is purchased to when it is sold. For example, if the house is bought for $100,000 and sold for $150,000 they would allow the seller to realize a $25,000 profit. When the house is to be sold RHAC finds another buyer that needs affordable housing. The 50% profit may be changed because RHAC does not want the seller to realize a windfall profit. RHAC wants to keep the house affordable.

RHAC has a mechanism to retain the affordability of the home. They have deed restrictions on the house so if the owner were to try to sell the property, when the title search was done, RHAC would be notified.

Preference to Current Residents
RHAC has never sold to persons outside of the county. Preference is given to County residents because County funds are used. People who inquire from outside the town will be sent an application but will be put on a waiting list. If someone from the County applies that person will supercede the person from outside the County on the list. This restriction would be put in the grant application - 70% of town residents would be the maximum likely to be approved.

Other Suggestions from Ms. Levy:

- The suggestion of a **"DENSITY BONUS"** was raised, whereby developers receive approval for additional units in exchange for developing subsidized housing.

- The suggestion of the Town entering into **"INTERMUNICIPAL AGREEMENTS"** with neighboring municipalities to assist addressing senior housing was raised.

Recommendations:

- The Town Board seek any funding sources that might be applied for by the municipality for subsidizing housing for volunteeers, seniors.
- The Town Board ascertain the number of residents that would be eligible for varying levels of affordable housing according to the statistics available from the 2000 census.[35]

8. INTERMUNICIPAL AGREEMENTS

One unique and possible approach that the Town Board should consider in addressing housing for seniors and young adults is inter-municipal agreements. An Inter-municipal Agreement is an agreement between municipal entities such as towns, villages, government agencies etc. whereby Clarkstown would share burdens and responsibilities in developing housing. In exchange, Clarkstown residents would be able to occupy future housing developments in the neighboring municipality that has made the agreement with Clarkstown.

The Advisory Board is aware that three neighboring Towns have already or are in the process of acquiring significant tracts of land from the State of New York as a result of the closure of Letchworth Village Developmental Center and the downsizing of Rockland State Psychiatric Center. This land acquisition will enable the Towns of Stony Point and Orangetown to develop new golf courses, parks, schools, office space and housing of all varieties. Already, the Town of Haverstraw is constructing a new golf course and schools on a portion of the grounds at the site of the former Letchworth Village Developmental Center. Similarly, the Town of Orangetown is also planning to acquire and develop hundreds of acres from the State of New York as part of the downsizing of Rockland State Psychiatric Hospital. These towns are in a fortunate position to have previously unavailable land to address a myriad of needs. One problem in developing these properties is expense. The possibility of sharing expenses might make such an inter-municipal agreement attractive.

Another reason that an inter-municipal is desirable is that it may make the acquisition of grants for particular housing easier when two or more towns are working together to develop a project. If Clarkstown were to enter an agreement with a neighboring town to develop a project, the competition for block grants and other funding would be reduced. Similarly, two municipal entities sharing expenses might make a project desirable.

Thus, the Advisory Board suggests that the Town explore the possibility of reaching an inter-municipal agreement with neighboring towns in order for Clarkstown residents to receive some benefit in future development. An agreement of this kind, allowing Clarkstown residents to be considered for senior or affordable housing in projects in close proximity to Clarkstown, makes this an interesting notion to explore.

[35] Appendix IV, Section E, Pages 1-2

- The Advisory Board ***recommends*** that the Town Board explore the possibility of entering into inter-municipal agreements with neighboring municipalities to develop housing opportunities for its seniors and young adults.

C. HOUSING OPTIONS FOR YOUNG ADULTS

The issue of affordable housing for young adults is a subject that must be addressed as Clarkstown is quickly losing a portion of its younger generation to Orange County and other more affordable areas. To illustrate this "flight of the young", one need not look further than the survey results received by the Advisory Board, as follows:

- 47.7% (545 out of 1143) of those responding expect to move the next three years.
- 38.8% (443 out of 1143) of those responding are considering moving out of Rockland County
- 9.4% (108 out of 1143) of those responding are considering moving out of Clarkstown, but remaining in Rockland County
- 59.2% (677 out of 1143) of those who responded are considering purchasing a single-family home
- 61.7% (705 out of 1143) of those responding are willing to pay a maximum of $300,000 or less for a new home.
- The median price for a single-family home in Clarkstown is $350,000[36]

Thus, it is clear that Clarkstown will continue to lose many from the younger generation who are not able to purchase a home within the community in which they currently reside.

What can be done to assist the young to remain in Clarkstown? What follows are some suggestions that the Advisory Board ***recommends*** be considered to limit the flight of the young.

Recommendations to Assist Young Adults to Remain in Clarkstown:

- The Advisory Board ***recommends*** that accessory apartments, as discussed, in this document be allowed so that seniors may create an apartment that in some cases young adults would occupy. This would appear to be a partial solution that would increase the housing stock for single bedroom apartments and have the dual benefit of assisting seniors to remain in their home. The Advisory Board realizes that this is only a partial solution as only 15.4% (176 out of 1143) of those responding, would strongly consider an accessory apartment.
- The Advisory Board ***recommends*** that the Town Board encourage local businesses to sponsor housing developments that are affordable and geared to meeting the needs of the young employees residing in Clarkstown.

[36] 12 month median price for a single-family residence in Clarkstown as of 9/27/2002 according to the Greater Hudson Valley Multiple Listing Service

- The Advisory Board ***recommends*** that the Town Board seek sponsors from the not-for-profit and healthcare communities to create housing for workers in this sector.
- The Advisory Board ***recommends*** that the Town Board seek sponsors to create affordable housing for volunteers to assist in maintaining a volunteer base for fire and ambulance workers.
- The Advisory Board ***recommends*** that the Town Board explore entering into an Inter-Municipal agreement with neighboring localities to create affordable housing options for Clarkstown young adults.
- The Advisory Board ***recommends*** that sponsors be sought that will create affordable single family homes to assist young people to remain in the community.
- The Advisory Board ***recommends*** that the Town Board encourage local lenders to offer incentives and reduced down payment criteria for mortgages for young adults wishing to remain in Clarkstown.
- The Advisory Board ***recommends*** that the Town Board explore the possibility of tax breaks to assist Clarkstown residents who are first time homebuyers so that they may remain in the community; for example, a tax break for the first three years in residence may enable some young adults to purchase a home.

Overall, the Advisory Board realizes that there is really no single answer to the question of what can be done to assist the young adults to remain in their community of origin. However, it is important that options be considered so that the volunteer workforce base not be depleted.

What is abundantly clear is that unless more young people remain, Clarkstown will continue to experience a graying of the population that someday would result in a shortage of volunteer workers. This would necessitate a paid emergency services workforce that would burden the residents of the Town with higher taxes. Implementation of some of the above options will help to reverse this problematic trend.

D. GRANT FUNDING AND LOAN OPTIONS FOR YOUNG PEOPLE'S AFFORDABLE HOUSING

a. Explanation:

The Advisory Board was fortunate enough to have Ms. Anna L. Georgiou, from the Land Use Law Center of Pace Law School as a guest speaker. She brought to light that in conjunction with federal and state agencies, some towns in New York State have been able to provide special loans and grants for both the individual consumer and the corporate developer.

For the Individual:

For first time homebuyers, NY State offers low interest rate loans through its **SONYMA** lending program. This is a low interest rate loan given through major banks and lenders. Eligible borrowers must be first time homebuyers, have a

good credit history, and must use the loan to purchase a primary residence. There are income requirements that vary from county to county.

The major benefit of this program, besides the low interest rate, is that the borrower may put as little as 3% to 5% as a down payment. With modest size houses costing at least $300,000, this feature is very appealing.

Though the loan can be used to purchase either existing dwellings or "to be built" homes, the loan does have sales price restrictions that vary from region to region. For more information SONYMA has an informational center at 1-800-382-HOME.

Another loan program for young people is a **VA loan** for those who served in the armed forces. Like the SONYMA program, these loans allow up to 95% financing, but these loans tend to have higher interest rates than the going market rate.

A second federal loan program is the **FHA loan** so-named because it is insured by the Federal Housing Administration. Again, little money down is required, but the interest rates are higher than conventional loans. Both the VA and FHA loans allow sellers to contribute towards closing cost. The FHA also provides a special rehabilitation loan for those buyers who are willing to purchase a house in need of extensive repair of renovations, and the loan will provide some funds to effectuate those repairs. The borrower must prove the funds were used for the repairs within a certain time after purchase.

For information regarding any federal loan program, consumers are urged to contact FANNIEMAE, at Fanniemae.com. They will also send potential homebuyers a guide to buying their first home and how to repair their credit so as to be eligible for least expensive loan programs.

The Advisory Board ***recommends*** that the Town Board take various measures to encourage local lenders to offer these types of loan programs to consumers and to aid in dispersing information regarding these loans where possible.

Block Grants Through Affordable Housing Corporation:

This program is designed to assist individuals of low to moderate income. However, individuals and their families are not eligible to apply directly for a program grant. These are block grants given by the State of New York to municipalities or municipal designees; municipal housing authorities, not-for profit corporations or charitable organizations. These grants are channeled through municipalities, etc. to eligible individuals.

Several municipalities have taken advantage of these grants to allow low to moderate-income families to purchase both new and existing homes. In the mid nineties, the Town of Islip on Long Island worked in conjunction with a developer and constructed both attached town-homes and single-family houses in an area that bordered a run down hamlet and a college campus. The newer homes were designed in context within the existing development. The existing

homes were typically ranches and bi-levels that required minimal repair for occupancy. A new town ordinance regulated the maintenance of both developments.

Interested homebuyers applied through the developer to see if they were eligible for a grant that supplemented a primary mortgage loan being issued, by a major bank or lender. The developer and primary lender worked with the municipality in packaging the financing to the potential buyer. In some instances a state grant was provided for 10% of the value of the house while a third grant from the Town provided an additional 5%. There were also cases where just a town grant was provided ranging from 5 to 10%.

In either instance, the grant was ***not*** treated like a repayable loan, where the borrower paid some principal and interest each month. Rather, the grant was considered a gift, unless the home owner moved within ten years, then the grant had to be paid back, recaptured; with the recapture amount pro-rated depending on the date of resale. This discouraged speculators or investors from purchasing the house for rental or resale purposes. As a further caveat, the property must be owner occupied as their primary residence. Thus only homebuyers who truly wanted to become a part of the revitalization of a community could benefit from this grant.

This type of funding was successfully administered in several Long Island communities and in parts of Westchester as well. In Yonkers, for example, the grant was only limited to those homebuyers presently residing in Yonkers, and buying their first home in Yonkers. Again the City's Affordable Housing Corporation gave grants for the purchase of existing housing. As the public's knowledge of these programs grew, so did their demand and most of these programs place potential applicants on a waiting list.

The Advisory Board points out that one vast benefit of all these types of programs is that they can be applied to existing housing stock, thereby alleviating some concern over use of open space. This would not create a significant burden on the existing infrastructure. Presumably, these programs would aid homebuyers filling in the normal houses for sale, and in effect, the new homeowners would amount to a rollover in population.

This Advisory Board ***strongly recommends*** further inquiry into the possible creation of an affordable housing corporation and use of these grants as a way of helping our young people finance their first home purchase. For information on establishing an Affordable Housing Corporation, the town could contact Caroline Telfer-Mingo online at carolinet@nyhomes.org. We also urge the town to learn from the positive experience of other towns, like those on Long Island, where the concerns of overdeveloping and draining of natural resources are just as pronounced as Clarkstown. Contact should be made with the Town of Islip and the Long Island Housing Partnership both of which had a hand in these types of programs.

E. INCENTIVE ZONING AND THE REVITALIZATION OF HAMLET CENTERS

a. Explanation:

Besides a growing concern for senior housing, there is strong concern over the revitalization of Clarkstown's downtown hamlets. Successful renewal has been seen in both Nyack and Piermont. With cost limitations in mind and through the use of incentive zoning, some of Clarkstown's downtown areas can serve as platforms for both hamlet renewal and affordable housing for seniors and young adults.

Incentive zoning allows the local legislature to leave existing zoning in place, but permits more intensive development in exchange for certain community benefits. The most common incentives given to developers are increases in density (allowing more units per acre), adjustments to height, open space, or use. The incentives are given in exchange for one or more community benefits being included in the proposal, i.e. affordable housing or building modifications for the elderly.

The authority of local governments to institute an incentive and bonus program comes from state enabling legislation. At least ten states have enacted legislation expressly enabling local governments to offer zoning bonuses and other incentives in exchange for certain public benefits.[37] A broader, but more comprehensive discussion on incentive zoning is detailed in an outline provided by Anna L. Georgiou.[38]

Incentive Zoning could be incorporated to improve both aesthetics of the downtown and retail and professional business opportunities. At the same time, affordable housing for both seniors and young people could be built. This would require a commitment on the part of the property owners to improve the existing pedestrian activity in hamlet centers, by providing safe and contiguous sidewalks, with dropped curbs, improved lighting and landscaping. These changes would encourage increased senior pedestrian activity.

An important element of revitalization is to encourage the mixed use of buildings. Street level spaces are commonly retail or of a service nature that attracts walk-ins. Businesses such as travel agents, real estate agents, attorney's office, or barbershops are just a few appropriate examples. The second story could contain one-bedroom apartments for seniors or young people. The residents of these apartments would provide the customer base for the nearby business.

If amendments to the code are necessary to effectuate this type of development, then both the Town Board and Planning Board must give consideration to existing conditions of that particular hamlet. The American Planning Association has proposed a model ordinance for incentive zoning

[37] New York's enabling legislation is found in Chapter 62 of the McKinney's Consolidated Laws of New York, Article 16, See Appendix IV, Section F.
[38] See Appendix IV, Section G.

to effectuate affordable housing.[39] The elements found there should be given careful consideration. This section will present several viable options for this type of development. Some are discussed at great length, but the ideas here are meant to be a starting point for further discussion by the Town Board and members of the respective communities.

One example of such a proposal is "Victoria Mews" which is a mixed use building in downtown Nyack on North Broadway. The three level building houses professional offices on the first floor. Their entrances are neatly kept storefronts facing the street. The second and third floors are one to two bedroom apartments, each having a separate entrance accessed through an interior courtyard. Thus the residential focus is on the interior of the site, though windows do look out over Broadway. Parking is hidden underneath the second floor and behind the professional offices.

b. In Relation to Survey Responses

Of the seniors responding to the questionnaire, 23% said they would live in a condominium or apartment, which is significant in this context. Proposals for this type of development would most certainly be focused on multi-unit residences probably not numbering more than two bedrooms.

Both survey results indicated the desire for additional rental units. While the senior survey pointed out that most seniors prefer to own (62%) rather than rent (22%), several comments from that survey expressed a need for more affordable rentals. This type of housing could be affordable and also meet the seniors' desires to live close to banks, grocery stores and convenience shops. Since 26% of the respondents in the young adult survey rent, they would also be potential tenants.

CONCLUSIONS AND RECOMMENDATIONS

Mixed-use zoning was one of the most creative and appealing concepts that was discussed by this Advisory Board. And this is another area that we ***strongly recommend*** the Town Board explore in greater depth. With regard to senior housing, incentive zoning could achieve the goal of creating affordable housing stock, while meeting the needs of both seniors and young adults. It has the ancillary effect of creating an ambiance that is both aesthetically pleasing and at the same time could promote community-building.

Recently the Rockland Housing Action Coalition, Inc. (RHAC) introduced a plan to redevelop the existing site located at 265 South Little Tor Road, New City. Though not located within downtown New City, this proposal raises some interesting possibilities and dilemmas. Presently there exists a two story rectangular building, housing seven convenience stores, the most notable being the Italian eatery known as Pasta Cucina. The second story contains six residential apartments and five vacant offices.

[39] See Appendix IV, Section H.

RHAC proposes to renovate the entire building, but with particular focus on the second floor. They would turn that space into 10 apartment units, 2 to 3 bedrooms each. The apartments would be rented at below market value to emergency service volunteers. RHAC would work in conjunction with present owner, Tor Valley, Inc and with the aid of a grant through the New York State Division of Housing and Community Renewal. Their actual proposal is attached[40].

This Advisory Board applauds the concept of the RHAC proposal, and points out that this is the type of cooperation and coordination between private developer and government agencies that would be necessary to bring both hamlet revitalization and affordable housing to Clarkstown.

This Advisory Board does have some words of caution for these types of proposals. The Town's Architecture and Landscape Commission is inadequately equipped to deal with this issue. The Town's regulations give that commission little or no design guidance. Consideration should be given to establishing guidelines, which would vary from hamlet center to hamlet center.

The current LS and CS zoning contains set backs that encourage front yard parking. This creates not only a hazardous obstacle for senior pedestrians, but it also defeats the purpose of providing a pleasing visual panorama in the downtown area. The streetscape should require or encourage the placement of buildings up to the front lot line with a sidewalk or a shallow landscaped area against the building. Parking should be placed behind the building, perhaps with rear entrances for the residential units. An alternate approach would be to prohibit parking for new construction between the front lot line and the building, thus eliminating the front yard requirement.

We also caution the Town Board that conversion to rentals for younger people with children might overburden the school systems, by adding more students without creating the proper financial support through the real estate tax system. Furthermore, strict code enforcement would be necessary to avoid the units being used by more than one family. We also note that the conversion of older buildings for senior housing may require elevators or other amenities to meet a senior's special physical needs and limitations.

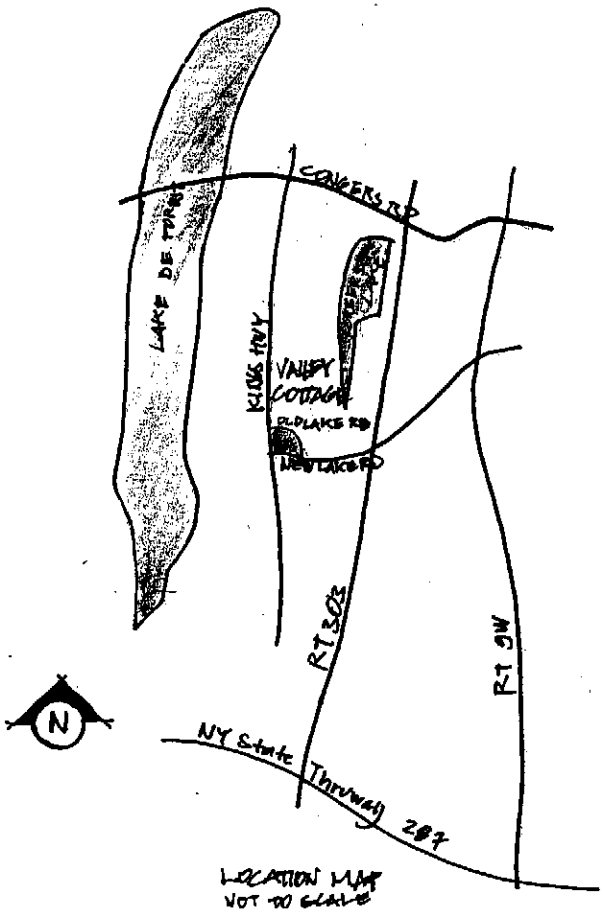
Valley Cottage Hamlet Renewal

What follows on the next pages are suggested conceptual design ideas endorsed by this Advisory Board for the renewal of Valley Cottage. Though the renderings speak for themselves, one can see that through the use of incentive zoning and mixed-use buildings how what was once chaotic development could become a community tied together by the careful placement and design of residential dwellings, vest pocket parks and small retail and convenience shops.

Clarkstown residents want the comforts and serenity of suburban living, but like so many people, they long to share a sense of community, for that small town atmosphere. Careful hamlet renewal like the one proposed here can achieve these desires, while also creating business growth on one hand, and affordable housing

[40] See Appendix IV, Section I.

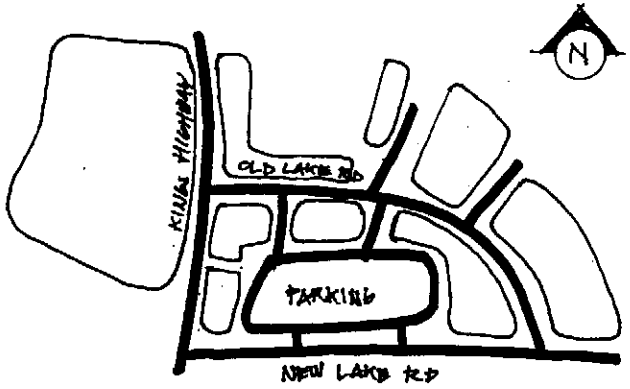
opportunities for seniors and young people on the other. The Advisory Board cautions, though, that successful renewal will depend upon services such as road networks, healthcare, shopping, public transportation and utilities being willing and able to support the development.



LOCATION MAP
NOT TO SCALE

VALLEY COTTAGE
HAMLET CENTER RENEWAL

DEGENGHEIN ARCHITECTS
NYACK, NY
© 9/02



Existing Conditions
- Lack of buffer between building & street
- Inconvenient of inadequate pedestarian facilities
- Lack of well defined relations between buildings
- Large parking for school busses
- Needs space for future residents & small entrepreneurs.

Potentials
- Nice enclave
- Good public parking space
- Could attract small entrepreneurs
- Access to - 303, 287/87, PALISADES PKWY, 59
  NYACK
  NEWCITY
  PUBLIC PARKS

Proposed Development
- Mix used three story building
- Enhance accessibility between streets & building
- Enhance pedestarian quality & quantity
- Double facade so building could be approached from parking & street side
- Attractive corner on old lake rd & kingsley Juation
- Reclaim part of the school bus parking as public park & parking space
- Courtyards for tenants & public

DEGENCHEIN ARCHITECTS © 9/02
NYACK, NY

VALLEY COTTAGE
HAMLET CENTER RENEWAL

1* OLD LAKE ROAD
TOWARDS KINGS HWY

2.* OLD LAKE ROAD
TOWARD NORTH

VALLEY COTTAGE
HAMLET CENTER RENEWAL
DEGENSHEIN ARCHITECTS © 9/02
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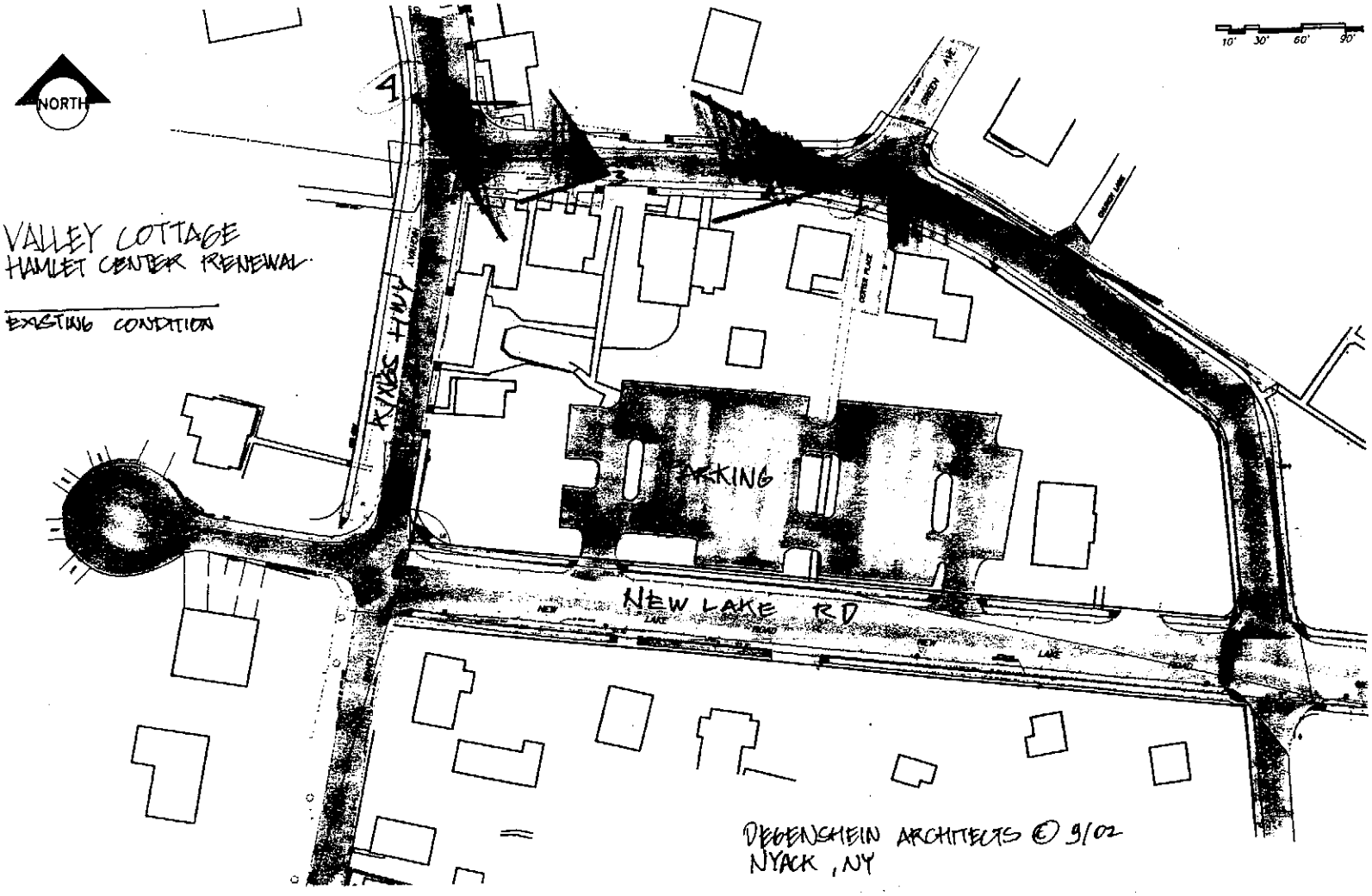
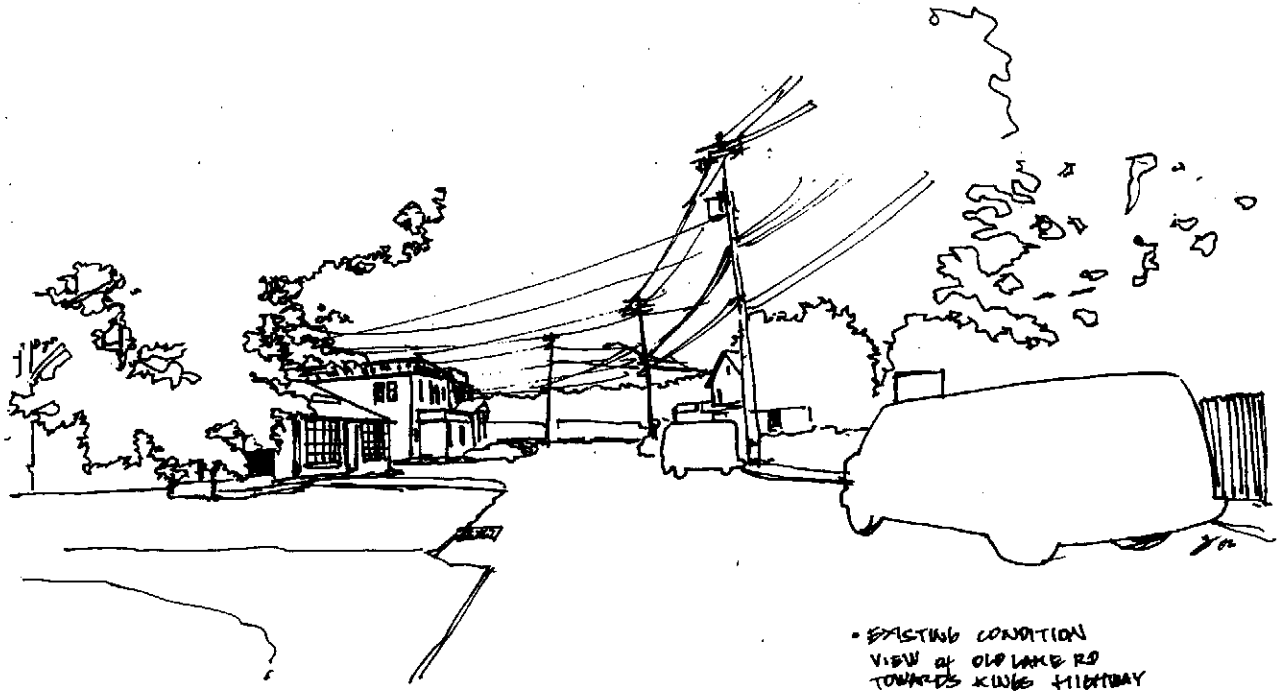
3* OLD LAKE ROAD
TOWARD KINGS HWY

4* KINGS HWY
TOWARD OLD LAKE ROAD

*) See SHeplan/
EXISTING CONDITION


NORTH
10' 30' 60' 90'
VALLEY COTTAGE
HAMLET CENTER RENEWAL
EXISTING CONDITION
KINGS HWY
PARKING
NEW LAKE RD
DEGENSHEIN ARCHITECTS © 9/02
NYACK, NY



• EXISTING CONDITION
VIEW AT OLD LAKE RD
TOWARDS KINGS HIGHWAY

VALLEY COTTAGE
HAMLET CENTER RENEWAL

DEGENHEIN ARCHITECTS ©9/02
NYACK, NY

• PROPOSED DEVELOPMENT
VIEW OF OLD LAKE ROAD
TOWARDS KINGS HIGHWAY

VALLEY COTTAGE
HAMLET CENTER RENEWAL

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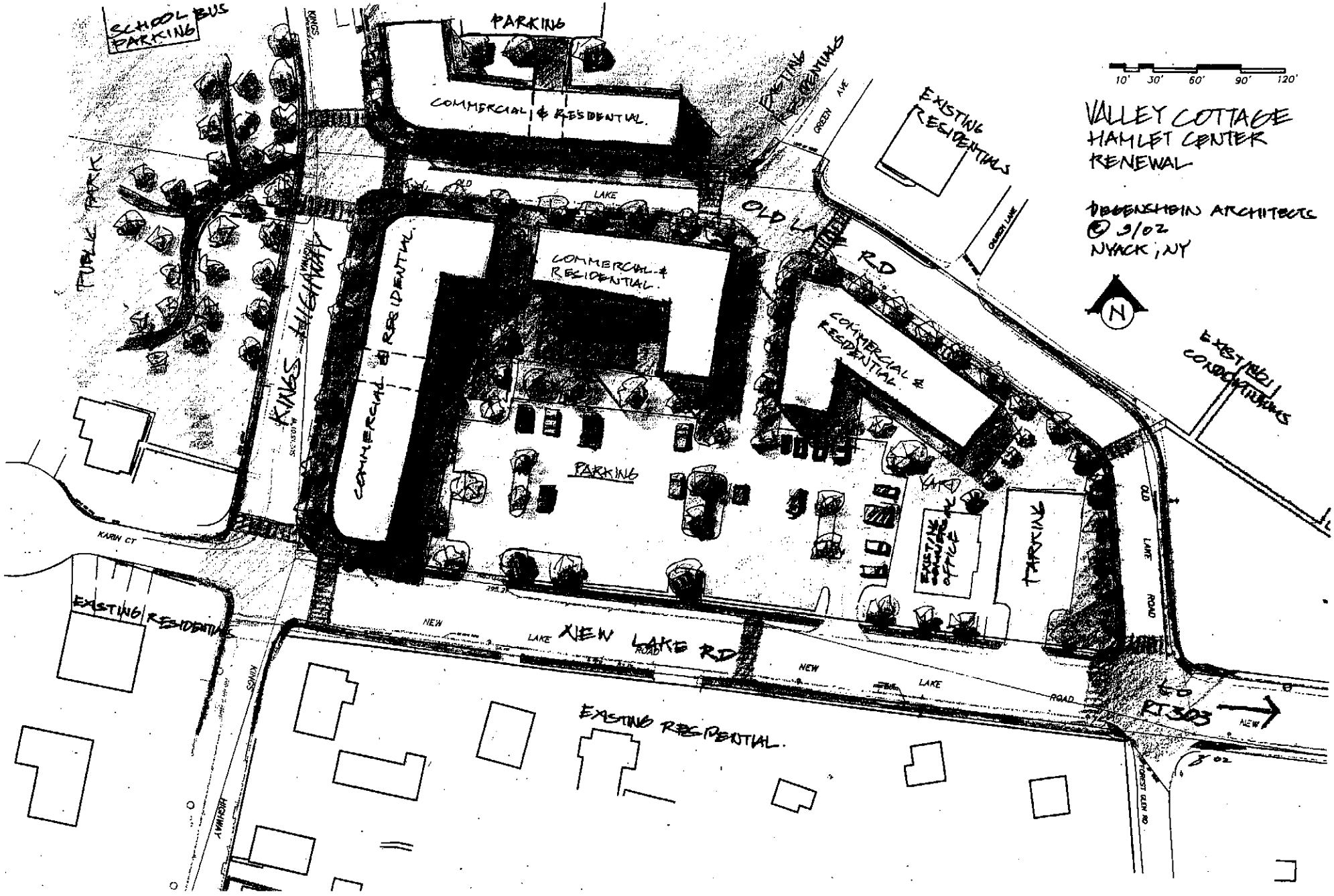
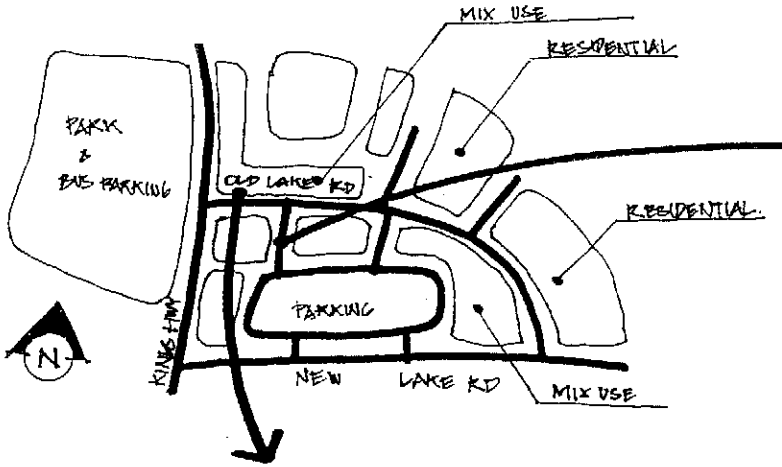
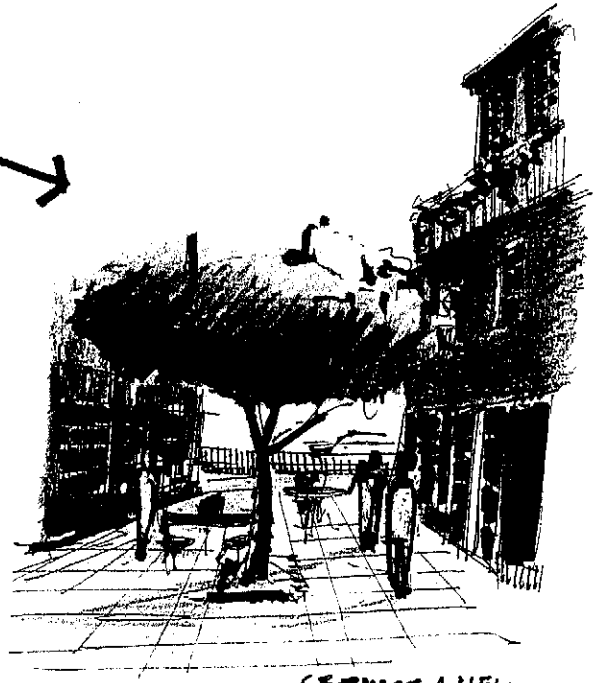
NYACK, NY


SCHOOL BUS PARKING
PARKING
COMMERCIAL & RESIDENTIAL
EXISTING RESIDENTIALS
GREEN AVE
EXISTING RESIDENTIALS
GREEN LANE
10' 30' 60' 90' 120'
VALLEY COTTAGE
HAMLET CENTER
RENEWAL
DEUENSHEIN ARCHITECTS
@ 9/02
NYACK, NY
N
PUBLIC PARK
KINGS HIGHWAY
OLD LAKE RD
COMMERCIAL & RESIDENTIAL
COMMERCIAL & RESIDENTIAL
COMMERCIAL & RESIDENTIAL
EXISTING CONDOMINIUMS
PARKING
YARD
EXISTING SALON & OFFICE
PARKING
KARIN CT
EXISTING RESIDENTIAL
NEW LAKE ROAD
NEW LAKE RD
OLD LAKE ROAD
EXISTING RESIDENTIAL
RT 303
NEW
FOREST GLEN RD
SANDY HOLLOW



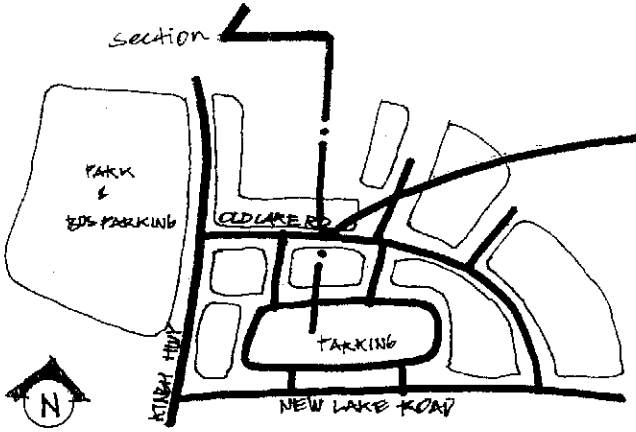


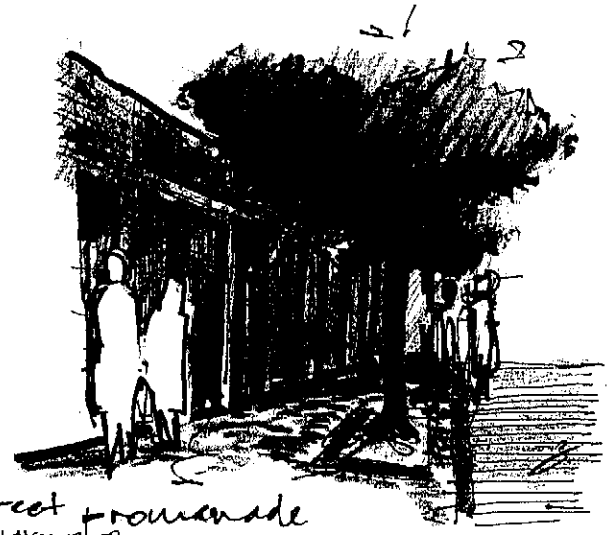
• SERVICE ALLEY
TWELVE PARKING
TOWARDS OLD LAKE RD

• street facade.
OLD LAKE RD

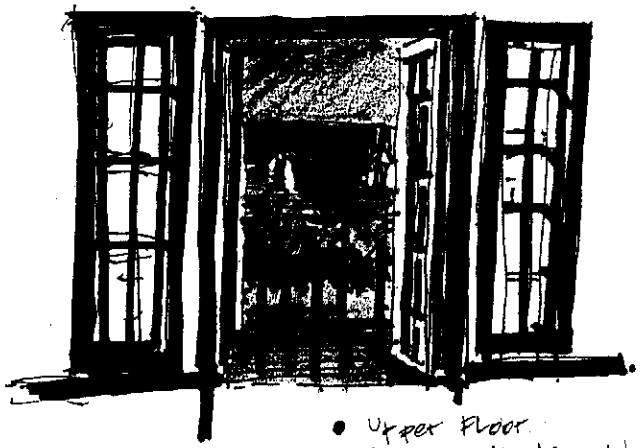
VALLEY COTTAGE
HAMLET CENTER RENEWAL

DEGENSHEIN ARCHITECTS © 3/02
NYACK, NY

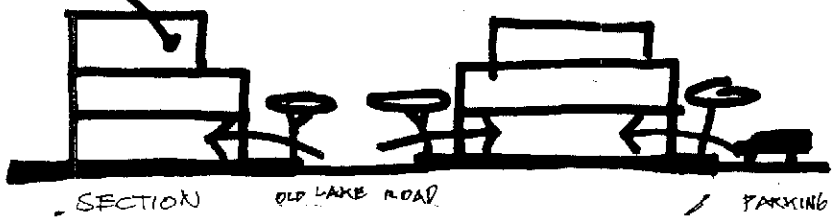




• street promenade
OLD LAKE ROAD



• Upper Floor
View towards adjacent building
across old lake road



VALLEY COTTAGE
HAMLET CENTER RENEWAL
DEGENSHEIN ARCHITECTS © 9/02
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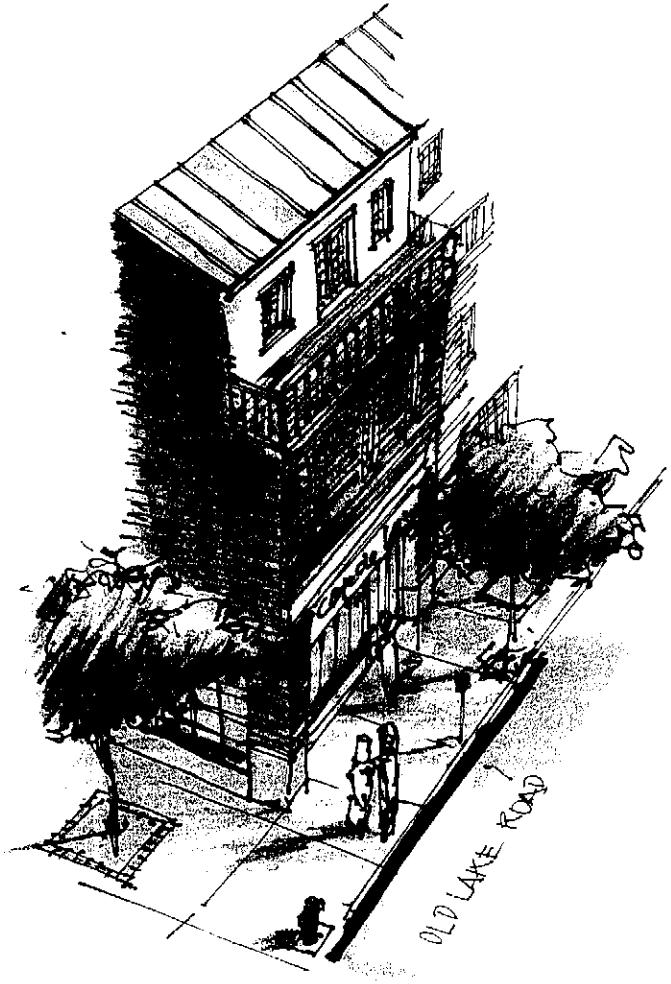

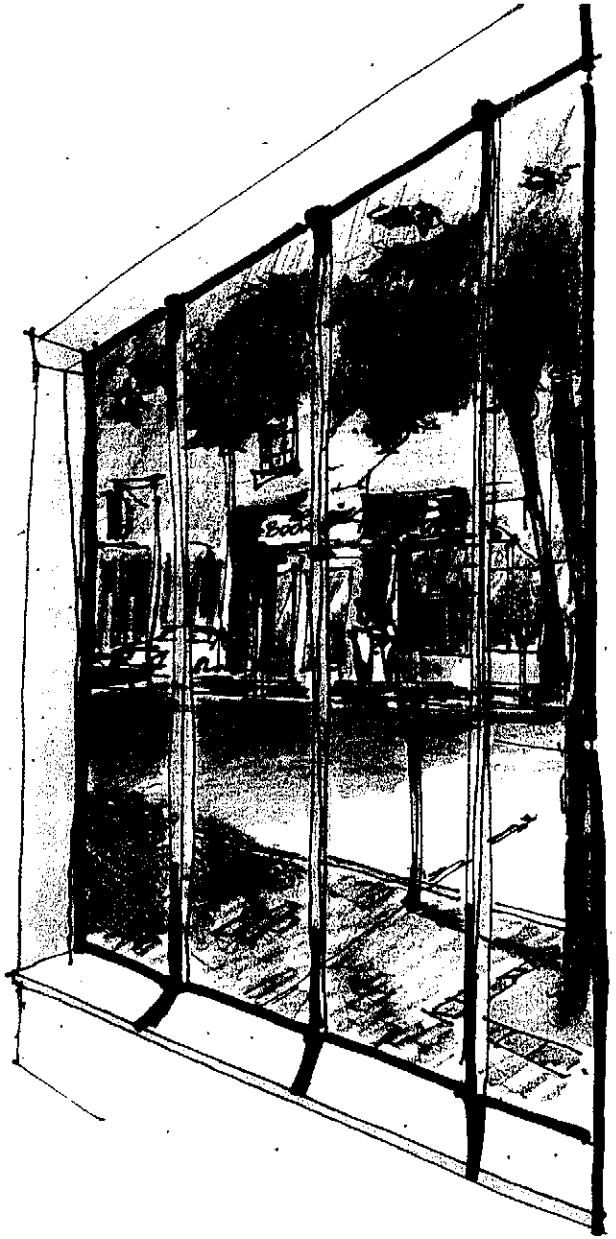

VALLEY COTTAGE
HAMLET CENTER
RENEWAL

DEGENSHEIN
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VI. CONCLUSION

The Advisory Board was charged to assess the housing stock, ascertain needs and make recommendations. This has been done. The Advisory Board has collected, analyzed and evaluated; always keeping in mind that BALANCE is a necessary ingredient in the process.

If A is recommended how will B and C be affected? Does one segment of the population need help and if so how is it managed? Have the recommendations been unbiased? To the best of the Advisory Board's ability, the well-being of the residents of Clarkstown has been the primary consideration of this report.

In the best of all worlds if everyone could afford "market value", housing problems would be minimal. Since such is not the case, the question becomes – who is responsible to search for answers? In a democratic society, government is supposed to be the "trail-blazer," leading the citizens to find solutions to needs and enabling people to help themselves and when they cannot, intervene.

The Advisory Board focused not upon wants but the NEEDS of current Clarkstown residents. Yes, some citizens may want to downsize and they can afford the fair market value of that smaller home. The wants of these people must be balanced against the needs of the Town as a whole. In this vein, the Advisory Board's ***recommendations*** relating to GARS and PAC, reflect this philosophy. The senior citizen who has to choose between medicine and food and is being strangled by taxes, the young volunteer fireman who has to move northward because of the high rents, the elderly widow who was born in Clarkstown and is living on a small pension watching her taxes escalate each year – these are the people whose NEEDS are causing Clarkstown to engage in introspection. Potential impacts upon them must be the first consideration of the decision-making process.

Another factor forcing the Town to assess itself is its own development. It was named one of the fastest growing towns in the Northeast. What has been the impact on natural resources, the infrastructure, town services and the equitable use of land?

The Advisory Board stated at the beginning that the housing problem is complex and that there are no simple solutions. No one gains if dollars and cents become the bottom line, or if the solutions are deemed impossible, and little or nothing is done.

The Town Board has taken the first step and the Advisory Board offers recommendations for consideration. If the Town wants to revitalize its hamlet centers, help its elderly retain their dignity and enable the young adults to remain part of their communities, then the Advisory Board encourages the Town Board to "think outside the box".

Consider "mixed zoning" in hamlet centers, create an Office for Senior Citizens, seek new sources of funding, develop programs for conservation of natural resources, maintain the integrity of the Comprehensive Plan, and thereby fulfill governments obligation to the citizens of Clarkstown.

VII. GLOSSARY

Accessory Apartment – A second independent dwelling unit in a home, with its own entrance, usually much smaller than the primary apartment. In Rockland County, typically the lower level of a raised ranch, but may also be in an accessory building
(barn, garage, etc.) depending on local regulations.

Affordable Housing – Any housing development that is subsidized by the federal, state or local government, and in which the dwelling units are subject to covenants or restrictions which require that such dwelling units be sold or rented at prices that preserve them as affordable housing.

Assisted Living Facility – A building or buildings with units designed for occupancy by individuals needing assistance with one or more activities of daily living, often handicap accessible and with limited kitchen appliances. The facility often provides some or all meals in a common dining area and has various programs and activities and trained staff to assist residents (but not skilled nursing care).

Average Density – Allowing the number of residential lots or dwelling units on a property that are permitted by the zoning code, but allowing the lots to vary in size, usually to provide open space or achieve environmental objectives.

Buffer Zone – Generally, an area or areas on a lot around the perimeter, used to screen development or uses on adjoining properties, made up of undisturbed or landscaped areas. Buffer areas are typically used where the adjoining property has a different land use or a significantly greater intensity of development.

Cohort Survival Technique – Is the most frequently used method of preparing school enrollment forecasts. It is based on the calculation of a series of proportions that indicate the fraction of students in one grade in a given year who pass to the next grade; the ratios are then averaged across 5 years to obtain the grade progression ratio for a specific grade. The grade progression ratio is multiplied by the number of students in one grade to project the number of students in the succeeding grade for the next year.

For example, if 100 students enrolled in Grade 1 in 2000-2001, increased to 104 students in Grade 2 in 2001-2002, the percentage of survival would have been 104%, or a ratio of 1.04. This ratio would be averaged with the ratios from the previous 4 years and the resulting grade progression ratio would be multiplied by the actual number of students in grade 1 in 2001-2002 to project the number of students for Grade 2 in 2002-2003.

Compendium of Care (or Continuum of Care) – A term often used to describe a facility with independent, assisted and nursing home care, and sometimes provisions for the memory impaired, usually in separate sections of the same building or in separate buildings on the same campus.

Concentric Zoning – A policy of encouraging higher densities and intensities of land use near commercial centers, with a reduction in density as the distance from the center increases.

Cost Effective – Synonym for affordable.

Empire Zone – A New York State program that provides financial incentives for companies located in designated Empire Zones. Rockland County applied for this competitive program in 2002 but as of mid September had not been approved.

Floor Area Ratio – The relationship of the total floor area of a building to the size of the lot. For example, a Floor Area Ratio of 1.0 would allow a 10,000 square foot one story building on a 10,000 square foot lot, or a two story building with 5,000 square feet on each floor, assuming that all other requirements (parking, yards, etc.) can be met. It is intended to regulate the overall bulk of the building.

GARS – (Golden Age Single Family) – Proposed for single family senior (55 and over) market price housing at a density not to exceed 10 units/acre and to be permitted in the LO, LIO and M zones.

Incentive Zoning – Provisions in a zoning code that allow for increased density or intensity of use in exchange for public amenities or to meet public objectives. Some examples are public plazas, improvements to public transportation facilities, etc. The incentives and amenities are included as part of the zoning provisions.

Independent Living Facility – A dwelling unit with all the usual features, including bathroom and kitchen, intended for individuals living independently.

Intermunicipal Agreement – A provision in New York State law that allows municipalities to enter into agreements to carry out activities jointly or purchase and use equipment or services jointly.

Nursing Home – A licensed facility, often with single or two person rooms, and the provision of skilled nursing care, with all meals in common unless a patient is unable to use the dining room.

Mixed Zoning – Usually applied to zoning districts that permit a range of uses, such as commercial and residential, or heavy commercial and industrial.

PAC – (Planned Adult Community) – Proposal for mixed single family and multi family senior (55 and over) market price housing at a density not to exceed 6 and 10 units/acre and to be permitted in the LO, LIO and M zones.

Patio Homes – A detached or semi-attached dwelling unit with a private, usually fenced, patio area, often in the front.

Subsidized Housing – Housing units constructed or operated with federal or state financial assistance and intended for households that cannot afford market rate housing.

SAIL – (Senior Assisted and/or Independent Living) – Proposal for single family and multi family senior (60 and over for independent, no age restriction for assisted) market price housing at a density not to exceed 5 or 10 units/acre in the R-15 and R-22 zones. It also has an affordability bonus of 50% to encourage provision of units for those unable to afford market rate housing.

Tax Credits – Provisions in the Federal or State Income Tax laws that provide financial incentives for developers to build or rehabilitate housing units for households that cannot afford market rate housing.

CURRENT ZONING DISTRICTS

ARTICLE II
Districts, Zoning Map and Controls

§ 290-5. Establishment of districts.

A. [Amended 4-7-1976; 6-28-1983; 9-15-1988; 2-24-1998] The Town of Clarkstown is hereby divided into the following districts, the respective symbol for each type of district being set forth opposite its title:

Symbol	Title
R-80	Low Density Residence (80,000 square feet)
R-40	Low Density Residence (40,000 square feet)
R-22	Medium Density Residence (22,500 square feet)
R-15	Medium Density Residence (15,000 square feet)
R-10	Medium High Density Residence (10,000 square feet)
RG-1	General Residence, Low Density
RG-2	General Residence, Medium Density
LO	Laboratory Office
PO	Professional Office
LS	Local Shopping
CS	Community Shopping
MRS	Major Regional Shopping
LIO	Light Industrial Office
M	Manufacturing
PED	Planned Economic Development
R-160	Conservation Density Residence
MF-1	Multifamily

Symbol	Title
MF-2	Multifamily
MF-3	Multifamily

B. Each such district may be designated on the Zoning Map referred to in § 290-8, in the use and bulk tables in § 290-11 and elsewhere in the text of this chapter by its symbol only.

§ 290-6. Purpose of districts.

A. R-80. This district is the lowest-density residential district in the town and is mapped in outlying areas away from hamlet centers, community facilities and services and generally in areas of more rugged topography.

B. R-40. This district is the next to the lowest density residential district and is mapped between the outlying areas of town and the more built-up residential subdivisions and can be better served with community facilities and services.

C. R-22. This district is in the middle of the range of single-family residential districts and generally on the periphery of the fifteen-thousand-square-foot subdivision areas, and acts as a transitional district between said subdivision areas and the lower density areas.

D. R-15. This is the medium-density residential district of the town that is most attractive to subdivision activity and is mapped over a majority of the residential areas as a large belt surrounding the hamlet centers.

E. R-10. This district permits the highest density of single-family detached housing and therefore is mapped close to the commercial facilities of the hamlet centers and for the most part reflects the existing residential character of the development.

F. RG-1. This district permits condominium and cooperative garden apartment developments at a relatively low density for multifamily housing; it also provides for rental-type garden apartments by special permit of the Town Board. This district provides for widest range of housing types for new construction.

G. RG-2. This district permits all types of garden apartments at what is considered a medium density for multifamily housing; it also allows other housing types. As mapped, this district coincides almost entirely

with existing garden apartment developments or those under construction or committed.

H. LO. This district is designed primarily to provide a restrictive district for a group of certain laboratory and office uses in a parklike development. The regulations of the district are intended to ensure not only the compatibility of the district uses with each other, but with adjacent districts.

I. PO. This district provides areas for professional office services near the hamlet centers and local and community shopping areas with limited types of commercial sales and services. This district is often adjacent to residential areas and serves as a transitional district between commercial and residential areas.

J. LS. This district offers local shopping convenience goods and services to the surrounding residential areas of the town and is not meant to attract shoppers from other areas because of specialty items or services.

K. CS. This district offers goods and services that are needed by a larger segment of the town, including items of a more special nature such as clothing, banks and printing shops. This district does attract persons throughout the town but is not meant to be a major attraction to large numbers of shoppers from adjacent towns or counties.

L. RS. This district offers the full range of commercial shopping needs from convenience to shopping specialty items in a location that is on or immediately adjacent to major state highways, in order to handle shoppers from the surrounding region.

M. MRS. This district offers the full range of commercial shopping center services, including without limitation convenience, shopping specialty items, and department stores on a site consisting of at least 30 acres in one or more lots and in a location on or immediately adjacent to major highways, in order to serve shoppers from the surrounding region. After October 26, 1999, newly established MRS Districts must consist of at least 75 acres. **[Amended 10-26-1999]**

N. LIO. The purpose of the Limited Light Industrial Office District is to permit the development of selected industrial uses on land planned and suited to such uses but at the same time protecting the character of the surrounding residential areas or planned residential areas. Manufacturing operations are to be permitted only if they are

incidental or accessory to the primary operation of the plant, or allowed by special permit of the Town Board. This district is planned and intended for industrial land uses characterized by low land coverage, with large year-round landscaped setbacks for protection of residential areas, attractive building designs and developing an industrial parklike setting. The regulations are designed to promote industrial developments using the highest acceptable planning standards to properly handle any obnoxious and objectionable external effects upon the surrounding residential areas, circulation systems, drainage and other natural features. All references throughout this entire chapter to "IO Industrial Office" are hereinafter deemed to refer to "LIO Light Industrial Office." **[Amended 8-8-1995]**

O. M. This district permits the full range of office, manufacturing, storage and related uses, subject to performance standards and screening provisions, on sites which are adjacent to major regional roadways, causing a minimum of disruption to the residential activities of the community, while serving the economy of the town and region.

P. PED. The intent of the PED District is to permit greater flexibility in the design and development of offices, warehousing and industrial parks than is generally possible under conventional zoning. It is further intended to promote the economic and efficient use of land by permitting the provision of certain commercial uses within an executive park setting. The PED regulations are designed to give the developer a knowledge of the general type of development which will be permitted before completion of detailed designs for every building and parcel, while providing the town with assurances that the overall development will be satisfactorily planned and constructed in accordance with an overall conceptual plan for the entire tract. **[Added 4-7-1976]**

Q. **[Added 6-28-1983]** R-160. The Conservation Density Residence District is hereby established to provide protection to the town's scenic resources, including streams, wooded-areas, steep slopes, large open spaces and scenic vistas, by controlling and limiting development that would otherwise encroach upon these scenic resources. Specifically, the purpose of the district is:

(1) To preserve and protect the scenic resources of the Town of Clarkstown.

(2) To allow for the continuation of a frame of green wooded hills along the town's northern boundary as a continuation of High Tor State Park, South Mountain County Park and, in the Valley Cottage area, as a continuation of the green wooded hills of Rockland Lake State Park.

(3) To support the practice of avoiding intensive development through the granting of land donations, negative easements and other limited interests in land.

(4) To minimize development near streams and marshes, rock outcrops, upon high places and steep slopes or near parks.

(5) To provide for volume and routing of vehicular and pedestrian traffic with the least practicable impact to and within conservation areas.

(6) To minimize erosion and the likelihood of damage due to flooding or runoff, and to preserve or enhance natural stormwater storage.

(7) To promote the enjoyment of scenic vistas and natural areas by residents and visitors.

(8) To protect the watershed of the Hackensack River.

(9) To minimize the loss of forest cover on steep slopes and escarpments.

(10) To encourage creation, preservation or enhancement of wildlife cover and habitat; and to foster the continuity of natural ecosystems.

R. MF-1, MF-2 and MF-3: The Multifamily MF-1, MF-2 and MF-3 Zones are established in order to provide additional housing opportunities in attached housing developments. These zones are designed for areas which can provide local services necessary to support relatively intensive housing development and where such developments will be compatible with the existing scale of development. As such, these zones are intended to be located in the dense portions of the town's hamlets. **[Added 9-15-1988; amended 2-24-1998]**

§ 290-7. Planned Economic Development District. [Added 4-7-1976]

A. Authority. The municipal authority designated to act under the Planned Economic Development District shall be the Town Board of the Town of Clarkstown, New York.

B. Procedure.

(1) Eligibility standards. In accordance with the procedures and conditions hereinafter specified, all planned economic developments shall conform to the following eligibility standards.

(a) All planned economic developments shall have a minimum parcel area of 50 contiguous acres, which may be separated by a public street. Said acreage shall be in one ownership or in joint ownership under a suitable agreement in recordable form that provides for coordinated development of the parcel. Said agreement shall be approved by the Town Attorney of the Town of Clarkstown.

(b) All planned economic developments shall be located in land currently zoned LO, LIO or M.

(c) The access of the planned economic development shall be directly from or within one-half (1/2) mile distant of, measured along roads, an existing major or limited access road, as defined by the Official Map of the Town of Clarkstown. If not directly fronting on such a road, satisfactory provision for direct and adequate access to a major or limited access road shall be indicated as part of the Overall Master Plan of development.

(d) An Overall Master Plan of the planned economic development shall be submitted to the town in accordance with § 290-7B(2)(c) of this chapter.

(2) Application for PED zoning.

(a) Application submission procedure. The application for rezoning of a parcel or parcels to PED shall be made to the Town Board of the Town of Clarkstown. The application shall be first reviewed by the Town Planning Director or, if none exists, by a designated representative of the Town Board, for determination that said application complies with all application requirements of this section and is complete.

ACKNOWLEDGEMENTS

The Advisory Board wishes to acknowledge the help of the following persons in aiding in research and/or production of material.

List of Guest Speakers

Anna Georgiou
Gerri Levi
Marian Maher

Clarkstown Planning Board

Rosalie Cautillo
Bridget McNamara
Diane Papenmeyer

Clarkstown Data Processing Department

Robert Stritmater
Larry Berkowitz
Patrick Ross

Rockland County Planning Board
Jose Simoes
Helen Kenny-Burrows
Michael D'Angelo

Paula Tobin, Secretary to the Advisory Board

APPENDIX I

- Resolution Appointing Members to the Citizens Advisory Board for Housing in the Town of Clarkstown

- Mission Statement

RESOLUTION APPOINTING MEMBERS TO THE CITIZENS ADVISORY BOARD FOR HOUSING IN THE TOWN OF CLARKSTOWN

WHEREAS, by Resolution No. 1023-2001, the Town Board established a Citizens Advisory Board for Housing in the Town of Clarkstown and directed said Board to investigate and make a report with recommendations to the Town Board on or before June 30, 2002;

NOW, THEREFORE, be it

RESOLVED, that the following persons are hereby appointed to serve at the pleasure of the Town Board on the Citizens Advisory Board for Housing in the Town of Clarkstown:

Robert Geneslaw, Town of Clarkstown Planning Consultant, 2 Executive Boulevard, Suffern, NY 10901;

Richard J. Paris, 2 Strawtown Road, West Nyack, NY 10994, Member of the Clarkstown Planning Board;

Joseph Donnan, 6 Great Oaks Drive, New City, NY 10956, Member;

Jan Degenshein, 205 South Broadway, Nyack, NY 10960, Member;

Shirley Thormann, 604 Gateway, Valley Cottage, NY 10989, Member;

Barry Schoenhaut, 21 Park Terrace South, Congers, NY 10920, Member;

George A. Hoehmann, 5 Lake Shore Drive, Nanuet, NY 10954, Member;

Cora I. Bodkin, 7 Bellwood Drive, New City, NY 10956, Member at Large;

and be it

FURTHER RESOLVED, that the Town Board directs that the organizational meeting for the Citizens Advisory Board for Housing shall be held on January 31, 2002 at 7:30 P.M. in the Andrew Jackson Room of Town Hall, 10 Maple Avenue, New City, NY 10956.

Dated: January 15, 2002

CITIZENS ADVISORY BOARD FOR HOUSING IN THE TOWN OF CLARKSTOWN

MISSION STATEMENT

The Citizens Advisory Board for Housing was formed by the Town Board in order to assess the housing stock in Clarkstown and to offer a report in a timely manner. The Advisory Board will attempt to ascertain if there are unmet housing needs in the Town of Clarkstown and offer recommendations to address these needs. In so doing the Advisory Board will pay special attention to the question of affordable housing for young people, seniors and volunteers. The Advisory Board will review the available housing concerning these groups in order to determine if new initiatives are required to meet the needs of the community.

The Citizens Advisory Board's primary task shall be to report its preliminary findings and recommendations to the Town Board. It is our hope that the report shall provide the information and guidance to the Town Board so that they can make judicious decisions relating to the housing needs of all its residents while preserving the essential character of our community.

APPENDIX II

- List of Guest Speakers

LIST OF GUEST SPEAKERS

Marian Maher, Formerly with CASA (Community Alternative Systems Agency) which provided assistance to the young and old. CASA was an agency under the Department of Social Services of the County of Rockland.

Gerri Levi, Director of the Rockland Housing Coalition

Anna Georgiou, Director of research and publications Pace University Land Use Law Center.

APPENDIX III

- Section A - Senior Questionnaire
- Section B - Senior Questionnaire Results
- Section C - Senior Questionnaire Comments
- Section D - Young Adult Questionnaire
- Section E - Young Adult Questionnaire Results and Comments
- Section F - Rockland County Health Department Community Based Residential Programs

APPENDIX III

Section A – Senior Questionnaire

Citizens Advisory Board for Housing – Town of Clarkstown

March 6, 2002

Dear Clarkstown Seniors,

We are asking you to participate in Clarkstown's effort to assess the needs of our senior population. Please answer the questions to the best of your ability, but do not sign the document as your personal information should remain anonymous.

The enclosed questionnaire, when completed, should be returned by April 1st to:

Citizens Advisory Board for Housing
Town of Clarkstown
10 Maple Avenue
New City, NY 10956

Please know that the Advisory Board is making no promises to build any of the types of housing mentioned in this questionnaire. Our purpose is to analyze your needs and to make appropriate recommendations to the Town Board.

Thank you in advance for aiding us in our work and thus helping the Town collect important information.

Very truly yours,

Citizens Advisory Board for Housing

Citizens Advisory Board for Housing - Senior Housing Questionnaire

****IMPORTANT!!**** - Please return this completed questionnaire by April 1, 2002

1. Which age group do you belong to?

   ____60 to 64 ____65 to 69 ____70 to 74 ___75 to 79 ____80 to 84 ___85+

2. What type of residence do you currently reside in? Please check the most appropriate.

   ____Single family home ____Multi-family Residence ____Condominium

   ____Apartment ____Senior Citizen Housing ____With family

3. Do you own or rent your current home?

   ____Own ____Rent

4. How many bedrooms are there in your current residence?

   ____1 ____2 ____3 ____4 or more

5. Check the hamlet you currently reside in:

   ___ Bardonia ___Congers ___Central Nyack ___Nanuet ___New City

   ___ Rockland Lake ___Valley Cottage ___West Nyack

6. How long have you lived in Clarkstown?

   ____Up to 5 years ____6 to 10 yrs. ____11 to 20 yrs. ____21 or more years

7. Including yourself, how many people will live in your household in the future?

   ____ 1 ____2 ____3 ____4 ____5 or more

8. On average how much of the year do you live in Clarkstown?

   ___Full year ____Spend winter away ____Less than six months of full year

9. Will cost considerations (property taxes, maintenance costs, etc.) make it necessary to move from your current home?

   ____Yes ____No ____Don't know

10. Are you planning on retiring in your current home?

    ____Yes ____No ____Don't know ____I already have

11. Are you thinking of selling your present home and purchasing or renting a smaller residence in Clarkstown?

    ____Yes ____No ____Don't Know ____I already have

(Continued on reverse side)

12 Please select the style of home you would consider moving to?

____One floor single-family ____Condo or Apartment ____With family

____Multi-unit Senior Citizen complex ____Accessory Apartment

13. Will you need to live within walking distance of local shopping, transportation, houses of worship?

___Yes ___No ___Don't Know

14. If planning on moving to senior housing would such amenities as a clubhouse, recreation area, pool, additional parking etc. be essential to your decision making process?

___Definitely important ___Somewhat important ___Not important at all

15. Would central dining facilities, social activities, limited kitchen facilities and personal care assistance be essential to your decision making process?

___Definitely important ___Somewhat important ___Not important at all

16. When you move, would you prefer to rent or own?

___Rent ___Own

17. If you are planning on purchasing, what is the **maximum** price level you would consider?

___$100,000 or less ___$100,000 - $150,000

___$150,000 - $200,000 ___$200,000 - $300,000 ___Over $300,000

18. If you are planning on renting, what is the **maximum** level of rent and utilities per month you would consider?

___$600 or less ___$601 - $1,000 ___$1,000 - $1,500

___$1,500 - $2,000 ___$2,000 - $3,000

19. Would you consider remaining in your own home if the Town would permit special accessory housing (a small rental apartment in your current home)?

___Yes ___No ___Don't Know

20. Are you now, or have you ever been on the waiting list for senior housing in Clarkstown?

___Yes ___No

21. If you answered yes to question twenty how long have you been on the list?

_____

Please offer any comments you might have regarding housing issues facing the Town.

_____

_____

_____

_____

_____

_____

_____

_____

APPENDIX III

Section B – Senior Questionnaire Results

01-Which age group do you belong to?

Age Group	Totals
60 to 64	1272 27.26%
65 to 69	1064 22.80%
70 to 74	1000 21.43%
75 to 79	663 14.21%
80 to 84	416 8.91%
85+	225 4.82%
Unknown	27 0.58%
Grand Total	**4667** **100.00%**

2-What type of residence do you currently reside in?

Age Group	Apartment	Condominium	Multi-family	Senior Citizen Housing	Single Family Home	With Family	No Response	Total
60 to 64	36 2.83%	144 11.32%	9 0.71%	1 0.08%	1069 84.04%	12 0.94%	1 0.08%	1272 27.26%
65 to 69	39 3.67%	103 9.68%	15 1.41%	1 0.09%	888 83.46%	15 1.41%	3 0.28%	1064 22.80%
70 to 74	31 3.10%	111 11.10%	15 1.50%	3 0.30%	817 81.70%	20 2.00%	3 0.30%	1000 21.43%
75 to 79	19 2.87%	82 12.37%	6 0.90%	7 1.06%	525 79.19%	19 2.87%	5 0.75%	663 14.21%
80 to 84	24 5.77%	52 12.50%	9 2.16%	9 2.16%	306 73.56%	14 3.37%	2 0.48%	416 8.91%
85+	20 8.89%	27 12.00%	7 3.11%	9 4.00%	133 59.11%	27 12.00%	2 0.89%	225 4.82%
Unknown	0 0.00%	1 3.70%	2 7.41%	0 0.00%	19 70.37%	0 0.00%	5 18.52%	27 0.58%
Grand Total	**169** **3.62%**	**520** **11.14%**	**63** **1.35%**	**30** **0.64%**	**3757** **80.50%**	**107** **2.29%**	**21** **0.45%**	**4667** **100.00%**

3-Do you own or rent your current home?

Age Group	Own	Rent	No Response	Totals
60 to 64	1195 93.95%	72 5.66%	5 0.39%	1272 27.26%
65 to 69	975 91.64%	75 7.05%	14 1.32%	1064 22.80%
70 to 74	921 92.10%	64 6.40%	15 1.50%	1000 21.43%
75 to 79	590 88.99%	52 7.64%	21 3.17%	663 14.21%
80 to 84	347 83.41%	57 13.70%	12 2.88%	416 8.91%
85+	152 67.56%	49 21.78%	24 10.67%	225 4.82%
Unknown	21 77.78%	2 7.41%	4 14.81%	27 0.58%
Grand Total	**4201** **90.01%**	**371** **7.95%**	**95** **2.04%**	**4667** **100.00%**

4-How many bedrooms are there in your current residence

Age Group	1	2	3	4 +	Not Specified	Totals
60 to 64	58 4.56%	135 10.81%	409 32.15%	668 52.52%	2 0.16%	1272 27.26%
65 to 69	66 6.20%	128 12.03%	358 33.65%	508 47.74%	4 0.38%	1064 22.80%
70 to 74	83 8.30%	127 12.70%	375 37.50%	414 41.40%	1 0.10%	1000 21.43%
75 to 79	68 10.26%	97 14.63%	268 40.42%	223 33.63%	7 1.06%	663 14.21%
80 to 84	68 16.35%	89 21.39%	152 36.54%	104 25.00%	3 0.72%	416 8.91%
85+	58 25.78%	45 20.00%	71 31.56%	45 20.00%	6 2.67%	225 4.82%
Unknown	2 7.41%	1 3.70%	8 29.63%	13 48.15%	3 11.11%	27 0.58%
Grand Total	**403** **8.64%**	**622** **13.33%**	**1641** **35.16%**	**1975** **42.32%**	**26** **0.56%**	**4667** **100.00%**

5-What hamlet do you currently live in?

Age Group	Bardonia	Congers	Central Nyack	Nanuet	New City	Rockland Lake	V. Cottage	W. Nyack	No Response	Totals
60 to 64	49 3.85%	131 10.30%	16 1.26%	294 23.11%	540 42.45%	1 0.08%	131 10.30%	98 7.70%	12 0.94%	1272 27.26%
65 to 69	35 3.29%	127 11.94%	9 0.85%	219 20.58%	457 42.95%	0 0.00%	118 11.09%	95 8.93%	4 0.38%	1064 22.80%
70 to 74	39 3.90%	116 11.60%	13 1.30%	228 22.80%	407 40.70%	1 0.10%	90 9.00%	95 9.50%	11 1.10%	1000 21.43%
75 to 79	27 4.07%	61 9.20%	10 1.51%	170 25.64%	245 38.95%	1 0.15%	81 12.22%	65 9.80%	3 0.45%	663 14.21%
80 to 84	30 7.21%	32 7.69%	6 1.44%	113 27.16%	133 31.97%	0 0.00%	60 14.42%	35 8.41%	7 1.68%	416 8.91%
85+	14 6.22%	22 9.78%	3 1.33%	57 25.33%	73 32.44%	0 0.00%	27 12.00%	23 10.22%	6 2.67%	225 4.82%
Unknown	1 3.70%	3 11.11%	1 3.70%	2 7.41%	12 44.44%	0 0.00%	1 3.70%	2 7.41%	5 18.52%	27 0.58%
Grand Total	**195** **4.18%**	**492** **10.54%**	**58** **1.24%**	**1083** **23.21%**	**1867** **40.00%**	**3** **0.06%**	**508** **10.88%**	**413** **8.85%**	**48** **1.03%**	**4667** **100.00%**

6-How long have you lived in Clarkstown?

Age Group	Up to 5 years	6 to 10 years	11 to 20 years	21 or more years	No Reponse	Totals
60 to 64	63 4.95%	58 4.56%	142 11.16%	1007 79.17%	2 0.16%	1272 27.26%
65 to 69	60 5.64%	43 4.04%	90 8.46%	869 81.67%	2 0.19%	1064 22.80%
70 to 74	42 4.20%	45 4.50%	74 7.40%	839 83.90%	0 0.00%	1000 21.43%
75 to 79	27 4.07%	24 3.62%	58 8.75%	552 83.26%	2 0.30%	663 14.21%
80 to 84	18 4.33%	20 4.81%	45 10.82%	331 79.57%	2 0.48%	416 8.91%
85+	26 11.56%	16 7.11%	18 8.00%	163 72.44%	2 0.89%	225 4.82%
Unknown	1 3.70%	0 0.00%	3 11.11%	20 74.07%	3 11.11%	27 0.58%
Grand Total	**237** **5.08%**	**206** **4.41%**	**430** **9.21%**	**3781** **81.02%**	**13** **0.28%**	**4667** **100.00%**

7-Including yourself, how many people will live in your household in the future?

Age Group	1	2	3	4	5 or more	No Response	Totals
60 to 64	152 11.95%	881 69.26%	138 10.85%	58 4.56%	27 2.12%	16 1.26%	1272 27.26%
65 to 69	183 17.20%	708 66.54%	103 9.68%	40 3.76%	19 1.79%	11 1.03%	1064 22.80%
70 to 74	197 19.70%	659 65.90%	78 7.80%	19 1.90%	29 2.90%	18 1.80%	1000 21.43%
75 to 79	146 22.02%	413 62.29%	47 7.09%	21 3.17%	20 3.02%	16 2.41%	663 14.21%
80 to 84	121 29.09%	234 56.25%	25 6.01%	5 1.20%	11 2.64%	20 4.81%	416 8.91%
85+	90 40.00%	66 29.33%	32 14.22%	9 4.00%	13 5.78%	15 6.67%	225 4.82%
Unknown	3 11.11%	12 44.44%	5 18.52%	1 3.70%	1 3.70%	5 18.52%	27 0.58%
Grand Total	**892** **19.11%**	**2973** **63.70%**	**428** **9.17%**	**153** **3.28%**	**120** **2.57%**	**101** **2.16%**	**4667** **100.00%**

8-On average, how much of the year do you live in Clarkstown?

Age Group	Full Year	Spend Winter Away	Less Than Six Months	No Response	Totals
60 to 64	1222 96.07%	36 2.83%	7 20.59%	7 0.55%	1272 27.26%
65 to 69	1007 94.64%	47 4.42%	4 11.76%	6 0.56%	1064 22.80%
70 to 74	946 94.60%	43 4.30%	9 26.47%	2 0.20%	1000 21.43%
75 to 79	627 94.57%	25 3.77%	6 17.65%	5 0.75%	663 14.21%
80 to 84	400 96.15%	7 1.68%	6 17.65%	3 0.72%	416 8.91%
85+	213 94.67%	7 3.11%	2 5.68%	3 1.33%	225 4.82%
Unknown	20 74.07%	2 7.41%	0 0.00%	5 18.52%	27 0.58%
Grand Total	**4435** **95.03%**	**167** **3.58%**	**34** **0.73%**	**31** **0.66%**	**4667** **100.00%**

9-Will cost considerations (including property taxes, maintenance costs, etc) make it necessary to move from your current home?

Age Group	Yes	No	Don't Know	No Response	Totals
60 to 64	424 33.33%	258 20.28%	574 45.13%	16 1.26%	1272 27.26%
65 to 69	354 33.27%	213 20.02%	482 45.30%	15 1.41%	1064 22.80%
70 to 74	292 29.20%	216 21.60%	470 47.00%	22 2.20%	1000 21.43%
75 to 79	145 21.67%	167 25.19%	336 50.68%	15 2.26%	663 14.21%
80 to 84	90 21.63%	127 30.53%	185 44.47%	14 3.37%	416 8.91%
85+	42 18.67%	68 30.22%	100 44.44%	15 6.67%	225 4.82%
Unknown	8 29.63%	0 0.00%	15 55.56%	4 14.81%	27 0.58%
Grand Total	**1355** **29.03%**	**1049** **22.48%**	**2162** **46.33%**	**101** **2.16%**	**4667** **100.00%**

10-Are you planning to retire in your current home?

Age Group	Yes	No	Don't Know	I already have	No Response	Totals
60 to 64	429 33.73%	193 15.17%	402 44.67%	245 27.22%	3 0.24%	1272 27.26%
65 to 69	311 29.23%	109 10.24%	206 22.89%	429 47.67%	9 0.85%	1064 22.80%
70 to 74	207 20.70%	60 6.00%	138 15.33%	584 64.89%	11 1.10%	1000 21.43%
75 to 79	125 18.85%	26 3.92%	85 9.44%	419 46.56%	8 1.21%	663 14.21%
80 to 84	79 18.99%	20 4.81%	33 3.67%	270 30.00%	14 3.37%	416 8.91%
85+	27 12.00%	13 5.78%	30 3.33%	140 15.56%	15 6.67%	225 4.82%
Unknown	7 25.93%	2 7.41%	6 0.67%	8 0.89%	4 14.81%	27 0.58%
Grand Total	**1185** **25.39%**	**423** **9.06%**	**900** **19.28%**	**2095** **44.89%**	**64** **1.37%**	**4667** **100.00%**

11-Are thinking of selling your present home and purchasing or renting a smaller residence in Clarkstown?

Age Group	Yes	No	Don't Know	I already have	No Response	Totals
60 to 64	175 13.76%	563 44.26%	487 38.29%	23 1.81%	24 1.89%	1272 27.26%
65 to 69	180 16.92%	431 40.51%	398 37.41%	27 2.54%	28 2.63%	1064 22.80%
70 to 74	140 14.00%	415 41.50%	377 37.70%	35 3.50%	33 3.30%	1000 21.43%
75 to 79	71 10.71%	308 46.46%	240 36.20%	18 2.71%	26 3.92%	663 14.21%
80 to 84	40 9.62%	206 49.52%	135 32.45%	15 3.61%	20 4.81%	416 8.91%
85+	11 4.89%	116 52.44%	55 24.44%	13 5.78%	26 12.44%	225 4.82%
Unknown	5 18.52%	10 37.04%	7 25.93%	1 3.70%	4 14.81%	27 0.58%
Grand Total	**622** **13.33%**	**2051** **43.95%**	**1699** **36.40%**	**132** **2.83%**	**163** **3.49%**	**4667** **100.00%**

12-Please select the style of home you would consider moving to.

Age Group	1 Floor Single Family	Condo or Apartment	Senior Citizen Complex	Accessory Apartment	With Family	No Response	Totals
60 to 64	536 42.14%	363 28.54%	174 13.68%	8 0.63%	11 0.88%	180 14.15%	1272 27.26%
65 to 69	422 39.66%	249 23.40%	190 17.86%	14 1.32%	13 1.22%	176 16.54%	1064 22.80%
70 to 74	381 38.10%	225 22.50%	189 18.90%	12 1.20%	17 1.70%	176 17.60%	1000 21.43%
75 to 79	214 32.28%	141 21.27%	138 20.81%	6 0.90%	17 2.56%	147 22.17%	663 14.21%
80 to 84	114 27.40%	85 20.43%	86 20.67%	6 1.44%	21 5.05%	104 25.00%	416 8.91%
85+	41 18.22%	29 12.89%	48 21.33%	9 4.00%	21 9.33%	77 34.22%	225 4.82%
Unknown	13 48.15%	3 11.11%	3 11.11%	0 0.00%	1 3.70%	7 25.93%	27 0.58%
Grand Total	**1721** **36.88%**	**1095** **23.46%**	**828** **17.74%**	**55** **1.18%**	**101** **2.16%**	**867** **18.58%**	**4667** **100.00%**

13-Will you need to live within walking distance of local shopping, transportation, houses of worship?

Age Group	Yes	No	Don't Know	No Response	Totals
60 to 64	298 23.43%	594 46.70%	311 24.45%	69 5.42%	1272 27.26%
65 to 69	238 22.37%	437 41.07%	307 28.85%	62 7.71%	1064 22.80%
70 to 74	285 28.50%	348 34.80%	285 28.50%	82 8.20%	1000 21.43%
75 to 79	217 32.73%	170 25.64%	207 31.22%	69 10.41%	663 14.21%
80 to 84	172 41.35%	91 21.88%	110 26.44%	43 10.34%	416 8.91%
85+	109 48.44%	44 19.56%	32 14.22%	40 17.78%	225 4.82%
Unknown	8 29.63%	6 22.22%	10 37.04%	3 11.11%	27 0.58%
Grand Total	**1327** **28.43%**	**1690** **36.21%**	**1262** **27.04%**	**388** **8.31%**	**4667** **100.00%**

14-If planning on moving to senior housing, would such amenities as a clubhouse, recreation area, pool, additional parking etc. be essential to your decision making process?

Age Group	Definitely Important	Somewhat Important	Not Important	No Response	Totals
60 to 64	470 36.95%	450 35.38%	167 13.13%	185 14.54%	1272 27.26%
65 to 69	340 31.95%	405 38.06%	171 16.07%	148 13.91%	1064 22.80%
70 to 74	256 25.60%	399 39.90%	207 20.70%	138 13.60%	1000 21.43%
75 to 79	175 26.40%	236 35.60%	140 21.12%	112 16.89%	663 14.21%
80 to 84	86 21.15%	149 35.82%	107 25.72%	72 17.31%	416 8.91%
85+	41 18.22%	53 23.56%	64 28.44%	67 29.78%	225 4.82%
Unknown	6 22.22%	7 25.93%	8 22.22%	8 29.63%	27 0.58%
Grand Total	**1376** **29.48%**	**1699** **36.40%**	**862** **18.47%**	**730** **15.64%**	**4667** **100.00%**

15-Would central dining facilities, social activities, limited kitchen facilities and personal care assistance be essential in you decision making process?

Age Group	Definitely Important	Somewhat Important	Not Important	No Response	Totals
60 to 64	208 16.35%	396 31.13%	461 36.24%	207 18.27%	1272 27.26%
65 to 69	170 15.98%	359 33.74%	381 35.81%	154 14.47%	1064 22.80%
70 to 74	148 14.80%	383 38.30%	322 32.20%	147 14.70%	1000 21.43%
75 to 79	99 14.93%	270 40.72%	166 25.04%	128 19.31%	663 14.21%
80 to 84	79 18.99%	152 36.54%	107 25.72%	78 18.75%	416 8.91%
85+	81 27.11%	58 25.78%	36 16.00%	70 31.11%	225 4.82%
Unknown	5 18.52%	8 29.63%	5 18.52%	9 33.33%	27 0.56%
Grand Total	**770** **16.50%**	**1626** **34.84%**	**1478** **31.67%**	**793** **16.99%**	**4667** **100.00%**

16-Would you prefer to rent or own?

Age Group	Rent	Own	No Response	Totals
60 to 64	171 13.44%	964 75.79%	137 10.77%	1272 27.26%
65 to 69	194 18.23%	722 67.86%	148 13.91%	1064 22.80%
70 to 74	244 24.40%	614 61.40%	142 14.20%	1000 21.43%
75 to 79	185 27.90%	342 51.58%	136 20.51%	863 14.21%
80 to 84	133 31.97%	197 47.36%	86 20.67%	416 8.91%
85+	72 32.00%	78 34.67%	75 33.33%	225 4.82%
Unknown	7 25.93%	10 37.04%	10 37.04%	27 0.58%
Grand Total	**1006** **21.56%**	**2927** **62.72%**	**734** **15.73%**	**4667** **100.00%**

17-If you are planning on purchasing, what is the maximum price level you would consider?

Age Group	$100,000 or less	$100,000 to $150,000	$150,000 to $200,000	$200,000 to $300,000	Over $300,000	No Response	Total Of ID
60 to 64	131 10.30%	314 24.69%	301 23.66%	189 14.86%	80 6.29%	257 20.20%	1272 27.26%
65 to 69	127 11.94%	251 23.59%	223 20.96%	155 14.57%	45 4.23%	283 24.72%	1064 22.80%
70 to 74	138 13.80%	253 25.30%	183 18.30%	96 9.60%	26 2.60%	304 30.40%	1000 21.43%
75 to 79	87 13.12%	144 21.72%	97 14.63%	54 8.14%	12 1.81%	289 40.57%	863 14.21%
80 to 64	67 16.11%	75 18.03%	53 12.74%	32 7.69%	2 0.48%	187 44.95%	416 8.91%
85+	35 15.56%	28 12.44%	18 8.00%	8 3.56%	1 0.44%	135 60.00%	225 4.82%
Unknown	4 14.81%	6 22.22%	4 14.81%	0 0.00%	1 3.70%	12 44.44%	27 0.58%
Grand Total	**589** **12.62%**	**1071** **22.95%**	**879** **18.83%**	**534** **11.44%**	**167** **3.58%**	**1427** **30.58%**	**4667** **100.00%**

18-If you are considering renting, what level of rent and utilities per month would you consider?

Age Group	$800 or less	$801 to $1000	$1000 to $1500	$1500 to $2000	$2000 to $3000	No Response	Totals
60 to 64	120 9.43%	286 22.48%	156 12.28%	52 4.09%	25 1.97%	833 49.78%	1272 27.26%
65 to 69	126 11.84%	253 23.78%	136 12.78%	54 5.08%	17 1.60%	478 44.92%	1064 22.80%
70 to 74	155 15.50%	249 24.90%	127 12.70%	37 3.70%	14 1.40%	418 41.80%	1000 21.43%
75 to 79	108 16.29%	165 24.89%	82 12.37%	21 3.17%	8 1.21%	279 42.08%	663 14.21%
80 to 84	92 22.12%	117 28.13%	40 9.62%	8 1.92%	2 0.48%	157 37.74%	416 8.91%
85+	59 26.22%	41 18.22%	15 8.67%	4 1.78%	1 0.44%	105 46.67%	225 4.82%
Unknown	4 14.81%	2 7.41%	2 7.41%	0 0.00%	1 3.70%	18 66.67%	27 0.58%
Grand Total	**664** **14.23%**	**1113** **23.85%**	**558** **11.96%**	**176** **3.77%**	**68** **1.46%**	**2088** **44.74%**	**4667** **100.00%**

19-Would you consider remaining in your own home if the Town would permit special accessory housing (a small rental apartment in your current home)?

Age Group	Yes	No	Don't Know	No Response	Totals
60 to 64	324 25.47%	417 32.78%	385 30.27%	146 11.48%	1272 27.26%
65 to 69	257 24.15%	350 32.89%	311 29.23%	146 13.72%	1064 22.80%
70 to 74	233 23.30%	328 32.80%	298 29.80%	141 14.10%	1000 21.43%
75 to 79	129 19.46%	192 28.96%	219 33.03%	123 18.55%	663 14.21%
80 to 84	97 23.32%	117 28.13%	114 27.40%	88 21.15%	416 8.91%
85+	54 24.00%	44 19.56%	55 24.44%	72 32.00%	225 4.82%
Unknown	7 25.93%	5 18.52%	9 33.33%	6 22.22%	27 0.58%
Grand Total	**1101** **23.59%**	**1453** **31.13%**	**1391** **29.81%**	**722** **15.47%**	**4667** **100.00%**

20-Are you now or have you ever been on a waiting list for senior housing in Clarkstown?

21-If you answered yes to question 20, how long have you been on the list?

On waiting List for senior housing	If Yes, How Long? (Years)
☑	1
☑	2
☑	1
☑	1
☑	5
☑	8
☑	1
☑	1
☑	1
☑	5
☑	10
☑	3
☑	2
☑	1
☑	1
☑	1
☑	10
☑	1
☑	3
☑	3
☑	20
☑	1
☑	2
☑	0

On waiting List for senior housing	If Yes, How Long? (Years)
☑	2
☑	3
☑	10
☑	3
☑	3
☑	1
☑	2
☑	1
☑	1
☑	10
☑	10
☑	5
☑	5
☑	13
☑	8
☑	6
☑	2
☑	1
☑	1
☑	1
☑	10
☑	2
☑	3
☑	2
☑	1
☑	0
☑	20
☑	2
☑	0
☑	10
☑	3

On waiting List for senior housing	If Yes, How Long? (Years)
☑	2
☑	2
☑	1
☑	1
☑	3
☑	1
☑	1
☑	6
☑	13
☑	2
☑	4
☑	4
☑	3
☑	10
☑	1
☑	1
☑	0
☑	2
☑	5
☑	2
☑	3

APPENDIX III

Section C – Senior Questionnaire Comments

Comments Report

This questionnaire is somewhat confusing. For example, if I was not planning to move, should questions 14, 15 & 16 be answered? Some thinking applies to 17, 18, &19.

I think the town board should really look over the senior citizen housing for all senior citizens that have lived in Clarkstown for years. I have lived here for 42 years, and I would like to know that I can still be here for the rest of my years. More...

Senior citizens definitely need low income housing. Taxes and housing are very high. I retired on a small income which was suitable 20 years ago but not now!! Our politicians must concentrate on the above and forget about the increase in income, etc.

Not enough rentals or condos available.

We have already made the decision to move to our over 55 active adult community in New Jersey. New Jersey seems to be very far ahead of New York in this area.

Thank you for keeping senor citizens in your thoughts. As we get older taking care of a house becomes a problem. Keep up the good work.

Build a Normandy Village type residence in New City for New City residents.

As we live in a mortgage free home we have no plans for moving in the foreseeable future.

No more building please!

Should consider subsidizing builders to build senor housing-rental owned to meet middle income seniors. State & federal funds should be sought by elected state & federal representatives. This could ease the housing shortage Give younger folks more housing

Middle income senior citizens need well treated housing. Facilities such as tennis courts swimming pool, children's playground are not necessary. A club house with library facilities and busing to shopping and entertainment areas should be available.

Tax relief on my present home, which would allow me to keep my home.

I & most of the seniors that I know do not qualify for any type of gov't subsidized housing. We are interested in affordable housing in our own community. There are many examples of this in Toms River, NJ- Holiday City, Holiday City South, etc.

It's imperative that the seniors be given a voice. I like living in my town but realize that affording my present home may be a major problem in the near future.

New modern apartment & club house & other amenities near a bus stop or with van service for shopping, etc.

Need plan community of small ranch homes for seniors- all maintenance taken care of at a retirement village of homes.

Since in the time to come, in order to live at my present level, I will need some tax relief.

Currently thinking of moving to Florida, because the taxes here are too overwhelming. How come the Palisades mall hasn't helped us in lowering our taxes?

At this point of my life I would like a one floor condo with 2 bed & 2 bath.

If we could sell our & rent the portion we live in we would be in fat city! We built a mother/daughter but our daughter moved out- so we are left with a big mortgage and 3 bedrooms lv rm/kit etc we cannot legally rent if it contains a stove. More...

Tax increases will be hard on fixed income residents. Not enough affordable housing for fixed income residents.

I didn't answer the questions above since I have no intention of moving now or in the future. I can say that your interest in finding out about the senior citizens to help them is a good idea for those who are interested in the project. More...

NY seems to be way behind NJ & Pennsylvania. We've looked at more than 20 55+ communities in NJ and in PA and signed a contract a few months ago. In addition to the single family home the lawn, snow, etc are taken care of, there is a wonderful community

Also make it affordable for our children and grandchildren to remain in Clarkstown.

I have been a taxpayer in Clarkstown for 40 years. If I sell my home, I probably won't qualify for any existing homes. I would like to have a home similar to the homes in Tome River, NJ.

I was on the list for several complexes, but removed. I don't know for what reason- I am going to re-apply however I'll be at the bottom of the list.

My mother has lived with me for years and will always. She really wouldn't be a candidate for senior housing, she is getting senile and needs someone around to help her out.

Most elderly seniors need assistance- mostly those who live alone and are on small pensions. Since seniors give up driving they need to live near local shopping- transportation and houses of worship. Most elderly seniors 80+ cannot afford high taxes &

Do not intend to move so questions 12-21 are irrelevant.

Expedite with less talk and more action!

Consider permission to change classification from one family house to 2 family accommodation (cape cods, mother/daughter, etc).

#2 Mother/Daughter house. Affordable rental and/or condo units must be built to accommodate the seniors. Preferably near shopping area or hamlet center.

Hold line on taxes for long term residents so as to make area more affordable to retirees.

Help keep us in our area and home by holding taxes for seniors.

A retirement community with single homes, attached if necessary. Rooms all on first floor with some social amenities would be ideal. Seniors do not need land to take care of. In home laundry facilities is a must and outside maintenance with a small

Recent town board decisions were most disappointing to me- had hoped the board would be more forward thinking. But politics of course reared it's ugly head, in spite of the facts.

The majority of senior citizens will never give up their cars, two car parking space per family in more important than local shopping, transportation, houses of worship, clubhouses, recreation areas or pool, tennis, golf, etc.

I do not think the town should be involved. It rests with the county or state.

Now at 72 & 75 years of age we are vibrant. But down the years, who knows. All I know about death is that I won't have to mow the lawn or paint the house anymore.

The exorbitant taxes in Clarkstown are horrendous. It's disgusting that people who have spent their entire lives here are forced to become displaced persons.

I hopefully have no intention of leaving my present home.

I think you should have affordable housing for people who are getting older whether it be buying a smaller house or buying a condo. I have lived in Rockland County all my life and the prices are (up-up-up!!) I would like to stay here the rest of my life u

We are an empty nest family- our children are out of the home. We would sell our home to a family with small children if there was senior housing with amenities as wished above in Clarkstown. I receive a pension from the NYS Board of Education and cannot

All of our children have moved to other areas. They couldn't afford to live in Clarkstown.

The trend to larger very expensive houses is making it difficult for elderly long time residents of the town to sell and buy small less expensive homes in Clarkstown.

Houses or apartments should have one bath and two bedrooms available.

The idea of 250000 - 300000 for senior citizen homes is idiotic- also putting too many houses on small piece of land wind up looking like a kennel. 10 houses on one acre!! It seems this is a great project for the builder. 4 per acre would be acceptable.

Hopefully some type of senior housing will be built. Seniors are too valuable an asset to lose.

I intend to continue to live in my present home. The is as long as our politicians do not tax me out of it. I am also opposed to any scheme Mr. Tracy comes up with as it as basically one which will ensure the benefits of the landowners he More...

I would consider staying in my home if the STAR Program were further enhanced so that taxes were more affordable. As we age we would have to hire someone to maintain out home and property, and that in combination with high taxes & utilities More

I would also consider staying in my home if the STAR Program were further enhanced so that taxes were more affordable. As we age we would have to hire someone to maintain our grounds & home & that in combination with the high taxes & Utils is too much.

Do not wish to live in industrial areas.

Would like individual small homes like at the Jersey shore. Would not want low cost housing that would attract undesirables or lower the property values in the area.

Single family- one home- 2 baths ranch style similar to those seen in southern and central NJ with small postage stamp property and with small maintenance for monthly lawn care & snow removal & clubhouse & other activities.

More publication of any info regarding senior citizen housing i.e. contact person, office. Telephone, location would be very useful.

I am planning to apply for senior housing, but don't know where yet.

Our home we lived in Congers & raised our 2 children for 27 years became too much for my husband and I to maintain physically. We had to sell & move into the condo. If a situation such as a one floor single family was available we would have jumped at it.

I would like to stay in my present house as long as I can take care of myself.

Taxes are out of control, both on real estate and sales tax.

How anonymous can this be since it's numbered?

I would prefer tax relief to special housing. Only would sell house if taxes got too high. Keep property zoned for businesses that pay taxes, not sr housing. Need to SLOW DOWN housing development that builders profit from and cause environmental problems.

I think that we should also have affordable housing for the younger married so that they won't have to leave that area.;

I believe the accessory housing is critical for many Clarkstown residents- not only the seniors. Cost of living has sky rocketed, presently thinking of moving out of area.

The maximum income levels for most subsidized housing in Clarkstown are too low considering the average or median income levels in this town. This is not a community where there is a large poverty level population.

All I know, as a widow you can't live on social security with one income.

NO SENIOR HOUSING

The availability of ground floor apartments in senior citizen complexes are very difficult to obtain. My 89 year old mother has been waiting for such an apartment. She is living with me and has been on a list for 20+ years for the Middlewood Apartments.

I would like to see senior citizen housing to buy and to rent possible one floor single family, and one floor townhouses. We plan to stay in Clarkstown, and as we age, we would prefer a one level residence.

I definitely feel there is a need for middle class senior housing in Clarkstown.

Reduction of property tax for senior residents based on years of ownership so that, regardless of income 65+ and ownership of 20 years (same house) have property tax reduced to say 50% of full tax. Over 30 years 25%, over 40 years 0%.

I would love to have a senior community with club house & social programs, a private home community such as is possible in south Jersey. A gated community would sell at once. If plans are made for such a place I would buy or rent. Put my name on the list

Senior housing needs to be built with better sound proofing between apartments.

If you continue to tax the residents relentlessly you will create a town where only 6+ figures a years of income can live here or the poor and underprivileged. Is this what you want?

Staying near my family is the only thing that keeps me here.

I would welcome that chance to remain locally, I'm afraid taxes etc would force me out.

No more building!! The town is oversaturated. Senior housing is the exception! Low level, limited number of units in each town.

I like that neighborhood I live in because I have wonderful neighbors. Since I do not drive my neighbors help me when I need medications at the drug store.

Only reason we would move would be if taxes made it financial necessity. Tax breaks for seniors would be better than special housing. We need property for businesses, etc. that would pay taxes rather than using that property for senior housing. More

Can't answer question, haven't made decision on where to live after retirement.

As we age the aging process takes over and we don't feel or think like we used to. We no longer have weekly pay but rely on social security, a pension, savings, etc which most of the time is stressful. Doctor bills and prescription bills are More

I see no need for gated 6 to 8 units per acre for sr. citizens that currently own & reside in Clarkstown. Most every sr. that's been in town for 25 or more years sits on property worth $250,000 or more- they're obliviously not in need affordable housing

Lower taxes for seniors- in fact no school tax. Kids are long gone.

Property taxes are too high.

Many sr citizens who retired before 1990 are living near their maximum ability to pay for taxes & services. The high rate of inflation since the recalculation of cost of living in 1986 has cut their buying power in half as pensions have remained More

If school taxes were eliminated for seniors & a reduced town tax, we would be sure to continue living in Clarkstown. We are in favor of a sales tax or income tax to support school taxes.

I never heard of a list. Where do you signup for this list, or is it the old story of you have to know someone. I would like to know who signed up for this list & where. I would like to add my name to the "secret" list. I hope this is in Clarkstown

I would like to see that remaining undeveloped land in Rockland used for parks.

The tax base for a retiree is so high it makes living in Clarkstown very stressful since we have no children attending school our taxes should be 1/4 of what they are.

Lower property taxes so seniors can remain in their own house.

We need senior housing in Clarkstown (affordable) The longer you have lived in Clarkstown and paid taxes should be an important factor on getting an apartment- not income or who you know.

If I was unable to afford the taxes (which aren't that bad) I would move to an area that I could afford, just like everyone else does in the USA. This is a great place to live, excellent services, etc. I see no reason to create low income housing More

Seniors can't pay the high taxes!

Give seniors a chance to stay in their own home by tax abatement regardless of income. Senior housing only provides opportunities to house outsiders, not long time residents. If seniors need modifications to their present residence because of More...

Senior citizens housing should seriously be considered. Moderately priced $100,000 - $130,000. Single level.

Real estate people might have knowledge of problem and may contribute more to your query.

School taxes too high for seniors, property taxes too high

Anything the town would consider & make happen such as accessory housing or localized mid-range housing for citizens would greatly assist the seniors of this county. Greatest burden is property & school taxes even after a mortgage is finished.

Some sr citizens have a limited income and a house. They need more help to enable them to stay in their home. People 65+ should not have to pay any school tax. They don't have children using the schools. And some have never had children. School More

I definitely feel that Rockland should have more senior housing. Condos or smaller houses, maint. free planned communities. Like many others, we don't want to leave our county but we will be forced out at any rapid cost of living!

Eliminate school taxes for seniors earning less than $40,000 - $50,000 and eliminate library costs for seniors over 70 years of age.

I am very happy that this is coming up now. My husband & I have been living here in Clarkstown for 35 years. We have raised 4 children who have married & are still living in Clarkstown. I continue to work but my husband is somewhat limited as to More

Sr housing should be built so that it is within walking distance of shopping and public transportation. There should be some recreational facilities available to walk to- movies, pong-pong, pool tables, etc.

We need affordable small homes on Clarkstown so we are close to friends and family.

School & property taxes too high! A neighbor has their sons living with their wives and small child each, in the outside garage & barn out back- and only one school tax on the main house.

The town needs, definitely, a plan for senior citizens of middle income to rent or buy, which will provide them with a decent accommodations they are accustomed to, and social & programs that will keep them active and occupied and invite family & friends.

Why aren't there more rental available? At our age why would we want to assume paying growing & growing taxes- we have been doing that for 53 years!!

It seems ludicrous for the town board to submit this questionnaire for input to the town residents -via mail- on the same day a legal notice appears in the Journal News outlining a proposal to amend the comprehensive plan.

Elderly people. For the most part have health problems. A community should consider providing assisted living & central health facilities for those who qualify based on conditions established by a caring community.

We need more condo developments that are single level. At this time I only know of one development.

TAXES ARE TOO HIGH!!

There is NOTHING that can keep us here!!

Some 20 years ago my mother was living alone in 1980 after my father died and she asked me to take her to the tax assessor's office. She was 82 at the time. She asked for school tax relief because she hadn't any children in school for over 40 years.

If school & property taxes keep increasing I will have to consider other housing.

We need senior housing. Taxes are forcing many out of their homes.

It would be nice to live in Clarkstown with my children after retirement, but apts. Are very limited. It's very difficult for young couples and seniors.

I would love to see a facility in which seniors would have the options of independent living, assisted living, (some medical supervision where available) and nursing home care on one campus like complex of buildings.

At this time I am considering moving although I like my apartment. I have been here over 20 years and the rent keeps going up every year. There is no special consideration for seniors. I would like to reduce my rent. At this time I'm paying over $800!

I would prefer to stay on my own house & make an apt. But do to the high taxes and restrictions now on making apts I don't think I could continue to stay in Clarkstown.

Should not use what ever needs may exist to destroy integrity of comprehensive plan. Greater attention to infrastructure than in the past, please.

This needs to be addressed immediately.

I do not anticipate moving in the near future.

I believe that seniors that have lived in the county for over 30 years should get a tax exemption. Out kids are all grown up an gone, and even with the Star exemption, the tax burden is great. The burden of school taxes should now be shouldered More

We cannot afford the taxes, medical expenses and food. We need help now!

I would like to have a new stove in my apartment.

Taxes will probably cause us to relocate after 40 years here and raising our family. We would like to stay on Rockland but we are afraid of the cost of taxes.

I would like someone to show me where are the senior citizens that need housing. I have not met and I've lived in New City for 36 years. I don't want to see property down zoned from R15 single family homes for this type of density housing.

From what I've seen there is significant senior housing in Clarkstown and I don't see why we need more.

Taxes will put me out of my home.

Seniors have paid taxes forever and have received very little in return.

We inquired and found it hopeless. There isn't any housing available at reasonable rents or maintenance.

We like living here, no complaints.

There should be some sort of inexpensive housing for us old folk. Nothing elaborate but livable until... We are very happy living in Clarkstown- enjoyed the fruits of life here and wish to end here. Thank you, a great job done by Clarkstown.

How about cracking down on existing illegal renting to non-family members in R-15 zones! Paying taxes for an R-15 home and having neighbors illegally renting Finished basements and parts of garages is not only not fair to those who do pay, it also More

I'm opposed to allowing rentals in R-15 zoned areas. To allow such housing would effectively abolish one family housing & change the character of such neighborhoods. As a result, there would be no justification for the higher current rate of tax.

It's getting too expensive to retire here!

I've always thought I would stay in this house forever, but being realistic, I probably won't be able to. When I retire completely from the work force, perhaps "my head will come out of the sand." Senior housing is necessary.

High cost of taxes and utilities and difficult for seniors to pay. Need more condos for fixed income seniors.

Seniors should be able to live in their homes without having to move because it gets too expensive after retirement.

The current environment makes it extremely hard for long time senior citizens to afford the costs of living. Especially when you live on a fixed income.

I think some type of housing should be taken into consideration for seniors. The majority have been residents for over 25 years, paid taxes on their home and now some sort of break should be given to them, so they can remain here to live without a hassle.

Although we are not planning on moving, I have responded to questions 14-18 projecting my answers IF we were planning on moving. A facility for "active seniors" with the amenities listed in q.14&15 I think would be welcome in Rockland County.

We need a lot more senior housing in Clarkstown.

I live with my daughter & son in law now. They are nearing retirement age. Will probably go wherever they go or can afford to live as long as they are able to care for me.

Senior housing is very much needed.

I think my answer to #19 says it all. If I were to sell my 4 bedroom hometo a family with 3 or 4 children tht alone would somewhat increase school taxes in Clarkstown if 1000 or 1500 seniors did this. Of course, Mr. Tracy & the realtors have their agenda.

Do NOT build residential in commercial zones.

Question #11- Where is a smaller home in Rockland for seniors to move to?

1. There are many seniors that cannot afford to live alone in today's economy. 2. Community programs that bring seniors together are important aspects of healthy living. 3. Sr. housing can enhance quality of life & offer opportunities for voluntary work.

I don't think I need to think about it now. But I would think in the future my needs will change,. We do need more housing for seniors in Rockland county.

We lived all out life in a pretty big house with 3 children; will like to find a nice home but smaller than what we own. Definitely a ranch, we have a center hall colonial with bedrooms upstairs. There are very few ranches in Clarkstown.

We would like to find a nice town house or private house of one floor. There is no ranches in Clarkstown. They built & built but everything is for new families coming to town with children, not for old residents with the empty nest.

My daughter, age 43, desperately needs a place for her family of 4. Affordable housing is needed for all.

Discount on taxes raised to $65,000 for two people.

When townhouses come on market at reasonable rate, RE: Rockland Lake, Nanuet, Congers- seniors should have 1st choice with county assistance & seniors profit from selling of home to purchase townhouses or condos.

Young marrieds need housing more than seniors do. Old folks have sweat equity in their houses and get tax relief. Young'ins cannot afford $320,000 houses.

I would very much be in favor of an adult community, similar to the ones in New Jersey.

I would like to have some affordable senior housing where I would have the option to rent or buy, or be able to stay in my own home with a break in my taxes.

At present I'm very satisfied with Clarkstown & my home- but I am able to do all and care for a sick husband, but what if it happens to me?

We need more affordable senior housing. When a person is left alone to carry on the rest of their life, if they cannot maintain their private home they have live in for many years.

Senior citizens with long time ownership should receive a discount on taxes not attached to income, both with state & county.

Senior housing is important, and disable housing is at least, if not more important. Our daughter is a victim of M.S., and has housing needs more complicated than ours. Her case is typical of many needy people who are citizens of Clarkstown, & Rockland.

Simply there are not enough senior citizen housing and I understand you would have to wait a long time to get in.

There is not enough housing for seniors in Clarkstown, and costs are too high here.

My present home would not lend itself to a separate apt. because it is a colonial- if it were a high ranch I would be receptive.

We need townhouses with no more than one floor and basement. Three story townhouses are not practical for older people. New Jersey has much to offer in multiple dwelling homes.

Medical service to be available!!

I don't feel we need any more housing in Clarkstown- if we want to build we should consider our young citizens who we need in the town.

Taxes are too high!!

After living in my home for 34 years, seeing my children on their own, paying my mortgage off & retiring, I have no intention of leaving. I don't want senior housing, I want to stay right here in W.Nyack. Save your money (and mine) and lower my taxes, so

Since we don't know what future will bring, plan in favor of senior housing in Clarkstown.

I think you should reconsider the age you're starting the program at. We have many more seniors here 65+. Those are the ones who really need the housing, I think 50-55 is too young for this group. I just hope by the time this gets under way I'll be able t

I tried to get on 2 waiting lists but was told they are so long they couldn't accept me. Also, since I work part time I was ineligible.

There are so few one floor single family homes affordable for retirees- even affordable ($200,00 or under)condo's are scarce. Many long time county residents are having to move away when they retire in order to live a dignified life style.

No accessory housing! It will pull down property values.

I'll try to build on my families colonial home. Very soon we are going to apply for a building permit to add on to their house. I hope everything will go smooth.

That would help very much the needy seniors. May I add that these facilities should have complete medical facilities for emergency use.

This was filled out by husband and wife instead of two forms. We live in a 2 story- stairs are a problem! It's hard to take care of snow & lawn. I raised 4 children in Clarkstown & they all left Rockland. Thank you for asking.

I am quite content living in my home- the question is the tax- give us a break and seniors won't have to leave.

I do not approve of the current senior housing being proposed. Those who will profit from the building are making it look like a "Rose Garden." Process being quoted are bound to rise & services for the cluster housed population will raise taxes.

Need more senior housing in the County with reasonable price range.

I now own a condo in Normandy Village which is within walking distance of church, bank, dr.'s labs, shopping, food market. It's ideal. Very well kept. But taxes and maintenance costs will rise so future is iffy. Thank you.

Clarkstown taxes are so high that this is the main reason we are moving. Perhaps 65 or older could get some reduction in at least school taxes.

Senior housing should not be isolated from the rest of the community. Much too depressing as well as inconvenient.

Senior housing within taxes such as Nyack, or adjacent to colleges would be the best.

Can't afford to sell my house & move anywhere in Rockland!!

Taxes force us to move ASAP.

My age group is now a majority at this area. Soon in 2 years housing will be critical issue.

Have lived in Rockland County all my life. 69 years old, was born in Nyack Hospital. 6/24/33. Would like to die in Rockland and be buried here.

Not enough "pets allowed" housing anywhere in Rockland County. Old people enjoy the companionship/ Health benefits of owning a pet. All housing in Rockland is too expensive.

Keeping a animal is very important to my wife and myself. We now have a cat and a dog that we will not leave behind if we move. Provisions should be made to allow seniors to hold onto their pets.

Good luck

We very much wish to stay in this community, where we raised our children. All our contemporaries express concern over having no alternative in Rockland. We feel that the care and maintenance costs of our homes will become more than we can do.

A reduction in taxes would help the most over 75

Taxes in Clarkstown have made it almost impossible to remain in Clarkstown and totally retire.

It is our ultimate desire to remain in Clarkstown. We do not need a 4 bedroom house. We will not sell our house and put all the proceeds into a condo. We need senior housing. Please keep us informed.

I would love to stay in Rockland County. We are hoping this comes about very soon, so that we do not have to leave.

Need for single level condo's with no steps.

One comment that comes to mind is: Where do senior citizens on fixed income find affordable rentals without having to eat "cat" food- and even when applying for an apt. owned by the county or town- the red tape makes it not worth it. Thank you.

Keep the taxes down!!

Why has Rockland been so slow to build beautiful senior apartments? NJ and Florida have many such with lovely amenities.

I think senior affordable housing is a great idea, me pension isn't enough to live on in my current home. I would have to put in an apt. to pay the taxes as most of my neighbors have done already. The seniors of this town deserve some break.

Need affordable assisted living facilities.

Want to die in present home need home for guests and family to visit.

My staying or leaving is mostly on account of taxes going up- We can be taxed out of our homes. Important facts school and property taxes.

Please keep the Star program in effect for a long time,

I have no plans to move from my home which I have been in for 40 years. But if taxes keep going up I will have to probably find another solution to stay in Rockland.

A resident restriction should not be a reason for denying senior citizen housing. I have a nephew who's inlaws help out baby-sitting. Both parents work. Father is NYPD. They live in the Bronx and are willing to re-locate in Midwood senior citizen complex.

Many senior citizens are looking to condos that are one level w/o dealing with snow removal, gardens and heavy maintenance. Lower taxes are a big consideration in a condo. There isn't anything for us in Clarkstown. After living here for over 35 years

Taxes are too high- seniors can't afford to stay & younger generation can't afford to live here.

Ans to q. 21: Patio homes on Rt. 304, never passed the board
Time is running out

Ans to q. 21: On list for patio homes that never went through

There are many houses on my block occupied my numerous families. I would like to see the current laws about single family houses enforced.

We need low senior housing

With all the many senior citizens living in Rockland county, town taxes should be reduced to a persons total assets at 20,000 like school taxes have been reduced. This is a must for the near future. Thank you!!

We need affordable housing for seniors in Clarkstown as quickly as possible.

New City needs housing very badly!

Sensibly placed housing for convenience and affordable housing is imperative for sr citizens. There will come a time when we can no longer drive or attnd travel for ourselves. I also think we need more assisted living for seniors. I'm a native of Rockland

Retired sr citizens should not be forced to leave the town because of higher living costs, taxes etc. The Star program is a good example. I don't think using commercially zoned parcels is a good idea. It's only good for developers.

I am against senior housing

I strongly support affordable housing for the elderly

School taxes should be much less if you no longer have school age children living with the senior couple.

Stop raising tax many senior citizens have no children going to school have to pay tax on their house or condo why?

Too much fluff in the entire political admin- let's run it like a corporation and get taxes lowered.

Keep taxes down

I would not at this time consider moving into as apartment. I would like a smaller house.

Need much smaller house

The taxes on senior citizens on their homes

One level 2-3 bedrooms approx 2000 sq. ft. + terrace underground parking would be wonderful- gated community with clubhouse & sports amenities- can be 6-8 story bldg, 2 elevators (50-60 units). I'd sell my house in a heartbeat.

At age 88, I am not planning to move

Senior citizens single family homes are needed. This would avoid seniors from moving out of area.

Handicapped accessible which would include 1 level, ramps, condo style with a common meeting area, indoor pool & gym, walking areas within complex. Available lunches and dinners in development for later years. Florida has addressed the age issue very well

As the current population is aging (we were told this 10 years ago), we have to act promptly, or "we" will lose a great many senior families that have spent their lifetime in New City!! And have contributed to it's growth.

I'm in the position of deciding what to do- what would be best for me- that is why I answer Don't know to questions 9, 10, 11, 13.

Multi unit sr housing is a necessity for older Clarkstown res who wish to remain in the community to be near family. Single family 1 level units on small lots is an ideal for most people living in large houses on huge property that has become difficult

Build affordable senior housing in Clarkstown so we don't have to move away from family and friends.

There is a great need for housing for the handicapped. Our adult daughter has been on a list for several years, and when her name came up there was very little affordable, desirable housing to be had. Builders should be required to build.

Need for senior concessions similar to Star program for utility costs. Need for tax incentive for community and multi-family residences for family members. Not tax increases.

The need for affordable housing for current residents remains crucial. Maintain tax rates, give elderly and handicapped residents tax relief, so they may remain in their homes.

Right now I am independent in every way. If there is a change in my being able to care for my home or am limited physically I may consider other options. Possibly senior housing. My continued independence is very important to me.

I feel we desperately need single family single family villas like Florida with low maintenance and lower tax break. Thank you.

Questions are a bit broad for me. My purpose for living in Clarkstown is proximity to family. If that changed, I'd leave. Senior housing is not attractive to me but careful management of civic finances is.

1. We definitely need Florida type one family villas where outside maintenance is provided for
2. Lower taxes

Stop building condos

Anyone who wanted to play golf 2-3 times a week afford Dellwood for Rockland lake CC. Would have to move.

Item 11- I'm looking for a condo on 1st floor in order not to have flight of stairs.

Any decision making for my future would depend on income versus cost of housing and future health, thus some of my answers do not match or are contradictions.

Senior housing may be necessary, but to ruin a neighborhood by radically inserting multiple dwellings in a high density or family neighborhood is not a good idea. Davies Lake should remain one family or rezoned for park purposes.

Priority for any senior housing should go to the seniors living the longest in the hamlet & preferably 65 and older.

Clarkstown needs condo housing for those over 55 so that long time residents do not have to move to Bergen county.

We would like to stay in this area upon retirement. However, there really is no affordable housing for seniors. Have been actively looking to no avail. It would be beneficial if senior housing could be built . But how do I sign up? Let people know how.

With traffic conditions as they are on Little Tor Road I am against any large developments. 1/2 acre lot fine

1/2 acre 1 floor single family homes would be ideal

I want to stay inn my present home if I can afford the expenses

Young people who grow up here cannot afford to live in Rockland until they are financially established. Currently lower cost rentals & sales are hardly available. Some seniors have no need for large houses, but would like to downsize economically.

Since I don't plan to leave my home, questions 12 -21 are not applicable- god willing!!

We need downsized homes in Clarkstown, to large a home to keep up and no place to move, no smaller homes available.

Please lower taxes for all seniors. School tax, etc

I think anyone over the age of 70 and owns their own home should not, including other family members, should not have to pay school taxes at all!

There doesn't seem to be anything affordable for seniors who are presently retiring on limited incomes who have resided in own homes in Clarkstown most of their lives since marriage. The difficultly is the upkeep, maint. & repairs. Taxes are too high

Would like to see 55+ housing like they have in New Jersey so empty nesters could stay in Clarkstown and be near their children & friends of many years.

Housing should be in residentially zoned area, located adjacent to a new golf course would be desirable

My husband & I are living in Squadron Gardens and we like it very much

We are a retired couple who are comfortable living in our home. It is very hard to judge what our needs will be as we age. However, we would prefer remaining in out home as long as possible. And I feel we will be able to afford to do so.

I already filled this out about 1 month ago at Congers Sr. citizens, as did over 100 members. The form was given to us & collected by Shirley Thomen who was accompanied by a man, who I think was chair of the board.

Homes should be handicapped accessible. Public transportation should be available for shopping, movies, churches, etc locally so that private automobiles are not needed.

Homes for seniors should never built with 2 or 3 stories to kitchens or bedrooms. Three steps are plenty, I think that most seniors are handicapped in one way or another. If private business cannot afford to get involved, then the state must.

I do not plan on selling

I don't want anymore building in Clarkstown, no matter what kind! It is too crowded now!

I feel that seniors should not have to pay school taxes as our obligation was already met

The town should not become financially involved in any way in senior or subsidized housing of any kind.

I think by the time Clarkstown decides housing for seniors, all the seniors will be gone.

Would like to remain in New City near children & grandchildren but now that we are retired taxes and upkeep of house are becoming more difficult. Would like to be free or relatively free of tax problems.

While senior housing is important, Rockland County is becoming over developed and losing the uniqueness it once had.

Enough building already- we have too much traffic now & congestion. This is not a rural place anymore, or peaceful.

Towns are getting too noisy and crowded.

Right now I am planning to remain in the house hat I own and am not anticipating moving, so q. 12-18 are currently not applicable. However, there is a need in Clarkstown for affordable housing for young people and senior citizens,

Eliminate school tax for seniors 65 and older, whose children have been out of the school system. There are other counties in this country where seniors are exempt from paying school taxes. Stabilize property tax to prevent increases and allow decreases.

If I considered moving it would have to be into a first floor apt. or house, and if within 10 years from now, if assisted living is needed.

I am not against senior housing provided that it is offered to current residents of the area who have lived here a minimum of 15 years& are retired. I am not in favor of assisted living residences in the area because it is too congested.

RE: q 12 & 13, 3 bedrooms on 1st floor are essential.

RE: q 12 & 13, 3 bedrooms on 1st floor are essential.

Please refer to attached typewritten sheet for extended commenting.

Why should seniors have to move from existing home? Give a tax break and on utilities. Engage seniors in activities with youngsters- tutoring, babysitting, house/plant/dog sitting and have HS juniors/seniors do community survive with seniors.

I think the Star program caused many seniors to rethink our post retirement plans

We would like to see more affordable rentals for senior citizens to be able to remain in Rockland county, as well as middle & upper priced condos (for the same reason)

I believe more high and condos & senior housing at a moderate price range should be available to maintain a mix. Also, by having such available, single family homeowners in the senior years will be able to sell and younger families will purchase.

We need more senior citizen housing in Clarkstown and residents who have lived here for many years should have first choice to rent.

County & school taxes are just too high for seniors to remain in their lifetime home. Moving to another location is very stressful for seniors who are uprooted from their life-long surroundings. They would be permitted to remain in their homes forever.

We will stay in our current house at least until after my wife retires, within the next 4 years. At that time, we may consider moving, probably out of Rockland to an area with lower property taxes. If school taxes were based on income, instead of property

To have some future home built for the yng marrieds from Rockland (to keep them from moving) in a price they can afford. It seems that nothing is being offered but expensive castles & mansions. It would be a benefit to the non-professionals who move here.

School taxes for residents without children. I do believe we should continue paying school taxes with no kids attending school.

Reduce taxes for seniors (more).

Would like to live in my own home with reduced taxes. I have been living here since 1965 paying taxes. I no longer have children to school. I feel we should get tax relief. Most seniors are leaving Rockland & going to oust Jersey which is affordable.

I put in for Haverstraw, and when my time came I couldn't take it because still have a teenager at home, and they don't take teenagers.

Senior citizens who have lived in Clarkstown for 15 years or more should have their school taxes reduced to one half, if they have owned their home.

The important issue for all citizens- seniors or otherwise is taxes. Seniors cannot afford to stay in Clarkstown and young marrieds can't afford to live here.

Please no more building, Clarkstown is over populated already.

Have local buses stop at supermarket shopping centers where people get food for their daily & weekly needs. You see elderly handicapped and low income shoppers needing cars, etc. This is much more necessary than going to malls.

Need 1 br apt, have in law living with me

Lower taxes so we can remain in our homes.

current zoning should be dropped to prevent accessory apartment. Multi family housing should be permitted in village centers.

County needs upper income housing for seniors like they have in Florida. Lower the taxes.

Q. 13 - 18, I hope are in the distant future

Hurry up and build them!!

I would like a one story condo or villa for Sr. in Clarkstown.

A large community meeting house should be built, to be used by youth activities. The idea is to create a sense of community, this quite an unsociable place near the city. It seems there is no place for young people to go, unless it's around town.

Because of the taxes & no real consideration available for people who have supported this community for more than 30 years. I don't know if I can afford to be with my community in retirement. So many places offer seniors tax breaks but not ours.

Ans to q. 21: Got an apt.

Questions 12 -19 do not apply in view of my answer to q.11.

Look at New Jersey's Hovanian developments called Four Seasons- private individual one story homes. Common charges cover outside maintenance.

A nice high rise condo with 2 bedrooms and 2 baths.

The town should consider adopting the structure Orangetown has with regard to accessory housing. Allowing a rental, as long as the owner resides in the house.

Would consider to rent rooms

Required is more middle income and upper middle income housing and/or condo type of homes.

Taxes are out of control. Future income is limited.

Have not considered senior housing at this time. I may consider it in the future at which time I would be able to make decisions on q. 14 - 19.

Left many blank, they do not apply to me currently

It is difficult to answer the above since I don't know how much longer I can continue to live in my home alone. My health will be a factor in this decision. Re-location in the Clarkstown area will be difficult. There are limited choices for the elderly.

Seniors definitely are in need of affordable housing here in Rockland so that we can be near our families.

We as senior citizens need housing that we can maintain ourselves, possibly patio homes. One level is quite important. also somewhere we can also enjoy the outdoors as we do in out present single family home.

This area is getting so overcrowded, the trees are disappearing, deer do not know where to go- no planning seems to be done regarding supplies for water, electricity. Why so much building if there is not enough water to accommodate people?

Definitely need to accommodate seniors. Our young are finding it very hard to live in Clarkstown- we should do something for ourselves and our children before it's too late. We should try to keep our residents here in Clarkstown.

Build single family one level patio homes (two bedroom).

I recently returned from renting for the month in Florida at a 55+ retirement community. We rented a villa type smaller home on a smaller lot and found it to be very comfortable and convenient and definitely would move to this type of home if it was avail

So as to keep their own homes maybe you could reduce property taxes up to a certain income- the Star program is just wonderful but for some just a little extra might help. I think it is a better solution than q.19 unless said senior should ask for it.

I own my own house. Am not planning to move anywhere. I'm used to my surroundings, I'm comfortable here. I just need tax considerations for the elderly who want to stay here on their own.

This questionnaire was filled out by two people.

Would housing be under HUD?

Taxes! MY taxes are more than double my house. Upon retirement my income will drop drastically! How am I to maintain? I'm happy you asked, hopefully you can help.

Please do something about school tax! We did our time!!

I work selling real estate (Prudential Rand) & I see an influx of clientele who are senior wishing to downsize to a straight ranch with no stairs. Shortage in Rockland. See attached business card.

My disabled wife and I want to stay locally near friends & family. We have looked at gated adult communities in NJ and if similar were offered here in Clarkstown we would trade our home for such a smaller home. The places we liked were excellent. More...

Knowing how long it takes for the Town of Clarkstown to respond to the housing needs of seniors the only response should be from people younger than the age group you have listed in the survey. By the time it's resolved we will be up in our years or dead.

Many people like living here and want to stay. We like having our own home but would definitely like a single level or a least one bedroom on the main floor. Less property would be a blessing. The ability to get around town without driving be essential.

The only factor that impacts my ability to stay in my home is taxes- $9000 for a condo! Outrageous! Monthly are more than double the mortgage payment.

When the time comes that I cannot afford my own home, I want to remain in Clarkstown since I am a native, and all my friends are here too. I would like to own my own unit but with other seniors in the complex, 60+.

q.13 is critical. Essentially all seniors will have to give their drivers' license.

Clarkstown has shown a lack of car regarding affordable housing for their senior citizens. I have visited affluent areas throught the country that have homes in the million dollar are, & still have affordable housing for the elderly. We all must get old.

q.19 for senior citizens only.

Since I do not plan to move I did not answer question 12 -21.

It's important that the county consider the needs of it's senior citizens. Reasonable cost housing for seniors is a must.

Cost of owning property in Rockland is expensive.

Too many houses in Nanuet.

I do not wish to move from my present apartment.

There are many counties where seniors don't pay school taxes. They should be eliminated for seniors 65+. Property taxes should be based on seniors assets like in the Star program run by New York State.

Pedestrian access necessary. It's not safe to walk in many places.

Would love to see more senior housing built in Rockland on the style of Florida homes for seniors.

An adult community would be wonderful with all the question #14 things included condo type apt. on one floor.\

I think that this is an important issue for the near future. It seems that this problem of senior housing will erupt sooner than we think.

2br. 1-1/2 bath one floor

No direct transportation between Vly Cottage (Mountain View Ave) and Nyack- It would be helpful if we had this.

No direct transportation to Nyack

The present housing that they are proposing is too expensive.

To rent or own is too expensive to live in Clarkstown- our very young can't even stay close to their parents or they can't afford the housing or the taxes.

High school taxes for retired people, need better public transportation.

The cost of living is too expensive in Clarkstown, that is why everybody that I know wants to move when they retire.

Water conservation- allow each household a reasonable amount of water each billing period. If household uses more than reasonable amount allowed a fine or fee will be charged.

I am not considering moving , but if I were I would leave the state. Why would I sell my house even with extra bedrooms, only to move to another in county.

My medical condition (diabetes) will probably determine more of my future needs.

Cap for enhanced Star should be increased.

cap for enhanced Star should be increased.

No more housing! It's too crowded as it is. We have seen the many changes & not always for the good. Consider the people already here.

We must consider affordable housing for seniors- but young people as well.

Would like to have a single unit, floor plan, garage & maintenance.

The enhanced Star program helps me greatly in affording my tax benefits. A substantial increase in my taxes, based on an upward reevaluation of my property/home, would probably cause me to seriously consider leaving Rockland county.

Lower my school & town taxes

We have already made arrangements to move to senior housing in New Jersey.

They should have more senior housing in Clarkstown

No housing of any kind should be developed in the Nanuet area. There is an over-abundance of condos in the area. Commercial zones should not be used for residential development.

Affordable housing is a major consideration for all senior citizens in Clarkstown. Rising home costs & taxes make it very difficult to remain here on a fixed income.

I am almost 78. I like my house- it's location, my nice neighbors, etc. I can live on the bottom floor if stairs become difficult. Unless radical economics come about I can manage my expenses. My hospitalization is good, my health better than average.

I would like to continue to live in the area when I retire but having been looking for affordable single family housing but have been unable to find any. I have family and friends in the area and I would like to stay. So far I haven't found anything.

Any long term housing in Clarkstown should have long term taxpayers of Clarkstown having first priority.

I commend the importance of this attention to our clear need for senior housing here in Clarkstown and would ask that long term taxpayers be given first choice of Clarkstown senior housing of all types. Thank you.

There seems to be significant vacant land in the Town that small individual housing could be built for senior citizens and for young marrieds. There is nothing wrong with multigenerational housing. In many cases it is advisable.

Looking for a single unit, 1 floor plan, garage & maintenance.

No apartment, condo or other similar type should be considered. We have paid taxes for 45 years as of now- this is enough.

I would like to stay in my house as long as I can.

I would like to know as much about housing as possible my husband is disabled and I do not know how to go about applying. So any further information would be appreciated, and I want to stay in Clarkstown.

The homes in Clarkstown are to expensive for us senior citizens. This is why we stay in the homes we bought in the 60's. The neighbors aren't the same as when we moved in. That's why many move south, it's cheaper and so are the taxes.

Taxes are too high- a lot of waste in government.

There is a need for housing for the moderate income retiring couples to live-in a comfortable tow bedroom house or apartment without having to pay out every dime that comes in every month. One bedroom is too confining.

Would like to see one level 2 bedroom senior citizen complex in Clarkstown like they have in Florida and Toms River, NJ.

From all reports most seniors are looking for affordable housing (mainly apt or condo). I am still working so I can pay my taxes & utilities. I'm 86.

Lower property and exceptionally high school taxes. You are killing the county with your spending. Abolish the county executive position then people of any age can afford to stay!

If taxes keep going up I may be forced to sell my home and look into moving out of Rockland.

Property tax for seniors is too high.

Property taxes are too high for seniors.

I am a widow living on a fixed income. I would like to see some senior housing in Congers.

I have never heard of a list. I have friends who just recently told me that they were on a list for the housing that was turned down. If you don't belong to a "senior citizens club" you don't know anything. Not everyone wants to join a club.

It seems to me that affordable senior housing is needed desperately in Clarkstown. Not based on income but affordable.

I am fortunate that I own my own home. It's completely paid for. Any further town tax consideration would be helpful. More questionnaires would have been returned if postage had been paid.

Seniors should not have to pay school taxes.

I feel that senior citizens should not have to pay school taxes.

Make housing affordable to seniors. Apartment dwelling with reasonable rate of rent. The placement of a patio is very favorable & assigned parking spaces.

Definitely hard on seniors with limited income. Consider allowing small apartment conversions within existing housing. Senior housing needs to be in towns with younger people around so that we are in a community setting not isolated.

I would love to stay here in West Nyack if at all possible, nut to be honest I don't think that will be possible at the cost of taxes in Clarkstown.

Not moving

Clarkstown definitely needs more housing, cheaper rents, better bus transportation for senior citizens.

Believe this type of questioning and other programs will be of value.

The town needs more 2 bedroom 2 bath apt/condos on one level

I would like to stay in my home, but on a limited income taxes & cost of living in this area would determine if I could stay.

Need more low income housing Build houses in good locations. Seniors have first preference to housing.

Would appreciate building affordable town houses.

I do not believe gov't should be in the housing business. Examples of federal, state & municipal efforts in housing and the resulting failure of such efforts are visible within a short drive of Clarkstown. This in not a role for gov't. Market forces drive

So that most seniors could consider staying in their own homes, taxes should be lowered, utilities reduced.

What worries me is Indian Point for my family. If anything happens I would lose my home. I live 7 miles away. I don't know what to do yet.

I would only move if I could not drive and the home would be near shopping, library, dentist in town.

Not everyone can afford to stay put after retirement. Clarkstown needs to offer senior housing in nice areas. The people deserve it they have paid for all Clarkstown has now.

Indoor garage and adequate guest parking areas.

Ideal a single family 1 floor home with small lot & outside maint. Too many townhouses in this area with multi steps. Not good for seniors. They have this in NJ, Fla, etc and may need to move to one of these areas.

Most established towns provide for reasonably priced, affordable housing. Clarkstown should attempt to do same.

I would like to see rentals at a much lower price than they are at the present time. I would be interested in helping if I can. <address on sheet>

There is no option in this questionnaire for q.11 is answered no.

I oppose the Davies Lake zoning.

Need lower property taxes for seniors, not more housing.

There is a need for affordable townhouse in New City.

The rest of the questions do not pertain to me, I'm not moving.

Since I am 85+ it is not realistic to plan for the future as requested. Life is fragile, I prefer to enjoy the here and now.

I think if you need housing for senior citizens in Clarkstown they at least should live in Clarkstown for 25 years or more. You should not be allowed to bring people up from the city.

An adult residence is needed. Also, a senior citizen residence is in high demand. Both should be affordable.

Taxes prohibitive for retirement on family home!

Adequate & affordable housing for both ends of the age spectrum. Clarkstown needs housing for people starting out as well as for seniors.

We hope to live in our present 2br home for the rest of our lives. However our greater concern are taxes, congestion, overcrowding, too much development. We may look to relocate out of Rockland to an area less populated & less taxes.

There is no adequate reasonably upscale and affordable housing in this category in this town.

Senior two bedroom apartments based on monthly income.

Retired people cannot live here. Taxes on property and utilities are much too high. After 36 years it is hard to stay here on my income.

Clarkstown is getting too congested. New housing should be very closely regulated.

There is nothing wrong with restricting growth! Which only results in increased taxes, gov't growth. There were many areas I could not afford to live in when I settled in New City 47 years ago, areas I would have preferred to locate to.

I do not feel the need for senior housing especially at Davies Lake because it would create congestion on Little Tor Road. I would approve of one family homes on 1/2 acre lots.

Smaller detached or individual buildings for senior citizens should be encouraged.

A complex with 1floor, single family homes on a 4 acre lot (the smallest) is important.

The last thing Rockland needs is the excuse of building senior housing as a devise to allow homes & condos onto small land tracts. There should be a minimum of .25 acres per unit, condo or house. We are aware that 10 years they become conventional housing

Clarkstown and Rockland need to start to allow 55+ type communities as found in southern NJ and Florida. Additionally, property taxes need to be reduced even lower than what is offered by the Star program. Utilities should also reduce rates for 65+.

I think smaller homes should be built that seniors could afford. A yard and garden would help them be active. The bungalow type on New City Park use to have would be large enough (4 rooms & bath plenty)

We need simple condos in the area that are affordable.

Would love to move to condo (maybe 3 stories high w/elevator) but have a club room & transportation. Would love to live near my 3 children & grandchildren in Clarkstown- something that Florida has.

There is a lack of affordable housing for young and old alike. I have been a resident of Rockland for the past 40 years and I have witnessed the demise of housing opportunities for people who desire to live in Rockland. Thank you.

I would sell my 4br 2 story house if Clarkstown would permit a senior housing complex, 1 story home similar to those in NJ- Toms River, Lakewood. The homes in NJ have been bought by many people from Rockland. Not one town offers adequate housing to buy

I would like to see adult 55+ home complex with all amenities.

There are no new condos being built for empty nesters. We are ready to sell our house to younger families with children. However, there is no place for us to move within the town. Condos with master bedroom on main level a must. How about upscale condos

Clarkstown property/school taxes are outrageously high. They are prohibitive to younger people as well as to us. It's become obvious that neither political party wishes to have the guts to lower them, particularly the Democrats!

Must have my own washer & dryer in my apartment and air conditioning.

Must have my own washer & dryer in the apartment and a.c.

Not close enough to shop if cannot drive. Activities within the complex.

Would prefer 1 family small home no maintenance.

I live with my family because I do not have enough to rent. Senior housing is so scarce friends of mine have waited years so I never tried. We need more senior housing.

Since I answered no to q.11 12-19 were not applicable.

Government should stay out of the housing ownership management situation.

I would like to stay in my home as long as possible. Rent ing out part of my home would make all the difference in the world. Then the next step would be assisted living. I wouldn't need much-just someone to be see I'm ok everyday, More...

Looking for 1 family/1 level house in active adult community with garage (2 car) some amenities, maintenance outside preferred- not subsidized. I.e. the communties in NJ & other parts of the country. Not interested in high rise assited living, etc. More.

Would like to stay in the community. Am interested in detached single level w/garage home such as exist in NJ PA and other states. Outside maintenance taken care of. Active adult community. Some amenities would be nice Am still working part time More

We hope to remain in present home unless we get sick.

I am 88 yrs old. I owned my home until 1998. Sold it to move in with my sister to help her. She is a stroke patient. So far we have no intention of moving, this is our home and I plan to live with her until-

Any consideration of public housing should primarily be determined by income.

Raise the amount for tax deductions to $40,000.

We have lived in Clarkstown for over 30 years. Our children attended school here, & received a great education. Now with the ever increasing taxes & poor management of Clarkstown we are faced with an uncertain future. More

I am here for 10 years. I would like to live in Bardonia.

I do not think that the town should consider senior housing at all. Senior not in Clarkstown will be getting into these houses and there is no way to control or check their information. Perhaps seniors living & paying taxes for over 30yrs get a break.

An interesting questionnaire, thank you for sending it.

We also need to find affordable housing for our children.

Would like to see more fair market rentals available. Prices on rental units are artificially high because of lack of competition. Do not believe in down zoning on in subsidized housing.

My husband and I would like a home (house) that is maintained by others then ourselves, such as lawn maintenance, etc.

The best is the 3 step housing complex- that would be purchased. It would have a private apartment, an assisted living apartment 7 a medical unit for nursing 24 hours a day. The seniors would be able to be assured of a place to live until they die.

Question 19 says it all.

I am handicapped can not walk or get out. Need help to do all things.

Instead of the Star program, how about a break from school taxes- that's what hurtsSr. Citizens. You should try and liv on a fixed income when gov't keeps taking more & more. I love Clarkstown but it doesn't love me. You're forcing me out of the area.More

It is important to me to stay in the community where I have resided for the last 36 years. The local history, apple orchard, and church (St. Pauls) all add to the feeling of community. Since my home now needs a new roof, lawn maint, etc, More...

As a senior citizen, I think we should have senior housing at reasonable prices. Most of us have worked hard, paid our taxes & I hope someone will do something & make our remaining years as comfortable as possible without having to move out of the area.

I have been living in my apartment for 11 years and have to sign a new lease every year also with an increase in rent. Landlords make it next to impossible to live in the area. My apartment has not been painted since I moved in & am told it's my More

Would prefer townhouse over other options listed in q.12.

Hopefully you'll get this- finances in this county/town are so mismanaged no wonder you won't spring for a stamp.

Haven't really thought thoroughly to know answers to q. 16-18. That would be determined at time of retirement.

It would be very nice if senior citizens did not have to pay property taxes. Seniors on a fixed income are bring taxed out of Clarkstown. I would like to stay here- Please help us!!

Not enough low income housing for seniors.

Most of the senior housing I have seen I would never move into.

60

q21; For a while, when finally called I had already rented an apartment.

I am applied for section 8 that had no result until now.

I'd love to find a senior complex with a variety of levels of care - from apartments to assisted living to nursing home.

I lived in Clarkstown for 26 years. Lower the taxes! Especially the school tax. We never used the public school e send our kid to parochial school. The same we paid the school taxes. We can't it be that the users should be the ones paying it? More....

We need tax relief stop spending

Limit new large houses that are taxing our water & street areas. Get a master plan and stick to it.

Raise the income level to admit more seniors. Most pensions with s.s. put most men over the limit.

Taxes are too high and medical insurance too low! Nobody cares about the senior citizens especially the middle class seniors! We are on fixed incomes & scrambling to find an HMO medical plan that we can afford so that we can continue to get the More.

Keep the taxes (property and school) down and I can remain in my home. All citizens 65+ should be exempted from school taxes. We have paid for our children & grandchildren.

At present we are able to afford our own home but do not know if we will be able to continue financially if costs of utilities, taxes, etc keep rising. Also maintaining a house & property gets more difficult- which may be a big consideration.

A tax consideration should be given to seniors so they may remain in Rockland.

Would, if so be the case, object to non-Clarkstown residents getting these senior citizen apartments (I.e. housing)

Clarkstown residents only should be permitted for housing.

Housing for senior citizens is extremely important, as it can open the single family home for resale to families with dependents.

Taxes are constantly increasing. My wife and I are concerned that we will not be able to afford living in Rockland County on our pension if taxes continue to rise.
Help!

Property taxes fro senior citizens should be reduced so that we can stay in our homes. We have worked very hard to achieve this goal and have paid out our share of taxes over the years. Enough is enough! Housing prices in Rockland have More...

Star helps on school taxes, but I cannot qualify for enhanced due to income cap. Sr. citizens should rec. enhanced Star without income barrier. Similar reduction on state/co. taxes. I believe in paying my fair share but I rec. very little in More...

There are many seniors living in homes alone now with a house that used to house six to ten people- many young couples would love to have hoes but we have no place to go to that we can afford. Please stop sitting on this problem and help us More.....

Can't afford increasing taxes

Londi- Yoande M. Piroso. She had a stroke Nov 95. I live with her. No children. She owns her home & we plan to stay here. We have help coming in every day. I sold my home 1998 to be with her and help her.

Please do not go to more ticky tack multi-dwelling housing. Keep the open spaces green Do Not Run Down Clarkstown with socialist ideas. Scarsdale, Bronxville don't do this. As affordable housing etc! Keep Clarkstown beautiful not turn it into a slum.

The town has to do a better job concerning this problem. Why is it that every time the town does something (housing for instance) it is always for the low income.

Taxes Taxes Taxes!!!!

None of the above questions pertain to us as we are planning on staying in our own home.

I believe there is a definite need for small 2-3 bedroom one floor single family housing in Clarkstown. We would love to stay in the area in a smaller one family home. The only other really feasible alternative is a 50% reduction on both school & More...

Why do I have to pay postage?
Q. 12-18 do not apply since answer to q.11 is no.

We would all want our communities to be lessened by quantity of people. There is no urgent need to increase population until roads and other necessities are provided.

High cost when I am unable to work and high taxes. We must have tax free house when we are old. Hat is the reason old people unable to keep their own house.

To have adult housing for people 50+ (not senior housing) to eliminate outside maintenance. At affordable monthly rents or reasonable buy out prices.

At the present time, at the age of 71, I still drive, am capable of living independently, and prefer to remain in my own home. My situation may change at any time, and an affordable, local alternative would be most welcome.

Something more should be done to help senior citizens, who are retired and living on a fixed income, pay their escalating TAXES!!! A bigger tax break in needed for those 75 or older!

A lousy questionnaire

Not knowing what the future holds for me money wise I find it difficult to plan for the future- Prices have soared for people living on fixed incomes in Clarkstown (taxes etc). I would not like to give up my home and independence by moving into a senior

Senior should be given a tax break.

It would be wonderful if Clarkstown had small houses that would be affordable to senior citizens who live on a limited budget. I am a RC native who always owned a home in my home city but now since my husbands death, I can no longer do so. More

Reduce home taxes for seniors

I prefer to stay in my own as health allows. It would be important to have affordable public transportation when no longer able to drive.

I have been here in Bardonia for 30 years. I will stay as long as I am able.

There is definite need for 1 floor single family communities.

Affordability of housing in Clarkstown is becoming increasingly burdensome, not only to seniors but younger people also. Increases need for husband and wife to work. Seniors on fixed income are being priced out. Star program (welcomed) helps seniors More

How about low rentals for young people who volunteer for ambulance or fire services.

More accessibility to stores (close to) more parks & green space with benches.

We are moving to Connecticut this fall, to an active adult community. This is what is really missing in this area, and actually in NY state in general. The development that was planned but cancelled in Sterling Forest would have been perfect for us!

Senior housing should have more accessible kitchen cabinet space- pull-outs to be able to reach. Bathrooms should have stall showers. Most seniors have difficulty getting in tub.

Being partially handicapped what happens when the time comes for full care, such as a nursing residence.

Balance between living needs of seniors & the young people who man our volunteer ambulances & fire trucks. Keep Clarkstown as green as possible.

I would hope that after living my whole life in Rockland, paying all kinds of taxes there would be some place for me to live that I could afford. I would not like to have to move to a place I don't know to live by myself.

Would like to stay in my home if taxes do not go up any higher, and if I could someone reliable & that I can trust without charging me a whole lot of money and not doing the work. A lot of people take advantage or try to, because we are old.

Please consider easily accessible laundry facilities clean & attractive and on street level omitting flight of steps.

I would prefer a small 1 or 2 bedroom home on a 1/4 or less acre of property.

Lets stop congesting Clarkstown let the developers go elsewhere to make their money & stop down zoning! Do the politicians not see what they have done to our roads.

I think it is time for Clarkstown to think of it's senior citizens. It is overdue . I have paid & supported Clarkstown for over 30 years & have not been bale to understand why seniors have been overlooked. This does not speak volumes for More...

The larger senior population here as the years go on. No planned thought of us. Money for everyone but seniors. We need to be absolved from school taxes to survive in a area where we have paid most of us for at least 40 years.

Keep up desirable neighborhood standing of Clarkstown!

I would not like a great deal of units squeezed on a small piece of land. There should be space (land) for walking gardens, etc. People should be at lest 60 years old (55 year olds can have teenagers). I think animals should be allowed if More

I think town should consider providing land for 1 family single family one floor homes with basement & 1 car garage on small lots 1/4 acre minimum restricted to seniors age 60+ and priced under $200,00. Taxes are too high on existing housing More

Since we have no plans to move within the foreseeable future, we have no idea of what can be offered at what price. Please take that into consideration when making your evaluation. The nor thing we are sure of is that whenever we would move it is More

I hope to remain in my home as long as I am physically able to care for it. Then, a one floor unit would be desirable.

Senior complex with recreation area, pool, etc is very encouraging for most senior citizens. If offers a release from loneliness for most of us. However, there are many ofus raising our grandchildren who are not allowed to live in a senior complex. More

I was born in Rockland 80 years ago, I love my hometown though I live alone. However if my expenses keep rising I will have to make a decision as I want to be independent of my children. If the price is right I will not consider moving elsewhere. More

Any senior housing facility that I would consider must be within an area away from heavy traffic, must have sidewalks and safe street crossings, environmentally pleasing and easy access to shopping. I have been reading about building senior housing More

At this point in time there is definitely not enough senior housing available in Clarkstown or in Rockland. Since my wife and I are nearing that time of our lives when it's time to consider selling our large home and buying smaller, senior housing. More

Rental housing in Rockland is becoming out of reach for retired couples.

I think we should be concentrating on giving citizens who paid into the system for 50+ years the first priority in these issues. America cannot withstand long term unlimited illegal aliens to infiltrate. More...

Have lived in the county so many years and seen so many bad changes- I hate to see people purchasing homes (one family) and renting not to seniors). Somehow zoning ok's. Don't understand as homes around are all residential homes More

Location is very important

In building senior housing- remember needs of people change- what a person of 60 needs is not what a person of 80 needs. This takes care of q 13-15. I do think transp. Should be available to shopping & perhaps even to provide help for carrying pkgs.

Sr. citizen housing very small. Single family homes would be much preferred where maintenance would be a part of expense of renting. Repairs included w/maintenance- crew available for plumbing, etc.

Consider 4 story apt. house w terraces, parking under building w/elevators.

We are moving to an active adult community in Connecticut this fall. We have looked but not found much in the area, with single family homes, not apartments or condos.

I have lived in New City since 1961. I would hate to have to leave my home if I can no longer afford Clarkstown. I have paid taxes to the town for 40 years. The senior tax exemption should be better. Why should seniors be forced to leave their homes? More

housing should be constructed in attractive rural setting.

People who are seniors should have to pay county and town taxes. They receive the benefit of services. But forgive school taxes, they have paid their dues!!! Heavily!!!

It would be good if we stop paying school tax once our children stop going to school or 62 years old. Stop paying higher tax so we can live in our house instead of moving.

Since we are not sure of what the future will bring, being able to rent out part of ones house might be very helpful. Both for economic reason and a sense of protection.

Allow seniors to pay in installments without penalties. Allow seniors to add on to homes without so many restrictions. Have recycle and garbage people pick up containers at door so seniors don't have to carry containers up to curb.

Improved public transportation in the county and town. Some sort of tax break for seniors- special no interest payment schedule spread over the year.

A town hall meeting with experts discussing the above issues with the public might be helpful.

No relief for taxes for seniors from town.

I feel giving tax breaks to people living in their own homes starting at age 52 would be very helpful for seniors. If you don't have children in the school system and have been in Rockland for 30 years or more you should not have to pay school taxes.

Need affordable assisted living

Need affordable assisted living

I believe Clarkstown should encourage affordable independent living housing. If this need is not acknowledged, I feel many Clarkstown seniors will be forced to either leave the town and even the county.

After living my young life in Clarkstown, I find it depressing in my senior years to move to a new area leaving friends, family & church behind. If only O could afford to stay in my own home!!

When you work, live, enjoy life, so when you get old you are not societies problem. 1. Work hard & long hours 2. Save & enjoy life 3. Invest smartly anything over 7% you get hurt 4. Retire & enjoy without anyone on your butt

Since I know people from Nyack, it is my preference. I like the house I live in now but realize smaller quarters would be better for later years.

We are living in a townhouse that is the reason we are moving because we cannot climb the stairs. We are looking for one level apartments.

Consideration has to be given for tax reduction. Senior citizens can not and should not pay same taxes as paid in prior years.

Clarkstown owes it's senior citizens affordable housing to people who have lived in the county and paid Clarkstown taxes for 30+ years and now must move after retirement.

Would like small house in a complex of senior houses- with amenities, parking, clubhouse, grounds taken care of.

Most senior citizens prefer independent living any housing allowed make it so they can

Senior housing is definitely needed. I would prefer a small two bedroom home with a garage.

We need one floor senior housing, separate dwellings, semi attached or separate from one another. They have them in NJ, why not here?

I believe there should be senior citizen housing for all income levels, so that we have a mix of seniors in housing and not one strata.

To much development of land by large homes, businesses, and condominiums, having a major affect on the quality of life. Traffic, pollution, continual decrease in open land by commercial and residential use, illegally developed according to zoning law.

q.12-18 are not applicable at this time, but I answered the questions because out future plans could change & then they would apply.

I would love to continue living in my own home in Congers but I just can't afford it anymore. I really have to sell and live on the interest I would be getting. I am trying to get into Haverstraw Place. I would not consider living in another place More

Clarkstown urgently needs some downsized housing for seniors. The way out town spends for political points and has totally overlooked the seniors is hard to understand. I guess we just don't complain enough.

Property taxes are very high. They keep going up year after year. We got to reduce property taxes of least stop future increase for senior citizens.

I would like to see senior housing in Clarkstown but it should have some vision and not be boring and plain in appearance. Sr. housing should have the same kind of design concerns as single family planning- ie privacy of unit, not all looking More

I am currently living in my home that I have lived in since I was 5 years old. My niece bought the home from me & live here just paying utilities, etc until they decide to sell. Then who knows what I might have to do. I do believe we need sr. housing.

Make new housing for seniors affordable. Improve transportation. Housing offered to long term residents of Clarkstown only. # of years to be fairly established.

Homes should go to Clarkstown residents who have lived in Clarkstown at least 10 years. I'm afraid that non-residents will be offered seniority over long term residents.

Housing should be available without climbing too many stairs. Rooms should be available for help for senior citizens.

Whatever decision the town makes concerning housing formats for possibly underserved sun-groups (affordable, elderly, etc) it must first determine a ceiling for unit count or more important population. As the water shortage highlights, there are More

Not enough affordable housing for senior citizens in our community.

Senior housing has become a necessary issue for people planning to retire in the near future

Lower taxes for senior citizens

Senior housing a definite need for people on LIMITED income. My mother in law recently moved to the area- her only income is 650/month social security- she lives in Haverstraw.

We need senior housing very badly in the Clarkstown area. I would be very interested in a place of safety with some assistance in my later years.

I would like 55+ single house and club house

I would like a single house in a 55+ complex with a complex

I don't plan to move anywhere!

At retirement, if I cannot afford to stay in my home, I will sell and move out of Rockland County.

Senior housing will be needed in this area in greater supply, because as the population aged and people retire they cannot always afford to stay in their own home. Taxes are very high in this area. Affordable senior housing will enable these people More

Tax consideration should be made for people who do not have children in the school system.

q.13- at the moment I still drive, later few years it is definitely preferred. I've lived here since 1966.

Rockland county does not have enough senior housing.

We'd prefer to remain in Rockland because our friends & doctors are here but finding a smaller house is prohibitive. Stand alone condos that we've seen in other states don't exist here. They should.

Reduce school taxes for senior citizens. We paid for our children

I would like to see Clarkstown have an affordable senior housing/life care center where my husband and I could be together regardless of health considerations. We have looked at Glenarden in Goshen & the Westchester Gardens in Valhalla but they More

Having a small apartment to rent in my own house would be very beneficial

Taxes are very difficult now- it would be a great help if the cost to us could be changed to permit us to continue to live in our present home. A senior care facility with good Samaritan aid would be a god send.

We need more senior housing in Clarkstown. We do not wish to leave Clarkstown it has been our home area for 38 years.

Clarkstown has many assisted living residents. We need sr. housing like south NJ, Virginia, Florida has. 3 bedroom private houses, not tremendous. Haven't retired yet, so I don't know if we'll be able to remain in present home. On another note More

We need apartments for single mothers and seniors on low income, for around $800. I don't mean people on welfare I mean people who work or retired on low fixed incomes.

It is time to stop all building of private houses. Consider the water drought and the fact that town and school taxes are going up! We are also in need of equitable taxation when houses are in one town & another school district. Leave the forest as is.

Unless Clarkstown provides senior residences, we will sell and move to South Jersey.

Unless Clarkstown provides senior residences, we will sell and move to South Jersey.

The town is over developed & zoning is completely unbalanced- each hamlet requires an educated, thoughtful board to plan it's growth.

I am running out of time so rush your development before I go to a permanent one.

We need reasonable quality housing for young and old- if you want people to stay here in Rockland! Maybe a 50/50 housing unit. Half seniors and half young families could be of service to each other. I've heard about this being done in Indiana & Utah.

They need 1 level condos with 2 bedrooms.

We would love to stay in our present home. The only reason we would consider moving is if we couldn't afford to stay in Clarkstown. The taxes, utilities and other services are becoming exorbitant. We feel as though we will some day be priced out.

People in our age group rarely have children in the school system- therefore I think larger tax breaks should exist for us.

My wife and I have lived in Rockland for over 50 years. 46 of those were in this house in Nanuet. Our children were born, raised, went to school in Nanuet school system. They are now married, with their own family. They still live close by. Much more..

There is a great lack of affordable housing for all ages. Poor planning results in our present situation.

Clarkstown is a great area to live in. I love my home, but logically at my age I must look ahead to other living arrangements. My home is too big for two people but there are minimal housing options available in Clarkstown. Like most seniors, More

Because the house is getting older like us it has lots to do to keep it up and that kind of money that is needed plus taxes getting higher we are planning to move out of the county.

Housing costs are very high! Taxes are getting sky high! I built my home 42 years ago. My taxes were $400. A year ago I paid about $7000, less enhanced Star reduction. When I sell my house, if some one were to examine the tax bills, I doubt I could sell

As health may decline, homes need adaptations in them. This is costly & adds to dilemma to stay. We love this hamlet but are not sure resource: meals on wheels, senior support services, access a rule. All may be needed will be available.

Not enough affordable housing for seniors.

My house is small enough, but too many stairs, which may be a problem in the future. If you can't build near shopping, maybe your can have a shuttle bus for non drivers.

We are 37 years in Clarkstown & would like to remain in this area. However, our present home, property size & increasing taxes will force us to move. We would love to see senior housing of a 2 bedroom, 2 bath single family, free standing on small More

We would like to stay in Rockland but we are in a fixed income and can not afford to stay here much longer. We would like to see some affordable homes built.

We would like to stay in Rockland but we are on a fixed income and cannot afford to stay here ,much longer. We would like to see some affordable homes built for seniors.

q.11 & 13: so much depends on ones future health and ability to drive a car.

q.19 very important to seniors who want to stay in their home.

The rents are high & the homes are high for seniors. We have to move elsewhere, but really don't want to.

By the time anything is done in Clarkstown I'll be dead. The talk about seniors is just talk, it's been a good political topic for years.

I would like senior housing

I am opposed to using L10 and manufacturing land for senior housing. I don't think it's gov't's responsibility to downzone to allow builders to do this. If senior housing is to be built, it should be in residential zones. Seniors have the right to More

As of this moment since losing my wife at Christmas I can't make any decisions. I still plan to live in my home as long as possible.

No original comments- just to emphasize the fact that there is no housing for middle income seniors being built. New homes are bigger and so expensive. Desirable condo almost match the price of large single family homes. If I have to move because More

There's a need for senior housing. The homes in Rockland are too expensive for seniors and young couples. There should be affordable housing for both groups.

Green areas around the complex where you can sit outside and enjoy the flowers, trees, etc. Where you can walk and enjoy the grounds. Don't have to look like project houses or barracks.

I would like it if I could find a small apt where I had my on bathroom and able to cook my meals. Are there any places that would charge rent as far as what your check is every month.

It would be easier if seniors not pay school taxes. Also income not be such a large factor for residence.

There is a gross deficit in available housing and affordable housing as well for senior citizens whose income has decreased drastically. Please make every effort to rectify this situation as soon as possible, especially for people like me who have paid.

We hope to live out our lives in our present home to which we have made many improvements. We have taken long term car insurance to enable us to remain here when we need help. Once we are on a fixed income it will be very expensive to keep down costs.

Build more senior housing

Housing rentals are limited and what is available is not affordable to most residents.

When income is very low senior citizens need a complex to reside in. You don't want to be homeless or intruding on your children. It is a very sad day when we get older & cannot live a happy life.

Permit modular ranch houses on existing lot of main residence, permitting a move in the same environment.

Perfect location for senior housing would be Schriener lane behind Clinor Place. It would be a short walk to all stores & houses of worship for the seniors. Thank you for considering us.

If I could won for $100,00 or less I might purchase.

I have been living at Middlewood Senior Citizen Housing for the past 11 years. All my essential needs are being met. Thanks for senior citizen housing.

I am currently still working. When I retire I will get minimal pension benefits, so my income will be very limited. I am not sure I will be able to stay on Rockland under these circumstances. Real estate, even for smaller homes, is expensive in Rockland.

I would love to have a 3 bedroom condo that is affordable. My income is 30,000 a year which is too much for senior housing, but not enough to by or maintain the new condos on the market now.

I would prefer to stay in my own home, but taxes are going to force us out. I am paying 6000 a year now- how high are they going to go. On fixed income it is going to be difficult.

Cost of housing and maintaining your home (taxes etc) too high in Rockland.

There is a need for more affordable senior housing, but there is also a need for more affordable for our younger citizens. Problem is complex with our easy solutions. Thank you for asking.

q. 12-21 do not apply.

Clarkstown needs senior housing badly
Hurry Hurry

Affordable housing is needed not only for snrs but for everyone. Our children grow up in Clarkstown and must move elsewhere for lack of apartments. Right now I can afford the rent in my apartment, but any change and I too will move away from Clarkstown.

I am going to move to Oregon because I have family in the East, all children, & grandchildren in West. It is impossible to get decent reliable help here. One hires a good person only to discover he is going to send men he hires off the street instead.

Please leave Davis Lake zoning laws as they are- we don't want any multiple housing or condos in our area.

If taxes are lower we would consider staying in New City.

Any senior housing should be on one level

Single level housing in needed in Clarkstown. Also the ones that have been established are not close to grocery stores or shopping centers. The bus service is inadequate.

We need more housing. I'm currently paying 1,000 for a one bedroom apartment. I'm 62 cannot even think of retiring. What will I do if I can't get into senior housing?

q.12-19 Subject to change since #11 indicates I'm not planning to move.

I would prefer to live in an intergenerational community.

Need more handicapped accessible housing, governmental assistance, personal care services. Assistance for people who no not need nursing home care.

I have waited & still waiting for senior housing . It has been 13 years. I don't know how much I can wait for the housing. I'll greatly appreciate if you can expedite the process. I believe I have waited long enough to be assigned with this wait. Thanks.

Taxes are way too high for seniors to live with. I'm too old to move & lived in my house for 50 years.

Normandy Village in Nanuet is an ideal place to live. However, yearly rental increases are too high for seniors on fixed income. Moving would be very difficult for a non-driving single senior.

TAXES TAXES TAXES

Safety is of utmost importance.

I am not in favor of converting single family housing to multi family units. You don't enforce on street over night parking or commercial parking (trucks) in residential areas now. More people more parking. If this is an anonymous questionnaire why the #?

Population growth, including illegal housing, is the biggest problem facing the town.

Apts in senior houses should have washers & dryers in each apt. Rents should be raised because of social security increases which are small to begin with. Should include utilities.

A better tax break for senior citizen. We have been living in Clarkstown since 1974. I think it is about time we stopped paying for school tax.

Condo's and apartments are needed for 55+. Town houses have too many stairs. Rockland really doesn't have anything to offer unless your income is extremely limited. You are not wealthy if your income is 35,000 and you're single.

Clearly there is a need for affordable housing for all ages.

Love to stay in my home, but it is getting difficult to keep up with expenses.

Question #19 hits on a key issue for (if not most) seniors.

In reference to q. 11-12. If and when we decide to sell our home, we would be moving away from Clarkstown and Rockland.

Squadron Gardens is fine housing and I am grateful for same

Overbuilding causing limited access to walking spaces. More parks needed for elderly to walk & sit in, etc.

I wouldn't mind seeing more senior housing because they are reasonable and very well kept. Much better than low income housing.

We don't need any senior citizen zones or "ghettos"

Taxes, transportation

Why doesn't the members of the board list their names

I am living with mom, 92. I will in future look for affordable housing.

1.Taxes are too high and increases exceed any benefit increases we may obtain s.s wise. 2.There are too many condo's & townhouses not paying the same taxes as regular homeowners. 3.Poor zoning in Clarkstown, too much commercial mixed in with More

Do not wish housing in commercial zoned property. Do not want high density housing. Wish to live in adult community with no children or pets. Want trees, landscaped lake or pond and gated. Walking path & community center to.

We have a lot of people who never lived in Clarkstown now living in Clarkstown senior housing. If you let them build special housing I guess the same will happen.

We are facing a housing crisis herein Rockland. We would like to remain near our children & grand children but presently is unavailable. We need affordable housing so we can remain in Rockland county.

If new houses are continually built we will not have enough water for our daily needs. This is being answered by both husband & wife.

There's been so much building in Clarkstown. Our roads are heavily traveled, our water is at a drastic low, not only from the drought, but from poor planning in keeping up with the growing population. If we keep on building, it won't be a beautiful place.

We need more one floor housing, not houses with 2 or 3 floors.

Please provide affordable housing for seniors on a fixed income.

Would love to purchase a ranch home within my means. My entire family lives in Rockland. I would love to maintain my independence with something I could afford.

Q. 17-18 would depend on the amount my home would sell for.

how about eliminating the school taxes or charging the senior home owner property taxes according to their income. I will be retiring soon but will still have to work part time just to meet my yearly taxes.

I feel there will be an increase in the need for smaller houses as there is less land for larger houses and the population may grow as family members of residents of older residents increase in numbers.

it would be good to have an upscale condo townhouse community with Olympic indoor swimming pool, health gym, stores, bank, movie theater, library, etc for relatively healthy local colleges & universities.

1. We already have senior housing that is more than one level so we should build housing with on e level only. Otherwise, we're only building apts, which we already have in abundance. 2. We are less than 10 miles from Indian Point and More

If you cross match the # on the front you can probably figure out each response. Rich town? Considerate? Stamp for return? From a senior on a fixed income.

I think your survey is good for those who find Clarkstown expensive. I also think the envelope for those who are on a small fixed income would appreciate a self-stamped envelope. You might get more responses.

Private home in what would be considered adult communities offering some amenities & also would like it to be gated. Would like to continue to live in Clarkstown as our son is in a residence by ARC & all his services are in Clarkstown.

Give us seniors a tax discount

We would like to see more affordable houses for our young families. The prices of homes in this county have been getting out of hand. The young people cannot afford to live here. Something must be done to help them.

Moving out of state.

Areas of Smith farm that are in a less desirable school district could provide an ideal senior citizen condo. We would want 2 bed, 2 bath, inside garage facilities. Apt would have to be on one level. Selling our current house would give us at More

I am 70 years old. I still work & I am still in good health. Some seniors I know probably will agree with my opinion. The need is for a one bed apt. However maybe the rooms should be alittle larger so that most furniture could fit in the apt. I am More

I would be very interested in living in a retirement community where I would own a modest home and pay a monthly fee for ground maint, etc, similar to a townhouse community but with single home or small lot all on 1 level.

I would like to think that I can remain in the county. The 3 story townhouses/condos are completely unacceptable as an option if I were to think of selling my home.

Reduce the school tax that is paid by persons not using the school system!!

The town of Clarkstown is becoming very crowded. My children cannot afford to live in the county because of the prices of homes and the high tax rate. My daughter has a disability which prevents her from living on her own and even if she could she More

2 bed apts important for elderly. Definitely important to be near major supermarkets & pharmacy. Apartments for very few stairs.

Reasonable rent, 2 bedrooms important for elderly

I think senior housing should not be in isolation. The there should be plans to have mixed housing with families included.

We need affordable senior housing ($200-250k). Seniors will pay town taxes without increasing burden on schools. Costs to keep your existing home are becoming prohibitive!

Senior assisted living in county of Clarkstown, subsidized by Clarkstown.

Two bedroom condo on one level would be great.

We need more, less expensive assisted living. For a person like me, it's easy to take care of myself. But difficult to take care of my apartment & bills.

Any housing should be designed for easy access special features such as security hold in bath tub. Easy access knob in shower- perhaps real light and attractive but not ostentatious- show incline ramps available for easy access. On site manager trained to

Why not some affordable housing for newly weds in Rockland County? The rents are so high they all move out of county to be able to live. Prices have separated many families! Time to get reasonable.

At any rate I would feel unable to continue living in my present home. Health and physical problems I might consider assisted living however I would prefer such a facility but within walking distance of food shopping, library & public transportation.

1057

I looked at senior housing & it is much too small. I could not live in such a confining place after being in a house all thee years. The town needs to build bigger apt complexes as there are many people in my age group that would love to move out.

Reduction in taxes for seniors would be important factor in staying. Senior with mid income levels.

Great need for reliable and trust worthy in-home assistance for the elderly to remain in their own homes or apartments. I know of many cases that the elderly were taken advantage of and stolen from by those that were to be of assistance to them.

We plan to move out of the area to a vacation home that we now own.

We would like to continue to live in Clarkstown, but on s.s. & a small pension, it may not be possible for us to stay.

We would like to remain in Clarkstown (we like it here) but it depends on if we can afford the taxes and utilities. Out total income is 30k a year.

Since we live in Clarkstown and are in the E. Remap school district we pay more taxes than almost anyone. We are anxiously awaiting the re-assessment to be completed so we can get some tax relief.

The only way we cab afford to continue in Rockland is to move into senior housing.

We bought here because it was a single family residential area, which I hope will remain as such. When making it a multi family resident including children (extra) you defeat the single family purpose and increase the pupil number & school taxes.

We need more senior housing. The waiting takes too long and Clarkstown residents should come first not people from all over NY state.

Given the water problems the county is currently facing and most likely in the future, the county should place a restriction on high density housing until it resolves the water problem.

Will probably need to move out of area to afford living. Currently live with spouse and 90 year old in law.

Housing is not the issue! Taxes are the issue! Regulate taxes so people can stay in their existing homes.

High property taxes.

I am not wealthy, however do not believe in such housing, including senior which allows down zoning, subsidizing or any quid pro quo agreement. Although a lifetime resident, if I can't afford to live here, would move. Wouldn't we all like to live More

I think school taxes for seniors should be lowered!

You must live in the town of Clarkstown to get into a senior housing, not live elsewhere and have your children sign you up.

Plan on remaining in my house as long as my health will permit.

Most important is to leave taxes manageable.

Housing for seniors in Clarkstown is badly needed, and they should get some consideration.

I would like to see affordable housing for our young adult population. They have grown up in Clarkstown, but cannot afford to live here. Especially if they have not married. Many of them remain with their parents or have to move far away.

We've live in New City for 38 years and would very much like to remain here. We need 2 bdr, 2 bath on one floor and that not possible at present in this area. We are planning to sell our beautiful home & live elsewhere in the county as much as we regret h

We are presently empty nesters but fortunate enough to have children & grandchildren residing in Rockland. Our multilevel home has become burdensome to us. We always looked forward to a community similar to ones in South Jersey, which caters More

I have attended all the senior housing meetings at town hall and have read everything that has been published on the subject. Those people who are opposed to 55+ individual, one level guarded communities, all contend the builders of these homes More

I'm not moving so I ignored q. 13-19

Housing has to be near transportation and shopping should also be near for if one does not drive one must be able to be independent as much as possible.

Regardless of any other factors, it is essential to have accessible public transportation not requiring use of a car, including access to NYC.

One to two bedroom homes approx 1200 square feet would satisfy 80% of seniors. Could be located wherever because they do not impact on schools or police as other developments.

Would like to see something done for all the loyal seniors of this town in the near future. We can't wait much longer without being forced out of the area.

I'm happy where I am.

Not enough housing for middle class seniors.

I need a place to live preferably a senior citizen complex. I don't have any savings and I cannot rent more than $600 a month for an apartment. As of now I'm only rooming with my sister and she's planning on moving out of the house because she MORE

would like to see one family small homes like the senior homes in South Jersey. Small property with busing available. Talk to builders and town depts in New Jersey and see why they can build senior one family homes on small piece of property.

I hope that you will keep the Star program on going.

After all these years we can't afford to stay in Rockland

I would appreciate if I could find a less expensive apartment

Taxes are too high. Need for sidewalks for walking. Traffic has increased on roads, making them unsafe to walk on. Currently only large homes are being built, need small ones.

Do more for senior citizens & less for foreigners. Put a freeze on gov't employees, salaries & benefits. We the people who are natives of this county are being pushed aside for newcomers. We are suffering on our fixed income with no raises and are More

Appears to be getting to the overpopulated status

Clarkstown definitely needs affordable housing for seniors. It would be nice to have housing similar to Jersey & Florida with activities.

I live in Squadron Gardens. There are always or 6 empty apartments. Why did I have to wait 10 years to get in? I believe payoffs are taking preference here.

Over built with stores- Especially Rat 59. Would like to see housing in open acres with trees, flowers & pond.

If you would find a way to eliminate school taxes for seniors and also reduce our town taxes, we could continue to live in our home in Clarkstown. We could have a sales tax or income tax to support school taxes. Thank you

A large reduction in school taxes & the removal of uniform garbage costs, and the full cost of libraries

We need senior housing so that the people that lived in Clarkstown all their life can stay

Senior housing is very important so that retired people can remain in the county

Probably need senior assisted living facilities at a reasonable price

Why won't the town consider building 55+ complexes. Just simples ones- one level 2 baths, 2 bed living & dining room- kitchen & family room

As the taxes go up seniors who retire are forced to consider other options. Affordable senior housing will allow our community to grow (seniors will stay & their houses will be bought) without burdening the school system as a result of new single MORE

Senior citizen choices are terrible in the county

In my opinion, Clarkstown has no obligation to provide housing for seniors. I know hundreds of seniors in the area. Not one needs housing. They have provided their own housing needs through their hard work and planning for their retirement. MORE

I would consider moving to living quarters of at least 1200 sq ft one level. However, I would not want to see major zoning changes.

I believe housing at reasonable cost is one of the most important issues today.

if senior one story housing can be built in South Jersey (Tome River etc) why can't it be built in Clarkstown? We could sell out houses to younger people and they could stop building new developments. In my area of one block there are 9 houses MORE

Born here, will die here

Depending on health of owners- moving to an apartment or smaller home may become a necessity. However, at the current time no such plans are being considered.

Due to the fact that I reside on assisted living, this form is simply not appropriate for me.

Need more affordable senior housing

The threat of higher taxes, higher costs of maintaining a home, crooked repair people make it very hard to keep a house in good condition

There is a need for a self contained gated community that provides security, smaller living conditions for empty nesters yet maintains the quality of life we are accustomed to in Rockland.

Developments should be done to churches and shopping centers. Considering religious groups may be important.

Star is great, it has enabled me to remain here so far. #19 is essential to me. I have a large old house, want to remain in it until the end, and being able to rent rooms, an apt, etc would be extremely important to me. It could make on break MORE

More reasonable apartment rentals are needed. Avalon Gardens is great but very expensive for people on fixed income. Seniors and young people definitely need more help when it comes to housing. Thank you for the questionnaire.

lower taxes

I really would like to see the town build small (1500sq ft) ranch type houses on seniors on 1.4 acre of land somewhere in the county.

A senior complex with small single family as well as condo's are very necessary in this area. Too many seniors are leaving the area & with that leaving their children & grand children behind.

You say this is anonymous, but you have an index # on the form and my address?

Taxes tend to eventually drive all seniors out!

We are currently residing at Normandy Village. The rent is extremely high & almost reaching beyond my means. We get a raise in rent each year. In Sept our increase was $35 a month.

I'm a lifelong resident of Clarkstown or should I say Rockland. I don't know if they're already available, but I would like to see services for seniors who own their own homes such as painting and minor repairs done periodically. This is done MORE

Those homes with finished basements & separate entrances to the basements and separate meters for the basement should be allowed to rent the basement. We lived here 30 yrs and can't afford to retire here but would love to stay.

Please refer to attached sheet for extended commenting.

We would like to remain in New City, near our families. We have lived here 42 years. It is the upkeep of our large home & the taxes we are paying. If we could have a senior complex like they have in NJ I feel it would solve many of the problems. Thanks.

Why do seniors pay school tax? Stop trying to build new buildings and put the money towards offsetting school taxes for seniors. Our social service takes care of immigrants, those who never worked or if they did never saved- what about the Lots more...

#19 would be the best possible answer to any reasons I may have to leave my home in New City, having lived here 37 years.

Rising costs, i.e. utilities, taxes etc would force us to move away if they continue to rise.

My family came to Nanuet in 1926 and we are still here. Nut I can see that my wife and I will have to sell. We will have to move to a place that has lower taxes and cost of living. You can work here but you can't retire here.

I think living in Clarkstown is the best buy in NYS. The taxes are not a killer once your home is paid for and I would never consider selling my home. It is filled with children and 8 grandchildren almost every weekend. We love it here!

Seeking senior housing now

We could find very few townhouses with all rooms on one floor. Our only option was to remodel our home putting full bath & laundry on the first floor on preparation for possible future disability preventing us to climb stairs. More rent & one level homes.

Please give seniority to long term Clarkstown residents.

I would definitely prefer a smaller house on one level, with maintenance taken care of

Consideration should be made on town taxes, school taxes. We are Star but as retired teachers the new CSEA raise brings us above the maximum.

Senior citizens are having a hard time paying the taxes. Every year taxes go up.

I own my home- as long as I can afford it I'll be here.

As one ages and an individual can no longer drive a vehicle, apartment & condo living within the confines of transportation, shopping, etc. should be considered in order that a person will still have their independence.

I would love to go to adult day care but times allotted are not good. I have a home health aid from 9am to 9pm. Daycare ends at 3pm and she can't go with me- that means I lose my day aid from 9 to 5 and will be alone from 3 to 5 until night aid comes.More

Reduce taxes even more for seniors.

Present abode lacks convenient bus rts, mailbox should be installed, but foremost complex should have it's own electrical generator when blackouts occur.

Safety is always a major concern, as well as traffic and transportation.

The county should cut the gov't expenses and reduce the taxes. Every time when there is a deficit the county bigshots blindly increase hehouse taxes. Burdening the retired people who live on fixed income. There should be a better way.

I think this town should stop taxing and use all the time to do something. Too many seniors are being pushed out of a town they have helped to build.

Consider break on school taxes- those with kids in school should carry the burden.

Depends on health

Don't want it to look like a compound for older people only, or lower income housing with no services. Look at housing that is built in Jersey!! Thank you, good luck!!

12789

There is a need for senior housing in Rockland- I would like to see a community developed for 55+ with clubhouse, pool, etc so that I would not have to move to New Jersey on Florida where facilities like these are available. Family is in Rockland.

More interested in finding a small (single story home) than a senior citizen complex- in fact not really enthusiastic about a seniors only area. A small house on a small lot close to town would probably be the best for us- for the immediate future.

Rentals in Rockland, not just Nanuet are fierce. Have had seniors have real increased only for when they live on fixed income? Rents should be fixed at least when senior citizens are between 65 70.

1. Why is there an income restriction for senior housing? Income should not be an issue. 2. You should be a legitimate resident of Clarkstown to be eligible.

I believe affordable is the key. If I am downsizing and paying as much for the house I buy as the one I sell, it does me no good, especially with the tax basis in Clarkstown.

If taxes, utilities etc go beyond our fixed income, then we will be forced to move.

Me personal need is to keep m y present home until I die or get senile. I hope that my income will allow me to do so- help with taxes would be good- the Star program is great.

My husband and I are together right now- but if anything should happen to either one of us, what would the other do. We would need senior housing that would be affordable & cheaper than our current home.

Would like to have affordable senior housing in my vicinity & keeping taxes down.

At present we are both in good health. If as is very possible at our age that would change, then answers to q. 13, 15 would change.

Assisted living is a real need. I don't know how long my health and or my wife's health will hold up. We are both diabetic and cancer survivors. We have family, friends and religious affiliates in the community having lived here over 30 years. More

Senior housing is lacking in Clarkstown a matter of fact affordable housing developments that would accommodate seniors and new parents is lacking. What we have is suburban sprawl which not only prices out seniors & young people but doesn't More

Senior housing should have 2 bedrooms and a garage. When people move out of a house more room is needed then a 1 bedroom unit & outside parking is not desired.

I have to move because I can't walk the steps in my town house. If senior housing were currently available we would definitely stay in Rockland. At an affordable rent or purchase price. This is a long time in coming and definitely needed.

transportation to church, shopping

This questionnaire has certainly given me a wake up call. It is time I addressed these issues and I will be paying attention to hearing the results of your survey. With limited income and rising cost of staying where I have enjoyed living for 40 More

Would not like to see one family homes adding apartments other than mother/daughter homes. Letting people make rental apts. In single family homes would change the neighborhoods not for the better. Rockland instead needs lower priced houses.

housing & taxes are too high in area for anyone living on social security or federal pension. We are looking to move to South Jersey where housing for seniors is less expensive. May even go to Florida because we do not know where to live on what we get in

High property taxes will be a big factor for moving out of New York State.

It's terrible to live your life in Rockland & because of the high taxes & property cost you cannot live near your children.

Lower taxes

Like many people in Clarkstown, I do not know where her I will be able to live here when I retire. Whether I can or cannot, it is important that the town not be overdeveloped. Higher desity housing, even if I benefit from it, will be detrimental to MORE

Never heard from housing.
Housing is too costly & un affordable as prices keep rising.

Think right

What is wrong with this town to have refused adult living. You think you are too young, too selfish or have too much money. Shame on you. Go down to NJ & see how beautiful these communities are and they all pay for themselves including taxes. More

Tax rates for school and town are driving senior citizens out of Clarkstown.

I will like to live in my home. I'm not retired yet, but if the taxes are so high I may be forced to move somewhere else. This is my concern for now.

I want to stay in my house

There are no upscale condos in Clarkstown. I think many seniors or empty nesters who might sell would be interested in an upscale condo community. Collect taxes with minimum burden on community services- especially schools.

Although I m in no need of senior housing at the moment, I don't know that this will be so somewhere down the line. However, I do know there is a dire need for senior housing in this area. I hope this problem will be resolved.

Private renting is too high in Rockland, especially when you are on a fixed income. At the present time I pay $1060 for a one bedroom apt.

It's certainly needed for a town of our size.

I would like a 2 bedroom ranch with kitchen and large dining area for family dinners. I would like to stay in this area to be close to my children & grandchildren. Something on the order of the senior communities in South Jersey would be idea.

My answers would differ if the future leaves me ill, incapacitated or alone.

more senior housing

Believe that there should be more affordable (layword) rental housing for all residents of Clarkstown.

There is a great need for affordable assisted living senior housing, especially the handicapped under retirement age living alone.

for the Star program to continue

My husband and I planned to live in 1 home indefinitely- recently in the past 2 weeks he sustained injuries which might make it necessary to move. This situation has not been thoroughly thought out. Remaining finance and amenities, moat are very expense

I wish I could have an old age tax exemption w/o the yearly update. Sometimes I forget and get hit hard. I don't get younger. I have real estate taxes since 1960. My children are now grown and have children themselves. $6000 in taxes is too much for me.

Right now we are comfortable, but "creeping age" may force us to a ranch type home. If alone, I would opt for senior housing with items from q.15.

Senior home ownership affordable, safe.

The time has come for town gov't to allow senior housing (55+) similar to those found in NJ and other areas.

Some consideration should be given to apartment houses that have commercial space (stores or offices) on the street level & first floor.

We would not want the up keep expense of single family home. Garden style condo is what a majority of seniors prefer, including us. The problem is that in our area they cost (for our income bracket) $300 - 500,000! Way above our means when retired.

Not enough rentals or condos available

As long as senior citizen discount (star) we can live at home; can't get any smaller

Need more affordable (mid-range income, above HUD levels) senior housing; proximity to shopping and open space important; all land used except Bradlees

Units should be limited to Clarkstown residents with a minimum number of years of residence (say 5 years) in the immediate past.

Have lived here since 1958, hope to remain here as long as I can in good health

Government should not be in the housing business. Look to NYC to see what happens when government becomes a builder and landlord. Let market forces work.

Senior home owners should not have to pay full amount of school taxes since such taxes were paid while their family was attending the school system.

Most seniors would prefer to stay in existing homes with no or low mortgage. Taxes and utilities go up while income remains stagnant. Seniors would like to be independent as long as possible and not be a burden.

Need for housing is immense! We love living here but may be impossible because of taxes, accessibility, economic/social/health considerations vs. availability of affordable houses.

We need senior housing in Clarkstown and public transportation to make the whole county accessible.

The Star program is very helpful to seniors since the majority of seniors are living on a limited fixed income. I am fortunate that my children are able to help me out when I am short.

Housing is definitely needed. I'm 65 now, work full time and drive. As I get older and retire, finances and physical abilities will change. I may need help getting around and will definitely need socialization. Senior citizens help and need each other.

Questions 12 to 19 - no answer, I'm not there and please let me not be!

Taxes, health insurance, cost of housing force a person to move out of Rockland.

I have lived with my wife and family for over 40 years in Nanuet and wish to remain close by. Since my wife passed away 3 years ago I'm thinking of selling and hope to get into senior citizen housing.

my husband and I have lived in our present home in New City over 36 years and hope to remain here. If 1 story single family homes were available reasonably that would be great. At the least adding an "apartment" would be a great benefit.

I would be more than willing to trade my 4 bedroom colonial home for a 3 bedroom 1 story home. I would love to live in a senior community with the amenities that accompany that type of dwelling.

I'm not retired yet and still intend to keep my house.

My husband is still working so we intend to keep our house.

We remain in Clarkstown because of proximity to family. If we were to move we would not stay in the state. Compared to the south costs here are too high and a better standard of living is available there.

I already live in a 1 floor ranch by myself. I am not planning on purchasing another home. I do not walk anywhere or any particular place now, I am still able to drive.

Most seniors would continue being able to live in their present home if taxes were eliminated for them with the stipulation that they had been living and paying taxes in the past, for a set number of years, to qualify.

Security, assisted living.

I think seniors who have lived in Clarkstown at least 25 years and have always paid their taxes should be allowed to live tax free for their remaining years.

Affordable housing is badly needed in Clarkstown, especially for seniors.

Please don't force us out of this community! Let's do something now!

Would prefer one floor accessible with minimum number of stairs, would consider multi-level building with elevator. It is important to have a washer and dryer in the apartment. My dream is to have a garage for the car.

Housing is definitely needed!

Seniors have been ignored. There is a great need for affordable housing and assisted living facilities.

With the terrible history Clarkstown has with scandalous developers and elected officials, I am very wary about how you would build senior housing.

I am not considering moving from my home even in retirement. Tax relief is necessary for senior citizens remaining in their own homes. There is no rental housing for retired people in Rockland county.

Please consider maintaining parkland and green space in whatever decisions you make!! We have a critical need for one-floor condos and/or single family residences.

I would like to know why people who live in Clarkstown cannot move in to senior housing. People who live there are not from Clarkstown. I have met many and wonder how they got in!

The increase in property taxes has gone up too high in a single year. To increase the property taxes over $200 this past year is unacceptable. Too much wasted monies on municipalities.

We inquired about senior housing some years ago but because we own our home and have some savings they couldn't consider putting our names on the list.

We would appreciate if the town would build 55 and over single family homes.

Any subsidized housing to be offered to town or county residents first.

Seniors can be productive members of volunteer corps, perhaps we would consider if the town would make it more attractive than it is at the present time.

There is a need for senior citizen housing so that we can stay in the area we have lived in for a long time and not be chased out because we can't afford housing.

We raised our children and grandchildren in Clarkstown. It would be great to retire and be near our children with housing we can afford. It's very sad to move hours away when family is needed most. We've paid taxes here for 35 years, give us a break!

If senior housing is built I hope it will be for residents who have lived in the town and paid taxes for at least 25 years.

I believe senior housing is necessary, or I would sell my house to one of my children and live with them on the lower level.

We need affordable housing for young families so that our grown children can afford to settle here and volunteer in the community.

If senior housing is to be built it must be within walking distance of shopping and health care providers. Public transportation must be readily available.

If I moved it would be necessary to have access to shopping, especially a supermarket, and to health providers. Some form of public transportation would also be necessary.

To keep the younger married children, should have better housing for them so they can stay here instead of moving away. As senior citizens the taxes are very high. We love it here but before long we will have to move.

We are desperate for senior housing that is near town. As you get older the bus is hard to ride. All politics, no action. NOT GOOD

I think we need more affordable housing.

The town needs an upscale gated community with core amenities, in order to retain its active retired and semi-retired successful class of people and high-ratables. See, for example, Mahwah, Jamesburg NJ, and South Florida.

The type of community found in New Jersey (Jamestown, etc.) "over 55" with one floor homes with clubhouse, pool, and activities for ACTIVE seniors who want to stay in Clarkstown near their families.

We would like to see ADULT one floor single family homes with no means test!

Our taxes have risen from $300 per year in 1959 to $6900. Retired on a fixed income since 1990 makes it difficult to remain here.

If my spouse dies, I would like to stay in New City. I would prefer a one-level, 2 bedroom attached condo - no 2 or 3 floors high. Perhaps a community with a bus service, clubhouse, pool, etc.

Nice to have affordable housing with easy entry (no stairs to climb). A tax break to be able to afford staying in our own home with limited income after I retire.

Senior citizens deserve decent housing at a reasonable cost!

I should be alive for as long as it will take to resolve this problem!

Reduce property taxes for senior citizens.

I would prefer to continue to live in Rockland, my family and friends are here, but with lowered income in our golden years it may be impossible. I would hate to give up 30+ years of living here because of money.

My aunt and mother live with me (87 & 89). My aunt would like a little apartment of her own but cannot afford one.

The property taxes on any kind of home (single family or townhouse) are excessively high in both Orangetown and Clarkstown. This alone will force us to move to another state upon retirement. This has been true for years.

Questions 17 and 18 are difficult to answer at this point in my life.

Small, single floor residences and condos should be built and made available to seniors who have spent their time raising children or living in Clarkstown for a long period of time. They should have first shot at some type of affordable senior housing.

was on waiting list for 6 months

The town has waited far too long to build rental apartments for the use of the many retirees who are seeking this option.

Don't build in Clarkstown. And if you want more replies, pre-stamp the return envelope.

I would like to see smaller homes in Clarkstown for seniors who do not wish to leave their community.

Cost of living in Rockland is chasing seniors out of the county. Seniors should be taken off school tax roll completely.

Rental apartments receive rent increases every year. Seniors on fixed incomes are priced out of their apartments. Putting a cap on rent for these apartments could alleviate the need for subsidized senior housing.

Additional parking and handicapped accessibility are important. Any senior housing must be only one floor. And I would not like anyplace where pets were not allowed.

Housing should be affordable & maintenance-free, with central meeting place (computers, entertainment, dining rooms, etc.) and accessible pool. Consider the property on N. Main St. across from the park or the Street School in New City. The time is NOW!

Leave half-acre zoning for single family homes in place. NO MORE SUNRISE ASSISTED LIVING!!!!!!

Do NOT allow more downgrading of our present zoning laws!!!!!!!

I'm for revitalizing the centers of our villages for seniors so that we can walk to points of interest-- NOT for gated communities or commercially zoned vacant land.

How about a golf course, even a 9 hole course? Why move south to play golf when Clarkstown is great?

Valley Cottage has been my home since 1955. I know my limitations are increasing, and would like to stay near my church, family, and friends, so they can visit in comfortable and homey surroundings.

This survey is a good idea!

Publish a follow-up to this survey

The town needs to address the residential needs of seniors who may find the burden of taxes, mortgage, and upkeep prohibitive.

With such small families, why such huge houses?

Not enough condo units or apartments for people looking to sell single family homes.

The elderly can barely get by on low incomes. They cannot afford medical care or medicine. The town should lower real estate taxes and eliminate school taxes for those over 62. I know many that can barely make ends meet.

Should create affordable senior housing. Also allow accessory apartments to provide added income.

I am more concerned about the affordability of housing for young families. Our children are not living as well as their parents!

Cut taxes for seniors so we can live in our own houses longer and be independent.

Affordable housing is lacking for EVERY age group in Rockland County.

As a blue collar worker, it doesn't appear that I can afford to retire in Clarkstown.

We need more senior housing in Clarkstown, and residents who have lived here MANY YEARS should have first choice.

The Star program is a great help. I have no interest in going to Florida. I hope the Star program continues and is not fooled with.

Ten houses on a commercial one acre is stupid! Let's start standing up to those lawyers!

Stop building new homes on every available acre of open space. Keep a suburban look and feel to the area, don't become Nassau County. Stop down-zoning. Attract commercial tax-payers along Route 303 and 9W, and on Snake Hill Road.

Need affordable housing for seniors who live solely on Social Security.

I would only consider a senior residence if it were located in the center of New City where shopping was within walking distance.

Learn from Westchester (Scarsdale, Bronxville, White Plains). There are no decent upscale condos in Clarkstown. It's a disgrace that we don't have our own golf course. We always compare ourselves to Westchester, do something positive!

We need more senior citizen housing.

I need low cost senior housing.

The best idea is on line 19. It would keep people from having to give up their house because of the outrageous taxes!!!

Do not build low income housing in Clarkstown except for long time residents! If you can't afford housing here, you can't live here.

Density, traffic, and taxes are at maximum levels! Low cost housing causes more problems! As a homeowner for 44 years, my taxes are now pushing me out. More people, more problems.

Clarkstown needs reasonably priced senior rentals.

No more moving, except to Oak Hill Cemetery.

What happened to town golf course and money from sale of property in Ramapo?

I would love to remain in my home providing taxes would allow me to do so.

We moved back to New York after retiring in Florida, to be near our family. We may not be able to do that much longer if there isn't anything affordable. Seniors need a respectable and affordable way to spend their retirement years.

We need affordable housing for seniors. Not all of us had homes to sell and apply toward another purchase.

Most seniors, after living in Clarkstown for 40-plus years with paid-up mortgages, cannot afford to purchase a smaller home or condo in this area.

My hobby requires an extra large room or basement.

More housing based on income.

More reasonably priced two bedroom apartments in garden type buildings (similar to senior complexes) for people who do not qualify for low rent housing.

Question 19 is very important for some seniors who would prefer to stay where they are. It would also help younger couples starting out with reasonable rents.

Hard to answer some questions now about future needs. For me, things are OK now but if I couldn't drive or if my finances or health decline, I might have future needs.

We are a couple (retired and semi-retired) who would love a 55+ condo or one floor single family w/ washer and dryer and 2 bedrooms or a den and 2 bathrooms and some social activities. Is this possible in Clarkstown?!!

Someday I might need to live in a senior citizen complex. It would be nice to know they are available in Clarkstown.

As a senior, I would need only one bedroom and one bathroom, with a galley kitchen. The most important things are activities and social life.

Do not want accessory housing in Clarkstown.

I am opposed to accessory housing in Clarkstown. This is NOT Levittown. Let's keep it up to standards.

It would be wonderful if seniors over 65 could get a reduced rate on taxes regardless of their income. I was born here and would love to stay here.

Just lower my property taxes, no matter what my income is, after I retire. If you do that, I might be able to remain in my small house and not need senior citizen housing.

Husband still works at age 67 due to concerns about having sufficient income to live in present home now worth about $280,000

These answers are as of 3/02, they might easily change down the road.

New York State and Rockland County should have affordable housing for seniors so we are not forced to move away from our children. Florida offers many options for active seniors. Here in Rockland, seniors are ignored except during tax time!

Make housing affordable for lower income people.

I think more senior housing communities should be available for 2 people, and they should be offered to people who have lived, worked, and paid taxes here the longest!

There are not sufficient rental properties in our town. Our young adults move away from the area. Housing for the elderly, who've paid to bring Clarkstown to the status it is today, is just not there. Do something!

Town taxes are too high. Why are people over 70 still paying school taxes? I thought the Palisades Mall was supposed to give us a tax break. What happened?

We will have to leave the NY area when I fully retire. Homes are too expensive here and the taxes are outrageous. (at #3: neither, our home comes with job. Must vacate when I retire)

I think it would be helpful to seniors to be able to have their own apartment attached to a son or daughter's residence. As we age, we are not as comfortable living far away.

NYS should visit the Toms River, NJ, area of senior housing. I am thinking seriously of moving there, but my grandkids are here. My friends in NJ have a life with their peers, while all I have is young folks, no companionship. Do something.

It is about time something was done for the seniors. We don't need another "Club House" for the teens to destroy. Seniors are the people who keep the economy rolling.

on waiting list "for years"

Our town does not have affordable housing for either senior citizens or young adults who were raised here. Do your best to rectify this situation. Families need to be near each other!

Property taxes will prevent me from staying in my own home and enjoying retirement. If I want to stay I will have to continue to work. It is a shame that one who has lived in the same house for years can not afford to stay in the customary conditions.

We make too much to get a real tax break. We have a 4 bedroom home and only use one. We would love to stay in Rockland if we could get a 2 bedroom with a garage for less than $250,000. We may move south in order to maintain our lifestyle.

I have no intention of ever moving, as long as my wife is alive.

Not moving, ever.

The county has already been overdeveloped. This problem should have been addressed years ago. If you should ever decide to build senior housing, it will be interesting to see where you put it.

Taxes are too damn high for services received. We definitely need housing for those elderly people who need help.

We have been looking to move into new housing in Nanuet, Pearl River, or New City for many years. Most new housing is too large, except the Meadows in Pearl River, which have all been sold. Even through realtors, we can't get onto a waiting list.

People are living longer. We need more affordable and safe senior housing, more buildings like Haverstraw Place on 9W.

Taxes are the only reason for me to move out of the area.

Seniors need one level or elevator buildings.

Clarkstown will need more assisted living facilities as the population ages.

I'm staying in my own home as long as I can afford the taxes.

It would be great to have affordable rental units in Clarkstown. On a fixed income, it becomes a hardship to pay continually rising rent.

In the next few years we plan on selling our home and moving to an apartment or condo. We don't need so much room with maintenance, etc.

I'm staying in my home.

I don't believe senior housing would benefit Clarkstown. It would add to the congestion and density.

We don't need golf courses, new parks, large homes. We need more senior tax reductions in order to afford the homes we've lived in all of our lives, to be able to stay near our families.

We do not know what the future has in store for us. We live each day as it comes.

I would like my own washing machine.

Building one-level homes with minimal property would make Clarkstown more affordable for seniors.

It would be beneficial for elderly seniors to have housing with assisted living attached, at reasonable rents.

My maintenance will soon cost more than my mortgage.

We need senior apartments with stores nearby, not like Squadron Blvd. Those poor people.

Not having even one elevator building near walking distance to town that could serve as a condo or apartment complex leaves us no choice but to remain in our houses as long as we can and hope the values go up.

All seniors want to be self-reliant as long as possible. It's important to have senior housing not connected to assisted living residences.

Senior housing must be affordable, handicapped-accessible, close to (or provide transportation to) stores, and pet-friendly.

Use land for mobile homes, not golf courses. Rockland has the land, but uses it unwisely, trying to make a killing with higher taxes and housing prices. P.S.--- I know this is not going anywhere and will not be recognized.

As much as we would love to remain in Rockland, it may not be financially possible.

I think it would have been good had you addressed the matter in the 1970's and 80's with the arrival of young position seekers. Whoa, horse! You should have signed it "Pass the buck! Here's your hat, what's the hurry?"

We are losing too many seniors to housing complexes in New Jersey.

Even though the town offers senior tax breaks, it does not even touch the tip of the iceberg. Senior housing should be affordable to the average senior citizen, not just those who are financially comfortable. We need more simple, small apartments.

After 36 years of paying taxes, the town should offer us senior housing. My husband cannot climb the steps, shovel the snow, or mow the lawn. Smaller homes near where our children and grandchildren are would be an excellent choice.

The lack of inexpensive housing for all age groups is a problem.

Clarkstown is crowded enough, we can't handle more housing, especially right next to the business district.

This issue needs careful attention.

My preference is to own a 2 bedroom condo which does not prevent my grown children from living there after my death. Some senior housing carries this restriction, which is discriminatory.

Should be affordable, with age and residency requirements. Should not be sold or rented for profit. No relatives allowed to live with senior in housing, limited visitors. "Oh yes, I ripped off the number to stay anonymous."

Questions 12 to 21 have insufficient choices: townhouses, shared apartments, whether alone or with family, etc. Try Again!!!

I have lived here all my life and I am disappointed in how many people from outside of Clarkstown reside in senior housing. I am sure it has to do with financing, but it is sad.

We want ground level condos with no one living above us, close to town, with clubhouse, indoor/outdoor swimming pools, and gym. We would like organized daytrips and room to walk around in the development. We love Rockland and would like to stay.

Senior housing should be for those over 65, living in Clarkstown already. It's poor planning to build senior ghettos in the center of town along the business district. Traffic is hideous.

The STAR program helps somewhat, but it's disappearing every year. There must be someone we can elect who has the brains to figure out a better system of taxation. Let parents who want school improvements pay more taxes. Make teachers work more.

A nice apartment or condo would have 1 or 2 bedrooms, attached garage with security. Normandy Village is nice but too expensive. The senior complex in Pearl River was nice, but had no covered parking.

There seem to be no housing opportunities for people my age who are alone. The senior homes in Ramapo are ideal. I want to be surrounded by friends my own age with offered activities. Clarkstown needs to give back to people who've paid taxes for years.

Please give thought and action to senior citizens.

Low cost transportation is very important to shop and travel without driving yourself. Many people have vision problems so transport is all the more important to them.

Transportation to and from NYC for cultural events, museums, etc. is very important. A car service to and from train stations, at a reasonable cost, is essential to those with impaired vision.

Housing must be affordable for fixed-income seniors.

We need senior citizen housing.

We should receive a tax break for school and property taxes since we are not receiving any benefits from them.

Not moving, not purchasing, not renting.

More flexible public transportation.

Taxes are too high for young people and seniors. If the seniors move out, where are you going to get residents?

It doesn't make sense to receive money from the government (social security) just to give it to the government (local taxes). I plan to sell my home and move south because of very high real estate taxes.

The area is too crowded now. We do not need more housing. This place is getting as congested as a city.

New Jersey has affordable co-ops and condos where maintenance is taken care of for you. Buses go right through the villages to shopping centers. Rockland caters to the rich, the middle class are now poor, the poor have more advantages.

Rising costs make it difficult to remain in Rockland, which is my first choice in living out my life. Any reductions for seniors are beneficial and greatly appreciated.

My multi-level townhouse is already on the market.

Clarkstown needs one floor housing for seniors who wan t to stay in the area but don't want the responsibility or expense of owning the home they have now.

It would be very convenient to stay in Rockland, but expenses and taxes make it difficult. If senior housing were available it would be very beneficial to everyone.

We are on a waiting list for an apartment outside of Clarkstown. We would rather stay in New City, but the expenses are monumental for staying in our house.

More single family homes and more park land.

Accessory housing is helpful, but only if the room is rented to a family member or caregiver.

As the baby boomers age, senior housing will become critical in Rockland County.

There should be privately owned senior housing with smaller property and house size detached.

Lower property and school taxes for seniors over 65.

Give senior citizens a decent break on property taxes!

I am a person who was born and raised in New City and have resided here with my wife and family after being married. The only time I was not here was when I was in the service. I have enjoyed living in New City all my 75 years and have seen many changes.

I enjoy living in New City. I have been a resident here since 1953. I like my living conditions, neighborhood, and peace and quiet.

Right now we are not considering moving from our present home. We have lived here for 46 years, since we moved from the Bronx.

We will probably have to move because of taxes and living expenses. We need affordable housing in the future.

Apartments are too expensive due to the fact that landlords are always raising the rents.

More senior housing at a reasonable price.

I am searching for a non-profit continuing care retirement community, and do not want to leave Rockland. If you know of any in the area, let me know. I assume you know who I am since this form has a number on the top.

To me housing isn't the main problem, taxes are. Our roads are a disgrace, and services are limited. I have a home down south, pay $1000 taxes (including school tax) and the services far exceed Clarkstown. We will be leaving happily this year.

How come we had to put a stamp on this? This letter cost us 34 cents. Shame on all of you for making us pay for your letter.

I would rather live independently in an apartment than burden my family by living with them. My income when retired is not as great as anticipated, so I will probably require senior housing in an independent environment.

Low and medium income homes are needed. No more high priced homes should be built.

To be of any benefit to the respondents of this survey, something needs to happen within the next 5 to 10 years.

Need administrator to talk to on a one-to-one basis.

All working areas (washer & dryer, club room, etc,) in senior housing should be on the ground level.

Squadron is my last home. I am 83 years old.

Accessory housing is a terrific idea for people who have retired and are on a fixed income.

Why is it that New Jersey can provide senior-owned housing and New York has to send out questionnaires to find out what seniors want? Go to Brick and Toms River and maybe you will get the answers.

Please consider the needs of senior citizens AND young people who need reasonable living accommodations. My children had to move to Orange County to find affordable housing.

Security, peaceful surroundings, presentable and clean environment, convenience to transportation are important.

I am opposed to any type of housing which would increase the density of Rockland. I live in the suburbs and would prefer it to stay that way. Further, I am opposed to any type of subsidized housing. I do not want Clarkstown to evolve into a city.

I understand the need for senior housing, however Clarkstown has become so crowded and congested that I would not like to see senior housing in our community. Sunrise is bad enough.

Small rental apartments in your own home do not help pay taxes, heat, water, or maintenance. Rockland County prices on condos and small homes do not help seniors.

Lower property and school taxes for seniors.

Too many questionnaires and not enough action. Do something even if it's wrong.

We need senior housing at affordable prices.

Rockland needs senior housing like in Toms River NJ in the middle income bracket. The only housing available in Rockland for seniors are 3 floor town houses.

It would be a great help to eliminate school taxes and reduce property taxes for seniors.

How encouraging that you considered this project!

Many of my senior citizen neighbors are interested in housing that will gently glide from convenient to assisted to care (and out the back door). Some of us have to wait for a pet to go to the great kennel in the sky (you might consider allowing animals).

Thank you for your efforts of behalf of senior citizens.

I see no need for senior housing in Clarkstown, particularly in Nanuet. If any are built they must not be heavily subsidized. There are not many seniors who could not easily afford $1000 a month rent. Housing should be paid for by the family not the town!

Right now I am not well, I do not know what can happen.

Condo living would be nice, provided it is accessible to transportation on a main route, near shopping and house of worship.

Keep rent increases small for families on fixed incomes.

I strongly feel that the town should not tax seniors for school taxes. We did our share for many years, while our children were in school. It's not only unfair, but disconcerting how we are practically chased from our homes.

our needs and considerations could possibly change considerably on changing circumstances.

It is difficult to know what we would need in the future. Needs change with health and financial conditions.

Reduce taxes and build reasonably priced housing.

First choice is a one floor single family house but may consider a condo or apartment owned by the resident. Single units must be ground level. Multi-units must have an elevator. $175-225,000 is affordable.

One floor single family is my first choice but I may consider a condo or apartment as long as each unit is owned by the resident and there are no walk-ups. In #15 social activities are the only important item.

Reduction of property tax and reduction or elimination of school tax would allow more seniors to remain in their homes until physical limitations forced them to do otherwise.

Do not put in industrial or lab/office zones. Only the builders and land-owners will be winners.

Affordable senior housing should be available in Clarkstown. We should start investing now in property, like along Strawtown Road or off of Route 304, near shopping centers.

I had to leave my apartment in Normandy Village and move in with my children because I couldn't live alone anymore but couldn't afford assisted living. We need something moderately priced.

My rental apartment has been very good to me for the past 37 years, providing income and company for me, and affordable rent for my tenant. Partner with the Rockland Housing Action Coalition, not Mr. Tracy or Mr. Rice to create decent affordable housing.

It is difficult to find affordable homes or apartments. I would like to see more built that compare with the salaries being paid in the county.

looking forward to the results of this survey!

We need senior housing like New Jersey has.

It would be worthy of the town coordinators to find space to provide affordable homes and facilities to emulate planned communities in Florida. We have lost the cohesiveness of the original area by building monstrosities on small lots.

We definitely need senior housing like the ones in Suffolk and Ocean Counties. A lot of seniors are leaving Rockland because they don't have a choice.

I would like to stay in my home in Bardonia if the town would make my taxes affordable for a senior on a fixed income.

Do not down zone!

I like the idea of being independent, but who knows?

Put in sidewalks all over, in every neighborhood, so walking would be possible.

There should be more one story condos with larger living space, clubhouses, and recreation, like in Florida.

Small, 2 bedroom houses would be ideal for seniors. That is what we purchased in 1948. I'll stay here until they carry me out.

We seniors will be living where our children live, not necessarily in Florida. It is important for us to make it easier for retired people to stay in this area. I see old folks forced out of Rockland to go elsewhere.

I love Rockland. I love where I have lived for 42 years. The people on Grand Street are beautiful. They are always there for you.

At the present time we plan to stay in our home. If the time comes to leave, we will have to consider all these options, depending on our physical condition.

Other than the STAR program, couldn't some consideration be given to couples like ourselves whose children moved out long ago and have their own families to raise? We don't want to move, but will be forced to very soon.

Keep the taxes down, please.

there is a need for senior housing

I think a multi-storied apartment building situated near shopping and transportation, in a park-like setting with a clubhouse, would make a lot of sense. A county-wide survey should be taken to find out an adequate number of units to be built.

There is plenty of underutilized parkland in the county. We have to get real on open space. The land can be developed strictly for seniors, without damaging the environment. You need additional land if you need to expand housing.

At my age I do not plan on moving.

My son is supporting my rent but I would consider senior housing support.

Reduce taxes and cost of garbage removal.

My ideal would be a small 2 bedroom one level house with a little property and a modest monthly cost for maintenance.

Taxes are too high, the area is overpopulated. Too many trees have been cut down for too much housing.

In view of the current demand for rental units and the rising number of retirees occupying large homes vacated by adult children, allowing seniors to rent small apartments in their current homes would help both seniors and young people.

Seniors want to downsize but remain independent. Everything must be handicapped-accessible. I've lived in Rockland all my life, as have my parents. I am ashamed of the way the older generation gets absolutely no considerations.

It is an absolute disgrace that able-bodied and financially-independent senior citizens would even think of burdening our younger generations who are struggling against the high costs and taxes in Clarkstown. We should not expect handouts.

I don't know why Rockland County or Clarkstown can't build senior housing like those available in Suffolk and Ocean Counties (one level houses in developments with pools, clubhouses, tennis courts, etc.)

We need affordable, decent housing. However, it would be wonderful if our taxes would decrease so that we can afford to stay in our own homes and maybe hire a little help. The STAR program has helped, but taxes will drive us out eventually.

Should not have much low-income or high-density housing. People in new houses should pay for infrastructure. No universal pre-kindergarten, we're paying high taxes for baby sitting.

I'm glad to see that the town is addressing the different possibilities of senior housing.

How come we have to pay your postage?

We need sidewalks!!!!

Staying in Nanuet forever! We love it here!!!

Affordable rent, nice location

Homes are too expensive and taxes are too high. Many people do not have a chance.

The town might consider hi-rise apartments in an area near shopping, medical facilities, recreation, and transportation.

Ranch type homes with very little property should be offered to those of us who want to keep our independence.

I would like to see smaller homes with less land, which would mean less taxes and maintenance.

Taxes and condos have gone up so much that if I sell my home I'll go from one mortgage to another.

Please lower taxes for seniors so we can live here.

If I moved from my home, I would like a luxury retirement community with a golf course, pool, etc., such as communities in central and southern New Jersey. This would keep many seniors from leaving the area.

We need help paying for medication

The cost of living has caught up with me.

Another option to consider would be to allow the senior home owner to add an extension to his home. That way his children can occupy the main house, while the senior lives in the extension, maintaining independence and staying close to his family.

People from NYC can get into senior housing faster than people from Clarkstown.

Clarkstown government is inefficient. Politicians keep spending money on their own interests, not the people's. Seniors need a break, and they don't get it in Clarkstown.

housing where dogs are allowed. They are very important to senior citizens.

#19 is the most important issue. Seniors need to rent to remain in their houses.

More homes = more schools = more taxes Traffic at times is like Manhattan at a standstill.

Let the old have what they want and live how they want for the little time they have. Kids don't want to take care of mother and father today.

Although we would very much like to remain in Rockland when we retire next year, we see no desirable or affordable housing in this county and will be forced to relocate to Orange County or southern New Jersey.

We are planning to move to a continuing care facility out of state. None of the above is of interest to us.

Require senior complex housing with 3 bedrooms and indoor pool.

There are many single family retirement communities in southern Jersey. They are extremely successful and fill up the minute they are completed. Many of our friends have expressed interest in this type of planning but would like to remain in the area.

would prefer upscale gated community with recreation facilities

I am retired on fixed income, no car, 71 years old

What about dogs?

You should provide a stamped reply envelope.

We want to stay in the town we raised our children in. We also want our children to be able to afford to raise a family here. It's getting impossible for either scenario.

If you are truly interested in the results of this or any survey, put a stamp on the return envelope! You're asking the questions.

School taxes for seniors 70 or older should be discontinued. Some of us have paid school taxes for 30 or more years. This alone might keep us closer to our real homes in Clarkstown.

High taxes for seniors force us to seek other areas to live. Leaving family and friends after 40 years is very upsetting to all those concerned.

Prices of homes are too high. Seniors should get a better break on property taxes. The STAR program is fine, but how about a better break for people over 70?

Affordable senior housing is much overdue!

Make it affordable for lower income seniors.

Clarkstown should build more senior housing.

We need smaller affordable housing. Most seniors are forced to stay put in their empty nest homes.

Senior housing should not be located in commercial areas, but within the mainstream community.

It would be nice to stay in the home you bought and raised your children in, as long as taxes are significantly lowered. We have paid school taxes for more than 35 years and now would like to let the young people with large families pay their own way.

Review and reduce school taxes paid by seniors.

We need more affordable senior housing.

Housing for seniors is a big priority in Clarkstown. Stop hemming and move quickly.

one floor individual housing with garage

one floor individual housing with garage

I would love to stay in Clarkstown, if taxes and cost of living do not force us out. Affordable housing would be great near a town where we could walk to library, stores, bank, etc. and avoid using cars and dealing with parking problems.

If one loses a spouse it is lonely and frightening to reside alone in a big house. It would be comforting to live in a place that is safer and where one could have the company of other seniors.

By the way, I never plan to move.

If you would stop raising taxes for projects like senior housing, seniors could house themselves without help. Seniors who didn't save enough money to continue living here should move to another area. Taxes are too high, given the services offered.

Something like Thorpe Village would fit really well into this area.

We need an "active community" of patio homes under $200,000. My husband and I will probably be forced to move to New Jersey, where many such communities exist. I think the Smith Farm property would be an ideal location!

An item I have tried to bring to the attention of the planning boards for the last 30 years, the proliferation of strip malls, expansion of high density housing, and the impact on traffic and water usage.

There should be government subsidized senior housing, for people over 65, not anyone who's retired. If you retire at 55 and you're healthy, that's your business if you want to work or not. Hello, Florida! There you are not taxed to death.

At this time I am well enough to stay in my house alone. As to the future, affordable senior housing would be wonderful. Probably I'll move feet first out the door.

I think it is needed and necessary. I will not stay in Clarkstown because it is too expensive to live in New York State and in Rockland County. I will move to an area where taxes are lower and housing is more affordable.

Taxes are very high. With stock market problems, I am no longer able to live in Rockland. This area was supposed to be for "empty nesters". Home, no more.

Too many homes have small apartments. This causes the area to get run down. Too many cars in driveways, too much garbage outside, cars without license plates. Areas are looking seedy.

Housing in Rockland is very expensive. I had more money before my husband died. I don't know what his pension will amount to, so I can't make plans to move. There should be decent affordable housing for young people starting out and old people retiring.

is on waiting list now, since July 2001

Lowering the real estate taxes, particularly the school taxes, would be a large asset to seniors wanting to stay in their own homes.

Small, one floor, single family homes would be ideal. Semi-attached homes would also be fine.

Remove school taxes for seniors, or give a substantial discount so that they may remain in their homes.

Re: #19 - Don't people already rent out parts of their homes? I have neighbors on either side of me who have been renting out their downstairs to people for years. These are supposed to be single dwelling homes.

Question #19 is ridiculous. People already rent out apartments in their single dwelling homes.

Housing for low-income residents is needed. Planning a senior citizen complex should be a mix of all income levels.

I am pleased to be in an adult home.

I will probably have to sell my second floor condo and move to a first floor unit so I won't have to use the stairs.

Senior citizens over the age of 65 should be exempt from school taxes. This is the main reason we are forced to relocate. Low and middle income residents need help. Forget about the high income residents, they don't care about us anyway!

My present home has split levels. We may have to consider one level housing.

When I can't afford living here I will move to a less expensive location and sell my house to someone who needs to live here. No more building and taking up more open space!!!

Income and assets should be part of the eligibility criteria for senior housing.

I would like to pay the amount that they now pay in senior housing.

The town of New City should model itself after the town of Ridgewood, NJ.

There appear to be extremely limited housing options for seniors no longer requiring the space of a large private residence.

I am opposed to developing the Davies Farm parcel for senior housing for 2 reasons: Additional traffic congestion; and No alternate uses for such a development if it fails.

The intersection of South Little Tor, New Valley Rd., and Milich Lane is already a confusing, unsafe intersection. Development of a senior complex there would only increase traffic congestion in that area.

We would like to see ADULT one floor single family homes with no means test!

No school taxes for senior citizens over 70.

Lower real estate taxes after age 60 and no more school taxes either.

Because of the senior discount, I can live in my house. We would have problems living in an apartment.

Housing should be on the ground floor, with a washer and dryer installed in the apartment. A parking space in front or in back of the apartment would be very important.

I don't want anyone living in my house with me except my family.

It would cost too much to sell my present home and move to another in the county.

Do not remove light industrial property from tax rolls. Concentrate on rehabilitation of existing areas and areas adjacent to amenities for seniors especially.

It would be wonderful to live in Clarkstown for the rest of my life in a smaller home, unlike my family who had to move upstate to affordable housing.

I'm thinking of buying a mobile home and living there permanently, paying monthly charges in Stony Point.

We would like to stay in Clarkstown, but we can't afford it. All 4 of our children have moved elsewhere.

We would like to stay in Clarkstown, but we can't afford it. All 4 of our children have moved elsewhere.

Taxes are too high, especially for retirees. May force relocation.

How is it anonymous if the information sheet is numbered?

We have to move when we retire because taxes, utilities, and living expenses are too high in this area.

Keep the taxes down, stop spending. Most seniors would prefer to stay in the homes they have been living in.

We need senior oriented housing! I'm in a split level home and won't be able to climb stairs indefinitely!

Some of the senior housing is very nice, but out of reach for many seniors, cost-wise. It would be great if there could be more really affordable senior housing.

For me, the main problem is always too many stairs.

School and town taxes will force us out.

Taxes will probably force us out of the county.

We need upscale senior housing.

Question #19 is poorly worded and misleading, and will not give you an accurate assessment.

Build an apartment house with 2 bedroom/2 bathroom units.

We need affordable housing units with easy entry on one level. Or, we need tax breaks to remain in our own homes and not have to keep working to afford them.

A small rental in our home would definitely allow us to remain in our home.

A small rental apartment would certainly make my home more affordable.

There should be more affordable senior housing.

Just reduce property and school tax and we can all live better!

Will anything actually come of this?

There should be rent control so we won't be put out of our apartment. If I knew it would be so difficult we would have kept the house.

When I am forced to retire I will only have my social security to depend on. Price for housing is going to be a prime factor in my life.

Build townhouses that seniors will be able to afford.

All housing should be based on income. Some seniors sell their home for a big profit but like to "poor mouth" about everything. Don't sell out to developers who are just in it for the money!

Make units for single people that are affordable for people who want to continue living in Clarkstown. I have been here for 25 years.

Lower taxes!!!

After living in New City for 35 years and paying taxes, I would appreciate the town and school districts to give us some consideration so we can stay in our homes. The STAR program is good, but it should be time driven, not income driven.

I hope to be able to stay in my own home.

I feel it is very important for moderate income senior housing and assisted living care to be available.

We need more variety of senior housing.

I would like to see plans for those in the middle income bracket who live alone in large homes. A first floor condo with washer and dryer is perfect. Enough shopping malls and traffic. Clarkstown has changed and so have our needs.

We might have to leave the county if taxes, etc. become too burdensome. There is no way we would sell and relocate here.

local tax breaks for seniors

A small rental would be a great boon to those of us who are struggling. I have been here over 40 years and I want to stay in my home!

As we are going onto a fixed income, we are concerned as to whether we will be able to afford to live in Clarkstown. Taxes and cost of living in this area are a major concern to us.

More affordable, one level senior housing, less taxes on homes.

My taxes have always been reasonable, but the outlook is not favorable. Why did we not know, as taxpayers, the terrible financial situation we were in until a week after the election in November?

We are concerned about our ability to stay here after retiring. The taxes and cost of living are substantially higher here than in many other areas. We have always lived here, have raised our family here, have friends here, and would like to stay.

Lower property taxes for seniors.

The town could use an over 55 community such as the many in mid New Jersey. I have looked for a smaller house in that area, but I want to stay in Clarkstown where I've lived since 1964. 4 of my 5 children still live in Rockland.

I feel we need middle-income senior housing that will provide certain care as seniors progress into their 70's and 80's and their needs change. We don't want to leave family and friends after 40 years because it is too difficult to maintain a house here.

My parents moved to Piermont when I was 4 months old. There were 9 of us in the county. Now I am the only one left. If I gave up my home I would have to move to New Jersey.

Would love to live on my own if I could afford renting.

Taxes are too high. Seniors on a fixed income with high medical bills find it hard going. Too much money is going to pet projects. Cut teachers salary and get rid of half the politicians. (#12, wrote in "farm")

I've been in many senior citizen housing in Clarkstown and they are very nice. Since my husband passed away in December 2000, it isn't easy. I'm 74 years old and I'm working. I really don't know how long I can work.

We need more low to middle income housing in Clarkstown both for seniors and for young adults.

Gas prices, property taxes, utilities, sales taxes, medical costs, car insurance, cable TV, housing costs are too high. And you can't gamble for fun in Rockland.

my comments are the same as my husbands (?)

More open space is needed between units, not like on Smith Rd. or W. Clarkstown. I do not agree with the argument that senior housing would generate traffic problems. Restrictions must be imposed to prevent conversion of senior housing.

Seniors have so much to contribute to the area, and at this point in their lives they have the time to do it. It's stupid not to take advantage of that, and try to keep them in the area. Even older civilizations realized the importance of elders.

I would like to have available affordable senior housing with amenities as in question 15 to enhance and help them through their senior years.

I think the town should be more receptive to building moderate income senior housing so families aren't forced to leave the county.

I want to remain in my home. As long as my husband is alive, we can manage. Should I become a widow, I would need extra income to keep my home, by renting a room or apartment. Taxes and maintenance costs are very high.

When I can no longer drive I will probably move. I like Normandy Village very much because of how it is maintained and its proximity to everything.

We would prefer to stay in this area but will be forced to relocate as we can no longer maintain our home. Many opportunities have been messed up or overlooked (Letchworth, Anthony Wayne). Something has to be done now, as the situation is critical!

Property taxes are much too high.

If necessary to tax seniors, it should be a fixed tax since we're on fixed incomes. Some allowances should be made for seniors who have lived here so long. My 3 children have been out of Clarkstown schools for over 30 years. Enough is enough.

For seniors who have lived and paid taxes for a long time in the area, there should be a tax free rule. Not many would qualify, but to move and make new friends in your 70's is unrealistic. After 50 years in the same hose, no more tax. We've earned that.

Current taxes have made it almost impossible for me to consider staying much longer.

Take away my school taxes and I may be able to stay until the end of my life.

Seniors have already more than made the sacrifice of high taxes and expenses to raise their families in Clarkstown. How about a break for a welcome change?

It would be great if senior housing were available in Clarkstown. As prices rise and our incomes remain the same, it is good to know we have a place to move to if we can no longer afford to live where we are now.

Senior housing must be close to town.

Whatever senior housing that would be available should give preference to people who have resided here for at least 30 years. These individuals have provided for the growth of Clarkstown. A good example of housing is on Rt.45, just south of Yeager.

Whatever senior housing that would be available should give preference to people who have resided here for at least 30 years. These individuals have provided for the growth of Clarkstown. A good example of housing is on Rt.45, just south of Yeager.

Can you look into tax relief for retirees or perhaps limit a tax increase for cost of living?

Housing is too expensive.

We are in need of senior citizens' affordable housing. A move to the Carolinas, etc. for the affordability does not include a lifetime of familiarity with location and friends.

The town desperately needs housing to keep its seniors here. Otherwise we will move, and more young families will have a higher tax burden.

As the population gets older there should be more senior housing available. If not, then property taxes have to be within an amount that seniors can afford. The number of apartments available are few, and the rent is exorbitant.

Senior citizens can not afford to live in Rockland County.

Some illegal accessory apartments already exist. It would be better to allow them. Our taxes, especially school taxes are out of sight!

Town residents should have first choice of senior homes with patios. Town should allow 2 to 4 stories of apartments over all stores in hamlet centers. Allow accessory housing in all single family owner occupied homes.

The town has allowed building without any regard to aesthetics or planning. I've been living here for 43 years and have watched the rape of Clarkstown. New housing will only be for an influx of people not of Clarkstown.

taxes, taxes, taxes

one level senior semi-attached housing around a green space with easy access to stores necessary so a car wouldn't be needed

Growing older it would be a good feeling to know there would be senior housing available close to shopping and close to the roots we have in this town.

Our taxes are too high for people on a fixed income. We would love to stay in Bardonia if our taxes were affordable.

I wish that Rockland County had adult communities as in South New Jersey where you can purchase an individual house or condo at reasonable prices. Maintenance costs and taxes are very low and most affordable.

Senior complex with large rooms and 3 bedrooms, with facilities such as an indoor pool.

My retirement income is 60% of what I earned, but still too high to allow a real estate tax break. Numbers should be re-evaluated.

Physical handicaps make multi-level housing impractical for us, but we would love to stay in Clarkstown.

When a resident does not have school age children, the school tax should be readjusted.

This is just another political sham fostered by Charles Holbrook and Don Tracy. Save the fiscal integrity of the senior citizen homeowner by foregoing reassessment programs now underway and cutting real estate taxes. This is a no-cost solution.

Senior housing is definitely needed. You cannot throw people away when they are too old to live alone, especially when most have been taxpayers all their adult lives.

We definitely need lower rental housing for not only seniors but young couples starting out and those who prefer renting to owning.

I work full time and have no plans to retire or move in the foreseeable future.

Senior housing should be open only to Clarkstown/Rockland residents.

Senior housing should be open only to Clarkstown/Rockland residents.

Continuing Care communities, rather than only assisted living or senior complexes, would be desirable.

Thank you for thinking of the senior population who have helped Clarkstown become what it is!

Thanks for thinking of the senior population.

I would be more than happy to stay where I am if taxes were a little less.

Housing and taxes in New City are very expensive. When I retire, I'll have to move out of Clarkstown because I won't be able to afford it. I cannot stay in a town that only caters to the younger generation.

Definite need for affordable rental apartments and condos.

Any help with lowering taxes would be good. People over 65 should be granted relief from school taxes. They have paid their dues.

You are years late in analyzing the needs of the senior population! We have to go to the Palisades mall to see a movie matinee or to buy anything we could have gotten in Bradlees, Caldor, Pergament, etc. And most important, we need a senior rec center!

needed right now, not 20 years from now!

I would definitely consider renting out a portion of my home.

The town should allow that small rental apartments be added on as needed.

We need affordable senior housing with underground parking.

The county should also consider these issues for the handicapped.

Senior citizens should be given tax exemptions when retired at 65 and for each year they remain in the county.

We need tax relief. School taxes are too high. New City should allow us to rent out part of our house so we can afford to live.

Would love to see a senior community with amenities in the area.

Prices and taxes are too high, our salary stays the same. It's hard to live here. It's time to move.

Reduce taxes

Tax is getting higher than we earn. It's too much for the elderly.

New Jersey and upstate New York have lovely apartments for seniors, why can't Clarkstown?

I would need extra income (after my commute and taxes) in my home to continue living here.

We need one level residences, as we have more disabilities as we age.

We would like Clarkstown to build a gated community of single one-level homes (2 bedrooms) and garden apartment condos like central New Jersey has (with indoor swimming pool, fitness canter, etc.)

I am disabled and retired. I could not pay higher taxes.

I don't think we need senior housing in Clarkstown. Almost all of the seniors I know own their own homes and are relatively comfortable financially.

With family close by and the desire to stay in the area, housing with a bedroom on the first floor is desirable, or a condo with maintenance supplied. Something like Timber Creek in West Dover, VT, would be ideal.

I would love to see housing in Clarkstown. Why not build some high rise places for people to feel comfortable staying in proximity to family and friends?

Multi-unit senior housing needs to be senior friendly (no stairs down to laundry room, etc.). At the moment I am in excellent health, but down the road I may need assisted living, which becomes continuous from assisted to death!

The rents are high. More should be done for seniors who would like to own a small dwelling. It's hard to find an apartment here with the skyrocketing prices. No help from real estate offices!

I would like to see active senior housing (over 55) but more luxurious without government subsidies for empty nesters. I hear Dellwood Country Club is contemplating it and I would be interested in that and then remain in Clarkstown.

Ideally there should always be a social and economic mix within a community, with various amenities. What we need is reasonable help within our homes (repairmen, nursing, drivers, etc.), living independently as possible.

We need smaller homes.

They should build affordable housing for seniors.

If the real estate taxes and school tax would be lower I would remain in my house forever.

Been told there is some kind of list. Never heard of it.

I will be 7 feet under before housing is available. We are far behind other states. We desperately need some one level housing for handicapped. I don't want to move but maintenance is too costly.

We baby-sit for our children and need to be near them. We have good friends here. This would be a big legacy for the current board. Commercial buildings will not bring the town money for years. We are way behind the times.

High cost of living in Rockland makes it difficult for seniors to exist. I'm fortunate that I am still healthy enough to continue working to offset expenses.

I think more units like the Squadron Blvd. Complex would be a welcome addition to this town. Accessory housing would only cheapen the town more. I hope to leave the area soon because I don't like what New City has become.

The area where I am currently residing is getting very congested. A large number of houses have been or are being built. The authorities concerned may be advised to look into this matter.

Seniors have much to offer to the county. Preference should be given to current residents in selection of availability for housing.

I feel there is a crying need for single family one level condos to be available for rental in Clarkstown.

("yes" is circled and checked in #19)

Would prefer condo with one apartment on ground floor and another on the second floor, depending on tenant preference.

Please! Why do I have to pay same school tax as someone who has many children attending school?

I would like to spend my declining years here near my children and grandchildren. I would appreciate Clarkstown building something for residents who have paid taxes here for almost 50 years.

No more multi-unit housing should be built in Clarkstown because it is already too many traffic leading to manhattanization.

I would like to see an affordable retiring community in Rockland County such as available in other areas with club house and other recreational facilities.

Please continue to do all you can to reduce taxes for seniors who own their own home or condo.

It is definitely important that some consideration be given to senior citizens, living on fixed incomes, in regards to reduction in property and school taxes as well as more affordable senior housing.

(wrote "bad idea!!" next to #19)

See the floor plans of Cornwell Housing Complex (Idlewood, Orange County, NY) for 55 and older. This is what Rockland County needs.

We need senior housing at a decent price. We will have to move out of the county to afford retirement. We've lived here 40 years and we love Rockland and want to stay. Hopefully it will happen.

Since my children all grew up, why do I have to pay such high school taxes?

I am having difficulty paying the high taxes in Valley Cottage. I am trying very hard to not have to sell my home. I don't know how much longer I can do it.

Taxes are much too high for seniors when they retire. So is the cost of selling a house and buying another. You can't win. It is not right for people who have been paying taxes for 50 years to pay high property taxes. They shouldn't have to pay ANY taxes.

The tax situation and cost of living in Rockland prevents me from continuing to live here in retirement (in a few years). I simply cannot afford it.

Taxes are too high

I think some accommodations need to be made for the preponderance of the aging population in general. I would love to stay where I am if I could obtain some subsidies from the town or county when I retire.

I think the seniors extra Star benefit should be about $40K. It's a bit low now.

Property and school taxes are too high. Along with the cost of maintenance, this makes it necessary for me to sell and move elsewhere. Availability of apartments for fixed income retirees is reprehensible.

My home could very easily be converted to having a small apartment built into it. That would definitely make it possible for me to continue living in New City. I hope future zoning laws give the permission to do this.

My wife is younger and works full time. When she retires, who knows if we can stay?

(wrote variations on "can't afford" and "I'm too old" next to several questions)

Reduction of real property taxes for seniors

Reduction of real property tax for seniors. We've lived in Rockland all our lives, our parents and grandparents did too, and now our children and grandchildren are here. We would hope to be able to stay.

recreation and psycho-social advisors available

I don't plan on, nor do I want to live in senior housing. I want to remain in my own home which I worked with my husband to get, and I don't want to live with my family.

Townhouses with 3 bedrooms, 2 1/2 baths, 2 car garage, central air.

more affordable senior citizen complex

Do NOT want accessory rental housing.

Build smaller homes so young and old people can afford them. Give builders tax incentives if that's the reason only extremely large homes are being built.

Seniors should be in an area where they can be in the mainstream.

Don't support proposals by Mr. Tracy where he requests massive down zoning under pretext of offering senior housing. Perhaps we can offer some incentive to get builders to construct modest sized homes. Middlewood and Normandy Village seem ideal.

I would consider moving to a self-contained community with a clubhouse, etc. (such as is common in Florida) if it was available and affordable in Rockland County.

A rental apartment in a current home would be a welcome alternative to moving out. A retirement community (with several models of housing) would be most welcome. Older people will be more comfortable and younger people will benefit from their elders.

As this is Clarkstown, I truly doubt that anything beneficial will occur in my lifetime. As always, politics will be more important than benefits.

If I sell my home a family with children will move in and the schools are already too crowded. Seniors have paid their dues, let us stay in our homes and give us a tax break. Take care of us first, after 40 years of paying taxes.

Seniors, regardless of income, after residing in the town 35 years, should not have to pay full taxes. More building, less water. Worry about water problems. We don't need any more people moving into Clarkstown.

We would like to remain in Clarkstown but the rentals are becoming unaffordable for all age groups.

I have attended several town meetings. It's a waste of my time. Nothing is accomplished. The same things are discussed. Good luck. If you're a senior living on a fixed income, it's too expensive to live here.

Local transportation would be important. I would prefer to live in an area with all types of people, young and old, single and married.

Right now I don't need senior housing, but if my husband dies, his pension goes with him. There are a lot of people like me. It makes it hard to keep our homes.

Housing should be near transportation (buses or taxis).

everything depends on my health

all-inclusive development with clubhouse and pool

I don't want the government tampering with my life. New housing plans will raise taxes more. This survey seems like a precursor to a plan that's already been decided. You can't punish prepared seniors for the sake of the unprepared.

Pay attention to retired seniors who can now afford to live here. As we age, we will be less willing to pay high taxes. Don't force us to move to Florida. I hate Florida, but it is affordable. How about reducing property taxes as seniors pass age 70?

I would love a one bedroom of my own.

Taxes are too high for seniors to keep on living here in Clarkstown.

Do you honestly believe seniors like us will live to see any substantial housing facilities which will enable us to survive, somewhat comfortably, for the time we have remaining? I guess golf courses are priority items!

I really would like to have my own place to live.

There is enough low income housing. I made too much for low income housing, but not enough to buy a home. We seek housing in this income bracket.

Build communities 55 and over with one level single or town houses, similar to ones in southern New Jersey, the Carolinas, Florida, etc.

recently got onto waiting list

Rockland County has outgrown its convenience and living pleasures. Building for profit and greed is now the only goal. Too bad.

Housing is needed for active seniors. One level, 2 bedroom condos are urgently wanted and needed for those who do not need special care. Rental apartments are becoming unaffordable without tax breaks. Decent upper-middle class housing is needed.

We need more affordable housing for local residents, not for people from all over the state. Lower state and county taxes will help us stay in our homes longer.

The age for senior housing should be 65 years and no school age children should be allowed to reside in senior housing.

In general, the county and school taxes are too high to permit keeping your own home and retiring in the county. This is a travesty!

I would not consider moving out of my house, but again the taxes and maintenance expenses are high. If they go any higher, I will be forced to leave my home of 39 years.

It is extremely important to permit accessory housing. This would permit many seniors to stay in their life-long homes, allow them to maintain the property, and diversify the community. Lowering taxes would make this more feasible.

It's the physical work, not the cost, of maintaining a large home and yard that gives us a headache. We can't do the work, and can't afford to hire help. We would like to downsize.

No one signed this memo. Who is in charge? Who is on the board of directors? Who is on the staff?

Housing has to be affordable for people with fixed income.

At present, we have no intention of moving. If it becomes necessary, we would probably move closer to our children, who do not live in Clarkstown.

The younger generation can't afford to live in Rockland unless they're doctors or lawyers. Our children have to move away from their families.

I am a disabled retired person. I'd like a townhouse please.

I owned a home until I retired in 1996. Now I am renting a small apartment. It is hard not having a home after all those years. I would very much like to own something again that I can afford.

Cut school taxes in half and maybe some of us could afford to stay here!

Clarkstown does not have the type of retirement community that interests me, adults-only with single family houses, a wide range of activities, and many trips. Most of these communities are in New Jersey (Barnegat, Toms River, etc.)

I am retired and looking for a townhouse.

More senior housing is needed in the town. Seniors are a very important part of the community.

Rents are too high so without special housing most seniors will move out of the town.

Most seniors would like to stay in their homes if taxes and maintenance costs stay within reason.

I smell a trick! Only builders and politicians will profit. Accessory housing is a way to get a bigger population. Worry more about the poor young families with kids to educate!!!

We are returning one questionnaire. We received 2, one to wife and one to husband. An inquiry to the supervisor's office said we should return both. But we chose not to because that would inflate and distort the information.

Affordable senior housing (single family homes) has been needed for many years. However, I don't expect to see it now either. Golf courses and open space seem to be priorities.

One level would be an important consideration, and easy accessibility to public transportation.

In my present house it would be advantageous if I were able to have an apartment, either to rent or live in. this would enable us to pay the taxes and stay in an area which we love.

high taxes

Senior housing should be 4 or more floors with elevators, washers & dryers and mail delivery in the building.

Having a small rental apartment in my home would allow me to live the way a retired person should. Now I am constantly worried about taxes and being restricted in my home. This problem faces many of the seniors in Clarkstown.

Ideally, centrally located senior empty nest homes would be the best alternative. My home is too big and too expensive to keep. The homes they feature in New Jersey are ideal. Most importantly, Clarkstown residents should be given preference.

It has become difficult to afford the expense of staying in Rockland. It would break our hearts if we had to relocate and leave our children and grandchildren.

I feel we need housing for seniors, possibly individual with option for dining hall privileges so maybe dinner only would be prepared by a staff. Why can't old unused schools be made into some semi-luxury senior development?

Many seniors spent their most productive years building up the community. They deserve to enjoy the fruits of their labor. Current senior housing is not varied enough, is too restricted, and has a long waiting period.

A one floor unit is ideal, but multi-level condos are more practical. They should have laundry rooms on each floor, a central activity room, elevators, and access to public transportation.

At a time when our roads, water supply, and sewage control are grossly inadequate, this survey is inappropriate. The last thing we need is additional housing.

High taxes and utility rates would make me sell my home. If I'm forced to sell, I would not live in Clarkstown or in NY.

I have lived in New City for 43 years. I would like to remain, but a reasonably priced one floor single family home seems unavailable.

I am looking for a smaller home or condo, with 2 bedrooms and 1 1/2 baths.

I would like a smaller (2 bedroom) home in Rockland.

This community needs housing for the seniors who have lived here for many years and would like to remain here as viable citizens. However, we no longer need the large homes our families moved into. Build what is needed now and do not force us out.

(acc. Housing if renters were screened by agency) New City is the hub of Rockland, yet has no 3 step living facility. See Cedar Crest Village (page 534 in the yellow pages). Must be near stores, transportation, have recreation, be affordable for all.

I would like to see active adult communities, such as the Hounanian ones in New Jersey. I know there's a problem with available space, but if the above were built, we would move there in a minute. We are not interested in golf courses!

Lower taxes and better security are extremely important to our senior community. Please consider these problems.

I do not plan on moving.

Taxes are too high!

easy access to transportation, small individual homes with gardening space, outside lighting, air conditioning, maintenance by superintendent, appliances, handicapped accessible; 1 or 2 bedrooms

Do not give a hard time to building senior housing. We need it now!

I would like to move out, because I spend too much money and I don't have enough money to maintain it.

Since most of us now have ample space, please consider studio apartments that are spacious and aesthetically pleasing. Kendall, a Quaker community in PA, is considered a model of good housing. An individual kitchen as well as communal dining is important.

Clarkstown does nothing for senior citizens. Does not let them know that they are able to get condos that they are C.C. Clarkstown is more interested in the young, golf courses, pools, etc.

This town is too expensive for retirees to live in.

I have no space for accessory housing.

Too high taxes. Shouldn't have to pay taxes after 70 years old, especially school taxes. Next time you send forms to be filled out, kindly send stamps.

Not enough affordable housing for seniors.

I have lived in the town for 50 years, in the same house. I am very happy with the house and the town.

Designate an area for single family one story homes for seniors. We have lived here for many years and would like some affordable housing. Do not add to the congestion by allowing accessory apartments. The only alternative is considerable tax relief.

I would be satisfied if they keep real estate taxes where they are now.

Housing should be for seniors over 62, who have lived here for 10 years. Housing should be in a safe area, near stores and doctors. We built Rockland and should be treated the best. Many of us have been paying rising taxes since 1950.

Why are you afraid to list the names of the so-called Citizens Advisory Board for Housing? Who elected them? Mr. Tracy, Mr. Rose, and Mr. Maloney? Did they prepare the questionnaire too? It is one of the stupidest questionnaires I've ever seen.

See other senior housing developments already existing in Long Island and NJ. Allow accessory apartments in current homes for seniors who do not qualify for town housing.

Taxes and rents are too high.

We need townhouse style living with the master bedroom on the first floor and 1 or 2 more on the second. Every other state with a large senior population offers this style of townhouse.

I hope your efforts do not lead to a development not justified by need and yet another visual blight on the landscape. I make reference to Cortwood Village in Orangeburg, which was marketed to seniors from all over, including NJ and upstate.

I'm a real estate agent. There definitely is a great need for senior housing. In this wealthy community, it's a shame that people who have lived here for 30 or 40 years now cannot stay and have to go to Florida.

Too high taxes. Shouldn't have to pay taxes after 70 years old, especially school taxes. Next time you send forms to be filled out, kindly send stamps.

Most seniors are quite active and don't need huge complexes. Make it simple. I don't want to be isolated from the general population. There should be small pockets of senior housing. Do something constructive. The problem isn't too large to be resolved.

You are taxing us out of our home.

We need 3 things: Condos or one floor homes for independent living at moderate prices with maintenance provided; Assisted living facilities; Quality nursing homes at affordable rates.

Clarkstown needs to address the needs of their senior citizens, like other counties already have. A community of one story single family homes with a clubhouse and recreational facilities would be most welcome.

Senior citizens should be allowed to live in their homes. With high taxes, you are forcing many of us out. Think of us now, we have paid our taxes for many years, it's time for us now.

I am hoping to stay in my home for as long as I can. Although I am 72, I have not even thought about what I might do down the road. It would depend on my physical condition at the time.

The county is turning into "for wealthy only". Middle income people can't afford to stay here.

If single family houses were allowed to add an apartment it would provide an opportunity for young people to stay in Clarkstown and for older people to afford to stay in their houses.

I want to stay in my home for the rest of my life. The taxes are too high for me, it's getting difficult to live in my home.

Moved to Nanuet in 1962, nice quiet place (no more). Too congested, too expensive, poor town planning, water shortages. Lack of small houses for us old fogies. Taxes are ridiculous.

Keep property and school taxes as low as possible.

Provide housing that seniors can afford, rather than large expensive new houses. It would be desirable to move to a smaller house with safety and companionship. Instead of golf courses, build housing and recreational facilities for seniors, like in NJ.

Stop building golf courses and build affordable housing.

Senior housing should be within walking distance to stores.

When the stairs in my townhouse become too much, I will have to leave the area to find affordable housing. I wish I didn't have to leave, but housing is so inflated. I will miss the area for its history, and mostly its safety.

Look into senior housing in Suffolk and NJ for examples. Also, strongly consider permitting accessory apartments for seniors who can't get into town senior housing.

More housing for seniors who would like to downsize, now that they have an empty nest.

Allowing accessory apartments is of primary importance. The income from this would help pay soaring taxes. Also, quenching Charles Holbrook's desire to include large cost items in the town's budget will keep taxes level.

It's important to have no stairs to climb.

I am selling my home and in urgent need of a senior citizen apartment. I would like to live with older people. If you can help me, please call 268-6155. Thank you.

I will only retire in Clarkstown if I can stay in my current home.

Keep taxes as low as possible.

I sold my home 5 years ago to downsize to something affordable. When I can no longer live alone, I will hopefully live with my son or daughter. Ordinary rentals are way too high for me on my low income.

The town has gotten overcrowded. Too much building going on in the last 5 years.

Taxes, utilities, medical expenses are too high. I might have to sell and move upstate. I would love to stay, as I have lived here over 40 years and I just need a smaller home.

Housing should be made available to seniors on a fixed income.

Clarkstown needs affordable housing for seniors and also for single parents. There are very few people with a single income who can afford to live in Rockland and that is a shame because these people lived here as children and now have to leave.

My wife feels very isolated here in Clarkstown. A recreation and education center, central dining, access to transportation and shopping, a place to make and keep friends, and nursing services would all be desirable.

Most preferable solution: reduced taxes, utilities, etc.

Might an upscale retirement home community be more appealing?

I think school taxes should be much lower for seniors. The people who have the children should bear more of the burden. Seniors are taken advantage of for school taxes. It could be done more fairly.

I would like to see 55 and over complexes like in NJ, with tennis courts, a clubhouse, and a pool. Spring Valley housing is abominable, Hubert Humphrey Drive is acceptable but not near shopping, and the rooms are tiny and dark. Montebello is good.

Consider low/moderate priced housing to replace Bradlee's and the empty movie theater on N. Main St. Make sure you use a first-rate architect. New City has become an eyesore.

The most obvious area for consideration is the Bradlee's shopping center. Next is the strip mall across from the courthouse. Then, other dead or dying malls. Knowing the previous attempts, it won't be pretty, but better than a bomb site.

It would be extremely helpful to allow seniors not in need of personal assistance to rent part of their homes as accessory apartments. We cannot afford to sell our homes and buy smaller units, as well as keep up with inflation.

How about first necessity of money? Most seniors live on a fixed income. It would be nice to own $100,000 housing or pay $600 a month. Be real. How about $50,000 or $400 rentals? Most seniors can't even afford to eat! Wake up!

I believe older people would prefer to stay in their homes. School taxes should be eliminated for homeowners. Subsidies should be implemented for renters. The requirement should be age and time lived in Clarkstown, not income.

Please help this county provide affordable housing so that no one need be homeless.

Based on the experiences of my peers, I realize that everything can change in an instant, all based upon health needs.

Over 55 developments are urgently needed in Clarkstown as are available in surrounding areas. A move to Nassau County was considered, but we found nothing that met our needs or financial abilities, so we remained in Clarkstown.

I have no intentions of leaving my present home.

We will strongly consider leaving this area. Homes are too expensive and taxes are out of sight.

(live in mobile home and will move upstate)

We need more senior housing, especially for those on a fixed income. How about a shared unit for 2 compatible seniors?

I really want to stay in my present home so family can visit and stay over. Taxes are too high is we don't continue to work.

Vacant land on Schervier Lane: 18 acres, six 1500 sq.ft. homes per acre at $200,000 per home. That's $21,600,000. These homes would be on the tax rolls with no services for schools. I think the town should contact the land owner with this proposal.

There is a need for more 2 bedroom, 1 1/2 bath apartments in Clarkstown, in the $1200-1600 range.

I have visited friends who live in very nice developments in NJ, about 100 miles from here. It would be nice if Rockland had similar developments.

I think if I were forced to move, I would probably leave the county to be closer to one of my children.

We live in a condo because our home of 27 years became too expensive to maintain and we wanted to stay in Clarkstown near our children and grandchildren. If a small, single family house were available, we would have jumped at it.

Senior housing would not benefit Clarkstown, especially in areas which would add to the congestion and density.

The prices of homes and rents of apartments are going up so high that senior citizens on fixed incomes have to move out of the county to survive.

Senior housing should not be in commercial area. It should be mixed with younger people, and should not be too dense.

Senior housing should be in an area near shopping, not too crowded, and in an area mixed with younger people.

While a community setting is appealing to some, to most it is not. My husband and I don't want to sell our home, but may be forced to if taxes continue to rise. There's a great need for more programs like STAR to keep seniors independent.

recently retired, house paid off, no move plans

taxes too high; town and county extravagant and improvident in spending habits; taxes still rising in spite of STAR plan, forcing many to leave for other areas where cost of housing and taxes are more reasonable

Waiver of local taxes would allow some seniors to remain in the home.

I live in senior housing, but I would love to have a dishwasher. It is hard to stand at the sink for long periods of time. Also, the door needs painting.

Seniors have several complexes in the town already. Affordable, not luxury, rentals are what is needed to keep the middle income families from having to leave the area or go bankrupt.

I am a disabled senior citizen with no income or benefits. I would like to have a place for myself and my husband under government assistance. (wrote in "less than $100" for #18)

I'm against senior housing because there will never be enough for everyone. It will bring more traffic and population. Seniors selling houses to families will bring more kids. Let them move if they can't afford it. Politics ruin this town.

I think the town of Clarkstown has missed the boat on senior housing. When there was land available, large homes were built. Now you want to put senior housing on commercial land. I'm totally against senior housing, I think it's too late.

reduce taxes; do not overbuild; do not overburden working middle class with taxes

We would like a setting such as Normandy Village, which has access to everything, but rents are outrageous. Help us seniors find affordable housing in a safe neighborhood.

We need affordable housing in safe neighborhoods. Help us seniors.

I cannot believe that for all the taxes we pay there are no senior facilities at all. Other areas have provisions for the aged. It really doesn't feel good that we don't (THIS DOES MEAN YOU). P.S. Nobody is getting younger!

Accessory housing sounds good. It could help home owners as well as students, working mothers, domestics supporting families elsewhere, young couples, etc.

We need senior one level homes or apartment houses with elevators. If this does not materialize soon, we shall have to leave our beloved home. Please, in the near future.

additional affordable housing for seniors

True senior housing: affordable (based on average senior's income), near shopping and transportation, architecturally attractive, appropriate for population. NOT $500,000 homes disguised as senior housing to benefit from government funding.

People who have lived and paid taxes here have contributed to the academic profession, increased real estate values, and contributed to the business community for years. And when we retire, we have to move out because we can't afford to stay. It's sad.

Property taxes are driving seniors out of the county, which I expect will be my situation very soon.

I hope housing for seniors is affordable.

There is a dire need for affordable senior apartments.

Taxes are too high for seniors. There are not that many programs for seniors or places to do things. And if there are you must travel to them. Politicians don't care about seniors or their plight regarding housing and affordable living.

Comparable homes in Richmond, VA, go for half the price of Rockland homes. Property taxes are also a third of what they are here. WHY?!!!!

The condos built by Mr. Kaplan in New Hempstead on Rt. 45 are ideal, but I want to stay in Clarkstown. If he could build something similar in Clarkstown, it would be terrific for myself and many of my senior friends.

Rent is becoming too prohibitive.

So many elements are uncertain. For instance will our taxes go up? If they do, or if one or another thing like health - or increased costs for fuel, medicare or handyman, we might need to move in a year or so.

Build some housing for senior citizens.

I live with my daughter

Lower property taxes for seniors, particularly those on fixed income

Accessory housing would help senior home owners and young couples getting started to remain in the town.

There is definitely not enough affordable housing for senior citizens who wish to remain in their current communities. Also, our young people do not have enough options to stay where they lived most of their lives because of the high costs.

What I think is nice would not be practical in this area. That would be Villa's.

Allowing a second apartment would help seniors cover housing taxes and expenses and also allow young folks to stay in Clarkstown.

Nursing Home

Won't want to live near industry. Don't want housing and residential on top of plants etc.

We need housing for seniors and disabled badly

Housing problem (shortage) is a direct result of high taxes when the need for schools is minimum for seniors. Lower tax rate for people over 60 would result in more people not planning a move.

Good public transportation would be good

Apartment with no steps, eatin kitchen, washer drier in the apartment, two bathrooms with stall shower, clubhouse, health spa and pool on premises. Why is Rockland so far behind in this type of facility.

Housing should be located in areas with good shopping, transportation, pleasant trees etc. Not in any old place.

Homes should be in areas with transportation, shopping surounding home with trees and other conveniences.

I don't think senior housing should be in commercial area (light industrial). Do not down zone.

I am in favor of over 55 housing similar to the NJ models.

Seniors should only pay 25% of their property tax and be able to reside in their present homes and have zoning exceptions to rent one room for every 4 rooms in their house.

Clarkstown should be more lenient in allowing Mother-Daughter arrangements. All this really means is allowing a stove and a sink. Allow for a limited time ie 5 years. Inspect if the mother is no longer living there and remove the permit.

I currently live with my wife in a one bedroom apartment. But however, my teenage son has come to reside with me so I am in need of a larger place urgently.

One story townhouses or patio apartments are ideal from our point of view.

This town has very few small homes, everything is outrageously big.

More low cost housing is needed. My daughter can not find any housing to rent in this town that she can afford. She is currently separated due to illness and is financially a single parent living with us.

APPENDIX III

Section D – Young Adults Questionnaire

Citizens Advisory Board for Housing - Town of Clarkstown

April 17, 2002

Dear Clarkstown Resident,

On January 15, 2002, the Clarkstown Town Board established a Citizens Advisory Board to analyze the housing needs of current Clarkstown residents and make recommendations to address those needs. We were asked to specifically look into the needs of our young adults. The committee plans to accumulate data to verify and quantify these needs and based on the results; report back to the Town Board with our recommendations by mid 2002.

As part of this process, we are enclosing a questionnaire for you to complete.

Please note the following:

1- The enclosed questionnaire is totally anonymous so please do not indicate your name or address.
2- Only residents of the Town of Clarkstown should complete the questionnaire.

Although it is impossible to guarantee that any specific action will take place as a result of these questionnaires, it is our hope that these results will become the basis of some tangible action on the part of the Town in the not too distant future.

Thank you for your help, we hope that you will take the time to complete this questionnaire as accurately as possible and return it to the Town of Clarkstown as follows:

Citizens Advisory Board for Housing
Town of Clarkstown
10 Maple Avenue
New City, NY 10956

Very truly yours,

Clarkstown Citizens Advisory Board for Housing

№ 4409

Citizens Advisory Board for Housing - Young Adult Housing Questionnaire

****IMPORTANT!!**** - Please return this completed questionnaire by **May 15, 2002**

1. Identify your age group: ____ 22-25 ____26-30 ___31-35

2. You currently reside in:

   ____Congers ____Valley Cottage ____West Nyack

   ____New City ____Nanuet ____Bardonia ____Rockland Lake

3. Identify your current arrangements (check all that apply):

   ____alone ____with roommate ____with spouse and children

   ____with parents ____with children ____with significant other or spouse

4. Do you? ____ Own ____Rent

5. Do you expect to move within the next three years? ____Yes ____No ____ Don't know

6. If you were to move, where would you consider moving?

   ____within Clarkstown ____outside of Rockland

   ____outside of Clarkstown, but within Rockland

7. Check the three most important factors you would consider in deciding where to move:

   ____job location ____cost of living/taxes ____larger residence

   ____traffic/population density ____school district ____cost of the house itself

   ____live near family

8. Please select the type of housing style you would consider:

   ____rental apartment complex ____condo/townhouse/co-op ____single family

9. The residence would have:

   ____one bedroom ____two bedrooms ____three bedrooms

   ____four or more bedrooms

(Continued on reverse side)

10. Would you prefer to rent or own? ____Own ____Rent

11. Would you consider living in a studio or one bedroom "accessory apartment?" (small apartment in a single-family house with its own entrance, kitchen and bathroom)?

____strongly consider ____not consider ____do not know

____other (explain) _____

12. The proximity of the residence to public transportation is:

____very important ____somewhat important ____not important

13. How important is it to be within walking distance of shopping centers?

____very important ____somewhat important ____not important

14. If you were moving to a multi-family complex (i.e. condo or townhouse), how important would special amenities such as a pool, tennis courts, and other recreational facilities be?

____very important ____somewhat important ____not important

15. Please check those volunteer emergency services in which you are currently active.

____fire department ____EMT or ambulance ____None

____other _____

16. The **maximum** you would pay per month for rent and utilities is

____$750 ____$900 ____$1,000____$1,200 ____$1,500 ____$1,700 or higher

17. The **maximum** you would consider paying for a new home would be

____$150,000 ____$175,000 ____$190,000 ____$200,000

____$250,000 ____$300,000 ____$350,000 ____$400,000 or higher

18. Please offer any comments about your housing needs and issues that you think the Town should consider:

_____

_____

_____

_____

_____

_____

APPENDIX III

Section E – Young Adults Questionnaire Results

1-Identify your age group:

Age Group	Totals
22-25	272 23.80%
26-30	376 32.90%
31-35	476 41.64%
No Response	19 1.66%
Grand Total	**1143** **100.00%**

2-You currently reside in:

Age Group	Bardonia	Congers	Nanuet	New City	Rockland Lake	Valley Cottage	West Nyack	No Response	Totals
22-25	9 3.31%	26 9.56%	52 19.12%	97 35.66%	0 0.00%	52 19.12%	35 12.87%	1 0.37%	272 23.80%
26-30	9 2.39%	52 13.83%	87 23.14%	120 31.91%	1 0.27%	56 14.89%	45 11.97%	6 1.60%	376 32.90%
31-35	18 3.78%	48 10.06%	124 26.05%	165 34.66%	0 0.00%	53 11.13%	66 13.87%	2 0.42%	476 41.84%
No Response	0 0.00%	4 21.05%	0 0.00%	8 42.11%	0 0.00%	0 0.00%	2 10.53%	5 26.32%	19 1.66%
Grand Total	**36** **3.15%**	**130** **11.37%**	**263** **23.01%**	**390** **34.12%**	**1** **0.09%**	**161** **14.09%**	**148** **12.95%**	**14** **1.22%**	**1143** **100.00%**

03-Current Living Arrangments by Age Group

Age Group	Alone	With Children	With Parents	With Roommate	With Spouse	With Spouse & Children	No Response	Total
22-25	9 14.52%	0 0.00%	246 47.86%	5 19.23%	7 4.19%	5 1.45%	0 0.00%	272 23.80%
26-30	25 40.32%	2 10.00%	174 33.85%	14 53.85%	83 49.70%	77 22.25%	1 12.50%	376 32.90%
31-35	28 45.16%	18 90.00%	90 17.51%	6 23.08%	76 45.51%	256 73.99%	2 25.00%	476 41.64%
No Response	0 0.00%	0 0.00%	4 0.78%	1 3.85%	1 0.60%	8 2.31%	5 62.50%	19 1.66%
Grand Total	**62** **5.42%**	**20** **1.75%**	**514** **44.97%**	**26** **2.27%**	**167** **14.61%**	**346** **30.27%**	**8** **0.70%**	**1143** **100.00%**

4-Do you?

Age Group	Own	Rent	No Response	Totals
22-25	96 35.29%	68 25.00%	108 39.71%	272 100.00%
26-30	154 40.96%	140 37.23%	82 21.81%	376 100.00%
31-35	347 72.90%	95 19.96%	34 7.14%	476 100.00%
No Response	9 47.37%	3 15.79%	7 36.84%	19 100.00%
Grand Total	**606** **53.02%**	**306** **26.77%**	**231** **20.21%**	**1143** **100.00%**

05-Expect to move within 3 years by Age Group

Age Group	Yes	No	Don't Know	No Response	Total
22-25	194 35.60%	16 4.76%	81 25.00%	1 5.56%	272 23.80%
26-30	222 40.73%	85 25.30%	64 26.23%	5 27.78%	376 32.90%
31-35	126 23.12%	226 67.26%	118 48.36%	6 33.33%	476 41.64%
No Response	3 0.55%	9 2.88%	1 0.41%	6 33.33%	19 1.66%
Grand Total	**545** **47.68%**	**336** **29.40%**	**244** **21.35%**	**18** **1.57%**	**1143** **100.00%**

6-If you were to move, where would you consider moving?

Age Group	Within Clarkstown	Within Rockland, not Clarkstown	Within Rockland	Outside of Rockland	Anywhere	No Response	Totals
22-25	53 19.49%	32 11.76%	13 4.78%	134 49.26%	20 7.35%	20 7.35%	272 23.80%
26-30	109 28.99%	40 10.64%	32 8.51%	157 41.76%	26 6.91%	12 3.19%	376 32.90%
31-35	195 40.97%	35 7.35%	34 7.14%	148 31.09%	32 6.72%	32 6.72%	476 41.64%
No Response	3 15.79%	1 5.26%	1 5.26%	4 21.05%	1 5.26%	9 47.37%	19 1.66%
Grand Total	**360** **31.50%**	**108** **9.45%**	**80** **7.00%**	**443** **38.76%**	**79** **6.91%**	**73** **6.39%**	**1143** **100.00%**

7a-First of three most important factors in deciding where to move:

Age Group	Job Loc	Cost of living/taxes	larger Residence	Traffic/Pop. Density	School District	Cost of house	Live near family	No Response	Totals
22-25	174 63.97%	72 26.47%	4 1.47%	8 2.94%	1 0.37%	5 1.84%	8 2.94%	0 0.00%	272 23.80%
26-30	154 40.96%	137 36.44%	11 2.93%	25 6.65%	19 5.05%	4 1.06%	25 6.65%	1 0.27%	376 32.90%
31-35	165 34.66%	148 31.09%	24 5.04%	36 7.56%	52 10.92%	9 1.89%	37 7.77%	5 1.05%	476 41.64%
No Response	6 31.58%	7 36.84%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	6 31.58%	19 1.66%
Grand Total	**499** **43.66%**	**364** **31.85%**	**39** **3.41%**	**69** **6.04%**	**72** **6.30%**	**18** **1.57%**	**70** **6.12%**	**12** **1.05%**	**1143** **100.00%**

7b-Second of three most important factors in deciding where to move:

Age Group	Job Loc	Cost of living/taxes	Larger Residence	Traffic/Pop. Density	School District	Cost of house	Live near family	No Response	Totals
22-25	20 7.35%	102 37.50%	11 4.04%	24 8.82%	38 13.97%	19 6.99%	33 12.13%	25 9.19%	272 23.80%
26-30	17 4.52%	93 24.73%	24 6.38%	39 10.37%	108 28.72%	35 9.31%	41 10.90%	19 5.05%	376 32.90%
31-35	5 1.05%	89 18.70%	48 10.08%	36 7.56%	211 44.33%	21 4.41%	35 7.35%	31 6.51%	476 41.64%
No Response	0 0.00%	1 5.26%	0 0.00%	1 5.26%	5 26.32%	1 5.26%	3 15.79%	8 42.11%	19 1.66%
Grand Total	**42** **3.67%**	**285** **24.93%**	**83** **7.26%**	**100** **8.75%**	**362** **31.67%**	**76** **6.65%**	**112** **9.80%**	**83** **7.26%**	**1143** **100.00%**

7c-Third of three most important factors in deciding where to move:

Age Group	Job Loc	Cost of living/taxes	Larger Residence	Traffic/Pop. Density	School District	Cost of house	Live near family	No Response	Totals
22-25	4 1.47%	29 10.66%	5 1.84%	14 5.15%	12 4.41%	122 44.85%	40 14.71%	46 16.91%	272 23.80%
26-30	8 2.13%	30 7.98%	19 5.05%	13 3.46%	34 9.04%	172 45.74%	58 15.43%	42 11.17%	378 32.90%
31-35	7 1.47%	29 6.09%	62 13.03%	15 3.15%	69 14.50%	200 42.02%	45 9.45%	49 10.29%	476 41.64%
No Response	0 0.00%	1 5.26%	1 5.28%	0 0.00%	1 5.26%	4 21.05%	2 10.53%	10 52.63%	19 1.66%
Grand Total	**19** **1.66%**	**89** **7.79%**	**87** **7.61%**	**42** **3.67%**	**116** **10.15%**	**498** **43.57%**	**145** **12.69%**	**147** **12.86%**	**1143** **100.00%**

8-Please select the type of housing style you would consider:

Age Group	Rental Appartment Complex	Condo/Townhouse/Co-op	Single Family	No Response	Totals
22-25	105 38.60%	87 31.99%	79 29.04%	1 0.37%	272 23.80%
26-30	61 16.22%	104 27.66%	208 55.32%	3 0.80%	376 32.90%
31-35	20 4.20%	71 14.92%	382 80.25%	3 0.63%	476 41.64%
No Response	2 10.53%	4 21.05%	8 42.11%	5 26.32%	19 1.66%
Grand Total	**188** **16.45%**	**266** **23.27%**	**677** **59.23%**	**12** **1.05%**	**1143** **100.00%**

9-The residence would have:

Age Group	1 Bedroom	2 Bedrooms	3 Bedrooms	4 or more Bedrooms	No Response	Totals
22-25	65 23.90%	115 42.28%	71 26.10%	18 6.62%	3 1.10%	272 23.80%
26-30	47 12.50%	105 27.93%	132 35.11%	90 23.94%	2 0.53%	376 32.90%
31-35	13 2.73%	66 13.87%	135 28.36%	259 54.41%	3 0.63%	476 41.64%
No Response	1 5.26%	4 21.05%	6 31.56%	3 15.79%	5 26.32%	19 1.66%
Grand Total	126 **11.02%**	290 **25.37%**	344 **30.10%**	370 **32.37%**	13 **1.14%**	1143 **100.00%**

10-Would you prefer to rent or own?

Age Group	Rent	Own	No Response	Totals
22-25	73 26.84%	193 70.96%	6 2.21%	272 23.80%
26-30	46 12.23%	326 86.70%	4 1.06%	376 32.90%
31-35	12 2.52%	462 97.06%	2 0.42%	476 41.64%
No Response	2 10.53%	11 57.89%	6 31.58%	19 1.66%
Grand Total	**133** **11.64%**	**992** **86.79%**	**18** **1.57%**	**1143** **100.00%**

11-Would you consider living in a studio or one bedroom 'accessory apartment' (small apartment in a single-family house with its own kitchen

Age Group	Strongly Consider	Not Consider	Do not Know	Other	No Response	Totals
22-25	85 31.25%	89 32.72%	82 30.15%	8 2.94%	8 2.94%	272 23.80%
26-30	63 16.76%	234 62.23%	52 13.83%	19 5.05%	8 2.13%	376 32.90%
31-35	23 4.83%	394 82.77%	36 7.56%	7 1.47%	16 3.36%	476 41.64%
No Response	5 26.32%	8 42.11%	1 5.26%	0 0.00%	5 26.32%	19 1.66%
Grand Total	**176** **15.40%**	**725** **63.43%**	**171** **14.96%**	**34** **2.97%**	**37** **3.24%**	**1143** **100.00%**

12-The proximity of the residence to public transportation is:

Age Group	Very Important	Somewhat Important	Not Important	No Response	Totals
22-25	64 23.53%	108 39.71%	98 36.03%	2 0.74%	272 23.80%
26-30	66 17.55%	126 33.51%	180 47.87%	4 1.06%	376 32.90%
31-35	52 10.92%	165 34.66%	255 53.57%	4 0.84%	476 41.64%
No Response	5 26.32%	3 15.79%	6 31.58%	5 26.32%	19 1.66%
Grand Total	**187** **16.36%**	**402** **35.17%**	**539** **47.16%**	**15** **1.31%**	**1143** **100.00%**

13-How important is it to be within walking distance of shopping centers

Age Group	Very Important	Somewhat Important	Not Important	No Response	Totals
22-25	23 8.46%	100 36.76%	145 53.31%	4 1.47%	272 23.80%
26-30	30 7.98%	108 28.72%	232 61.70%	6 1.60%	376 32.90%
31-35	26 5.46%	140 29.41%	306 64.29%	4 0.84%	476 41.64%
No Response	4 21.05%	3 15.79%	7 36.84%	5 26.32%	19 1.66%
Grand Total	**83** **7.26%**	**351** **30.71%**	**690** **60.37%**	**19** **1.66%**	**1143** **100.00%**

14-If you were moving to a multi-family complex (i.e. condo or townhouse), how important would special amenities such as a pool, tennis courts and other recreational facilities be?

Age Group	Very Important	Somewhat Important	Not Important	No Response	Totals
22-25	69 25.37%	147 25.37%	55 25.37%	1 25.37%	272 23.80%
26-30	122 32.45%	178 32.45%	67 32.45%	9 32.45%	376 32.90%
31-35	202 42.44%	181 42.44%	68 42.44%	25 42.44%	476 41.64%
No Response	5 26.32%	4 26.32%	5 26.32%	5 26.32%	19 1.66%
Grand Total	**398** **34.82%**	**510** **44.62%**	**195** **17.06%**	**40** **3.50%**	**1143** **100.00%**

15-Please check those volunteer emergency services in which you are currently active.

Age Group	Fire department	EMT or Ambulance	Other	None	No Response	Total
22-25	13 21.31%	7 33.33%	4 25.00%	229 23.71%	19 24.05%	272 23.80%
26-30	29 47.54%	9 42.86%	7 43.75%	305 31.57%	26 32.91%	376 32.90%
31-35	18 29.51%	5 23.81%	5 31.25%	420 43.48%	28 35.44%	476 41.64%
No Response	1 1.64%	0 0.00%	0 0.00%	12 1.24%	6 7.59%	19 1.66%
Grand Total	**61** **5.34%**	**21** **1.84%**	**16** **1.40%**	**966** **84.51%**	**79** **6.91%**	**1143** **100.00%**

16-The maximum you would pay per month for rent and utilities is:

Age Group	$750	$900	$1000	$1200	$1500	$1700+	No Response	Totals
22-25	50 18.38%	56 20.59%	66 24.26%	54 19.85%	21 7.72%	9 3.31%	16 5.88%	272 23.80%
26-30	35 9.31%	46 12.23%	60 15.96%	101 26.86%	69 18.35%	40 10.64%	25 6.65%	376 32.90%
31-35	20 4.20%	30 6.30%	67 14.08%	85 17.86%	99 20.60%	107 22.48%	68 14.29%	476 41.64%
No Response	3 15.79%	3 15.79%	1 5.26%	1 5.26%	3 15.79%	2 10.53%	6 31.58%	19 1.66%
Grand Total	**108** **9.45%**	**135** **11.81%**	**194** **16.97%**	**241** **21.08%**	**192** **16.80%**	**158** **13.82%**	**115** **10.06%**	**1143** **100.00%**

17-The maximum you would consider paying for a new home would be:

Age Group	$150,000	$175,000	$180,000	$200,000	$250,000	$300,000	$350,000	$400,000 or higher	No Response	Totals
22-25	39 14.34%	22 8.09%	9 3.31%	44 18.18%	50 18.38%	40 14.71%	22 8.09%	13 4.78%	33 12.13%	272 23.80%
26-30	24 6.38%	24 6.38%	15 3.99%	55 14.63%	72 19.15%	67 17.82%	55 14.63%	42 11.17%	22 5.85%	376 32.90%
31-35	20 4.20%	18 3.78%	11 2.31%	32 6.72%	67 14.08%	89 18.70%	110 23.11%	118 24.79%	11 2.31%	476 41.64%
No Response	1 5.26%	2 10.53%	1 5.26%	1 5.26%	1 5.26%	1 5.26%	4 21.05%	1 5.26%	7 36.84%	19 1.66%
Grand Total	**84** **7.35%**	**66** **5.77%**	**36** **3.15%**	**132** **11.55%**	**190** **16.62%**	**197** **17.24%**	**191** **16.71%**	**174** **15.22%**	**73** **6.39%**	**1143** **100.00%**

Comments Report

Housing costs are way too high. There needs to be some regulation on what people can ask.

Please consider aesthetics - we don't want to be known as vinyl country. Also consider water usage - horrible situation we now have i.e.. Stage 3-4. Try not to make a buck on ever developers dream - preserve our water and town's integrity!

Property taxes are very high, more multi-family complexes would be good.

Transportation to NYC - make the hours for commuting better and more accessible.

Cost of houses has skyrocketed making it almost impossible for a young person or couple or even a single person to obtain a house.

To high to buy house in Congers or anywhere in Clarkstown.

Reduce taxes.

Should have more affordable housing for older people in the area - so that the young people can buy and prosper in the area.

other: wo in that now need bigger place.

My husband and I cannot afford to purchase a home in Clarkstown due to the rising costs and our growing family. There is not an acceptable house in our price range.

High prices of single family homes in this area are forcing all of the young hardworking people out of the county. This county has taken away our American dream of buying a home. We have to wait and save and just hope that someday we can buy a home.

Public parks are important to me the upkeep and investment into these areas (parks, gardens) should be a priority. Housing is very expensive here, it's difficult for the average family to afford.

I think young couples would like to stay in our town where we grow-up; and have family there should be affordable housing for us.

The town should consider renovating existing dwellings only. No new dwellings should be built. We need to preserve our open spaces. Preserving and maintaining our open spaces is more important than new housing.

Keep out the poor. Always vote in favor of community residences for the disabled.

Houses are too expensive cannot afford to buy one.

No more town homes "please" congestion is at its all-time max. Kids need more parks and places to hang out. Clarkstown residents should not receive traffic tickets from Clarkstown Police (just a warning) get the money from outsiders.

The town should consider building houses for people 55 and older so they can sell their homes to younger people and not have to move out of state or county, and live in a nice affordable area in Clarkstown, next to their children.

We are a young couple just married and are renting now - rent = 1400/mo. Not including utilities -- living paycheck to paycheck and are looking to own a home. There are no affordable townhouses/condos or single family homes in Rockland County.

other: church -- there is something wrong with a community where 1200-1800 sq/ft homes are selling for over 250k - other counties in the state could buy the same size home for 1/2 that price - what's going on who can afford to live in Clarkstown?

Homeowners should be made responsible for keeping their homes looking nice. There should be Town enforced rules with fines if they do not. (i.e.. Ridgewood, New Jersey)

other: live in accessory apt. move to sing. Fam. House -- We are looking to buy a house. Grew up in Rockland and we would love to remain and raise our family here. The skyrocketing prices of houses and taxes seem destined to continue - too much $

My husband and I are living in a legal mother/daughter in Nanuet. Paying rent and utilities want to buy home but would have to relocate out of state b/c $houses. Want to live here but can't afford to - cost of houses and taxes makes it unaffordable

Do not tax us out by putting in cheap housing that will fill up the schools and clog the roads -- I worked hard, so can others.

playgrounds with nice amenities such as bathrooms and water fountains.

This area is so expensive that children of home owners can't afford to live there and that is very sad. You are separating families.

The cost of living in this town is prohibitive. I grew up in Rockland and love living in Congers, but I cant afford to buy. I think it is sad.

For a young couple just starting out, it is impossible to purchase a home in the Nyack area. For the current prices of homes in this area one must make over a 100k/yr - not everyone is that fortunate. School system- more well-rounded students

If you want to keep young college grads in the community, there must be affordable housing.

We desperately need pet friendly rental properties in the county.

My tax dollars pay top dollar to keep people in the country. We should put them up in apartments in cheaper areas. If I can't hold down a good job do my kids deserve to go to Clarkstown schools?

I have no housing needs - however I am not in favor of having additional rental or affordable housing.

I have lived in New City since I was born - and am watching swath of woods after swath of woods being cut down so that am many houses as possible can be built by developers. The town is simply too crowded; too many traffic lights.

NO MORE BUILDING - in favor of tasteful development - not crowding houses onto small lots -- also problem of crowding school and streets - needs more open space and regulated development of the community.

Stagnant water is a problem - we have water 10 feet from our house - drainage is not working. I am very concerned about the West Nile virus. Please send somebody to fix it. I have an 8 yr old child who likes to play outside - thanks, Brent Tuipa

make the building process less confining - why do we pay for a zoning administrator who is a lawyer and doesn't know anything about construction and the building process. Make the people in charge of making the decisions qualified.

Make the building process easier - we persistently have tried to develop property and have had no success (a lot of red tape) we need to have a zoning administrator who doesn't waste taxpayers money and knows his business.

There aren't any rental communities that I am aware or that meet the needs of twenty-somethings. Other rental opportunities, such as apartments in single family homes, are very limited.

Building affordable housing in areas that are considered to have great school for people who earn non-for-profit salaries and cannot afford Clarkstown houses.

Introduce more affordable housing that is available to young professionals to buy instead of low Income or high income housing which seems to be the only housing being built lately.

Too costly to live in Clarkstown. It is one of the most expensive areas in Rockland. Not an affordable area to live.

Please fix 9w where it meets 303 in Congers. There have been several close calls where one is on 9w and intends to proceed onto Leif Blvd. There is no sign to which is the proper turning/straight lane.

There has to be affordable single family homes - not townhouses of condos but houses, made available. There should especially be made available to the emergency service volunteers. Or the town should consider offering low interest mortgages to vol's.

Based on rising real estate costs and limited supply I imagine that it is quite difficult for young adults who are trying to buy a new home.

The town should have more townhouses and condos for middle class young adults.

Rockland needs more affordable apartment complexes and/or condo/townhouses in safe neighborhoods with amenities and nice grounds.

Town should consider limiting new construction of condo/townhouse type as the roadways and county is already so congested.

More parks

There is a major shortage of houses available in the mid-price range.

There is no affordable new construction in Clarkstown, more state land should be released and lots sold to new home buyers and not builders or real estate invertors who mark up the property.

Affordable housing for middle class college educated people who want to have children and have one spouse not work and stay home to raise children (Indian Rock complex in Suffern) we could afford to purchase a home now with 2 working - but not 1

Rent control

Keep taxes lower so more could afford to own.

Reduce taxes

It would seem that the first time buyers are in the most difficult position - need to find solution to problem -- maybe relaxing the regulations on single family homes to allow for more accessory apartments...

Keep taxes down -- Keep education and safety a priority.

Can't afford to live in Rockland b/c too expensive -- but don't want to move.

Currently finished grad school and am teaching. Living with parents wile I pay student loans and save. Approx. plan is 7 years at home until 27.

I think they should leave everything just the way it is. Clarkstown has one of the best schools in the country, police rec, town government and services. If you want to live here you have to pay your dues, just like everyone else in Clarkstown - Cheap, no

I want to turn my one-family into a 2 family and was told I'm not allowed. This is every frustrating. How can anyone afford housing here anymore? Change the zoning of 2 families to all of Clarkstown.

The price of homes is too high.

I would move out of Rockland due to the poor financial situation of the county. The truth is I love Rockland but could not afford to live here, I was born and raised here but people like me are being driven out.

Do not want subsidized housing - Live in Clarkstown.

Some people may not know where they will be in the next few years. Make some complexes for younger people and cheaper, especially since most people will not be able to afford that much. Those 35 and younger just like places for people 55+.

Single working women.

My choices would also be made w/regard to the population of young adults in the area as well.

Apartment style housing or townhouses for new college graduates.

Clarkstown should consider a stop on all new building in the town - only single residences should be built on 1/2 acre minimum sized lots.

We think you should consider changing the school zone in the hamlets. I would love to be in Clarkstown school district like my neighbor, but I live a few doors down and am in East Ramapo

other: domestic violence

Wouldn't consider living in Rockland (beyond the part that she's un-employed and recently divorced) because there is no golf course.

Have a significant tax rebate or some other residential break for volunteer firefighters or EMT's.

The properties in Clarkstown (apartment complexes) are run-down and in poor shape [not attractive] - lived in Baltimore where there were attractive apartments focusing on young professionals.

Please please help us keep some green space. We both feel that there is too much new construction. We want more rural - the forest is disappearing.

Cost of housing and taxes Rockland are putting a hard hit on the county's emergency services. Too much loss of people in their mid-twenties and early 30's who are trying to start families while working in the emergency services - too much $

There just isn't any affordable housing for a family of 5 with moderate income, without having at least 50k in the bank.

The town should consider the large amount of people ages 21-26, who are out of school and working. Clarkstown's focus has become on senior living and not the younger people - we should shit our focus back on younger people.

Unless they are stock brokers, lawyers doctors or married with two GOOD incomes it is impossible to live in Rockland county - my maximums are below your minimums of your "max" values.

Clarkstown needs its own golf course.

It is very difficult for young adults whose income can't support them in Clarkstown. -- needs to create some subsidized housing for all (young and old) low-income households.

Housing in Clarkstown/Rockland are insane for the middle class family. Housing prices are not middle-class and nearly all working/middle class families shouldn't need to stress over the cost of living - it's bologna.

There has to be more facilities such as condos or co-ops that accept pets. It is almost impossible to find an apartment that has reasonable rent that accepts dogs or cats.

The prices in Clarkstown are too expensive. I am getting married in Aug. and we had to buy in Orange Co. b/c what we could afford here was not even appealing. I am a teacher in Clarkstown and I would like to be closer to my job. Hope this happens.

The Tilcon firing range need to be addressed and the blasting.

Housing in Rockland is not affordable a person like myself could not survive without some assistance (i.e. parents or state) I am a college graduate that make 30,000 a year with a child.

I am a single mother raising an infant. I would like to live in Nanuet or nearby - but can't afford to.

Rockland Co. is no longer for middle-class working people. It is absolutely impossible to purchase a home and raise a family in the county. Every middle-class couple my age (31-35) has been forced to move to Orange Co.

Consider the fact that Rockland Co. is ridiculous in taxes and in the cost of houses. It's impossible for young couples now days to afford to live in Rockland Co. I would consider moving out before relocating within Rockland Co.

many of our friends are moving out to Orange Co. because it is so much more affordable.

Rental units in Clarkstown are limited and expensive

Need MTA on this side of the Hudson for real. The current train through Nanuet and Spring Valley is a joke - limited times, no weekends. Tappan Zee express complicates this whole process.

Properties for 750 or less per mo.

The situation most particularly in New City is getting unbearable due to all the congestion in the past ten years. I also it has aggravated the voter problem substantially.

There is a need for EMS and/or fire dept. in closer proximity to the Hamlets/Amber Fields/Avalon Gardens perhaps located on new Clarkstown Rd. near the high tension power lines that cross new Clarkstown. It takes a while for Spring Valley fire to respond.

There is a strong need for affordable housing NOT low income or section 8.

The real estate and rent prices in Rockland (especially Clarkstown) make it almost impossible for a single young adult to reside here. As much as I like Clarkstown, I cannot afford to stay here.

Housing in Rockland is no longer affordable for the average working class family. The "starter" home no longer exists. If we didn't buy when we did, would not be able to. New houses have ridiculous prices & poor workmanship

Taxes & Prices of home makes it almost impossible for young couples to be able to own a home.

The town should consider housing for middle income families that grew up in Clarkstown so we may be able to stay here without working four jobs.

To stop building in the town of Clarkstown it is already to expensive to live here and its overpopulated as it is.

Housing is very difficult to find in Rockland County - I can barely afford to live here and hope that something is changed so that single mothers like myself can remain in Rockland County.

For adults 20-30, the cost of living is ridiculous. Between having to pay for school, car and rent makes it hard to actually have a living.

Affordability for single income housing.

As a firefighter, Fire Depts. Are losing members because of cost of living is way too high. A lot of people I know moved out of Rockland because it is too expensive.

Help me find an apartment in a house now. Renting and want to move.

Any housing options for young adults other than $500k houses and or old age homes. Because that's pretty much the only option. Point being the word "option". Oh, and while you're at it how about some playing time for children -

It is difficult for young people to find housing in Clarkstown and Rockland as a whole. I searched for months and then spent months on waiting a list to enter the garden apartment complex. The cost of housing is too steep to live near home.

I can't afford anything in Rockland that is why I still live with my parents and will probably move to another state.

Houses are still too expensive, I couldn't afford one for 5 years or more.

Clarkstown as well as many other communities in the Metro area seems to be ignoring the housing needs of young families earning average income. New housing consists of either townhouses or mini-mansions that are too expensive/don't meet needs

No one can afford Rockland County anymore that's why everyone is moving to orange and their prices skyrocketed. If everyone paid taxes - other original native residents wouldn't have to suffer and compensate with high taxes.

Taxes are too high. Housing is too expensive and not geared to young adults who would like to stay in Rockland.

other: hospital

have no current housing needs other than maintaining the home I already have.

Young adults need affordable rentals or 1st homes, which the town is lacking. Other amenities are also important being near places to shop, drink, meet other young people- closest place is Nyack currently.

Better public transportation to NYC. The bus/train from Palisades Center is OK, but it takes 1.5 hrs to get to the city.

Zoning should be allowed for creating more 2 family homes. We would def. Live in a 2 family home if we didn't have children. It creates affordable housing and "accessory apartments" are ideal for people just starting out.

Look at Marriot Courtyards models being used by colleges with modifications, they would make great starter units for those of us returning from college and choosing to live away, yet near.

Clarkstown has enough 500k to 1 million dollar homes. Something needs to be done. It's sad that people like my husband and I who were born and raised here can't afford to own a home - the property taxes are the icing on the cake.

While Rockland is a great place to grow up (I grew up here) its become too crowded with strip malls and Clarkstown would do well to utilize available lors for more upscale and or desirable stores. Try to attract more upscale commercial properties.

I think it would be nice to have condos built in the area that would attract people in their 20's and 30's. It would be great if they were not too expensive (option of renting and buying).

All the new houses are huge and way too expensive. People that have grown up in Rockland are being forced out of the county with these prices. Even townhouses are high, how about building singles that are more affordable.

There is an issue of public transportation in Clarkstown/Rockland a major reason for my desire to leave this area is it's poor or lack of public transportation with the county and into NYC (esp. late night and weekends).

Clarkstown and N. Rockland should look at the land by Letchworth Village for over 55 people. Two bedroom, two bath town homes or condos that between 189,000 - 229,000 would be great.

Condo needs to accept pets.

Too expensive. People who are 24 are still living with their families because they can't afford to live on their own. The areas prices are too high

I would love to live near my family in New City but can't afford to as a recent college graduate. All of my friends have moved out of the county because it's too expensive and there aren't enough facilities (gyms/tennis courts, etc.)

I think this survey is an excellent idea. Rockland is depriving itself economically and culturally because it lacks diversity - if there were better transportation into NYC then there'd be more younger working class people in Rockland.

I would like to have two or three bedrooms in the townhouse or co-op.

Non studio apts (1-2 bedroom or den) affordable for singles just starting out (salary less than 30000). Assistance with down payments for condo/townhouse or single family home.

More park services

Commuting over the TZ bridge is a nightmare, not enough jobs/low pay - houses are too expensive taxes are out of control.

We are not in a position to consider a 1br/studio apartment, but we are concerned for the younger generation that they would be able to find affordable housing in Rockland. Increasing taxes and cost of homes is making it difficult.

Please take care of the smell from the dump.

Property/house/tax prices are too expensive - can't afford anything here; most of the people I grew up with can't afford this place any longer.

I live at home and work in Rockland. Having graduated from college last year I hope to advance my career and eventually like to raise a family here in Rockland.

I think it needs to be realized that younger people don't make a lot of money at a young age. It is very expensive to live in Rockland County and due to this, it may push people out of the area.

Almost everyone who I grew up with has had to move b/c of high taxes and house prices.

People who grew up in Clarkstown should be a priority - many people who grew up here want to raise their families here, but it's too expensive.

There should be a housing complex for single mothers what can't afford to live on their own b/c the father's don't pay.

There is little affordable housing in Rockland, to own a home - first time buyer - is almost impossible; people who are involved in volunteer services should have immediate tax breaks.

Houses are too expensive for young families to afford - HELP

Too expensive. Taxes are too high - newlyweds can only afford to rent; affordable housing is too small and not appealing -- younger population of Clarkstown will eventually move away - b/c too much $

The town should maintain imposed zoning laws. I would not build senior homes on vacant land. I you want to build I would renovate existing buildings in town. I think we should have a public forum.

Clarkstown doesn't offer any decent housing with a good school district, rather than building big houses that young families can't afford, they should build normal homes that young families can afford and expand the school districts.

The cost to rent and buy in Rockland is way too much $. Rent is nearly as much as I'd be paying in a mortgage

The new developments I see have very little property attached to the homes. The houses would be more appealing if they were spread out more.

The cost of living in Rockland County is absurd. We don't live in Beverly Hills or the Hamptons - way too expensive.

Not fair that I live in Nanuet and pay Rockland taxes, meanwhile my kids go to Ramapo (East) - something should be done.

Stop building new homes/condos/townhouses

I think the town should consider housing needs of all residents - why create housing that only very rich can afford - change zoning so that young people starting out can come and raise their families.

Too costly for me to own a house - husband and two children

More housing for the elderly and less taxes.

We need more homes with a good price range - and lower taxes

Stop building huge houses that no one can afford. Houses for middle class people not the super rich. The price of houses is so high the true Rockland Co. people can't afford to live here any longer.

I need bigger rooms I have a large family with two boys who are teenagers and two girls in elementary school where I'm at right now - I don't have enough room.

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Consider keeping young people in county.

There needs to be more affordable housing for younger people like myself. They need to be in safer areas too.

Those of us couples without children are struggling to make ends meet - just as hard as those with children -- we don't appreciate how the area is crammed full of families living in condos that pay lower taxes than those in single family dwellings -

Lots of single family and townhouses and condos have been constructed for well to do people, how about some affordable houses for people like me.

Preservation of public land for parks and access to waterways - define out buffer zones in residential areas to commercial areas.

would consider studio - but would check location first.

Rent control

My house is perfect.

Piermont recently had a donation of an apartment complex to their firemen - something that Rockland should think about. Perks for being a member of the protective/safety force of Rockland Co.

Lower the cost of living so the "average" person can afford to live in this county - not a person that makes a higher income than most.

Both my husband and I can't afford to buy a home because anything in our price range needs too much work to make it livable, and/or life is nearly impossible when trying to make ends meet while working as a volunteer - can't afford it.

I am in grad school and already recognize that I won't be able to afford Rockland Co. prices - Rockland Co. needs to have more affordable housing for young adults.

Been looking to buy for approx. 3 mos. Prices are too high for single adults in Rockland, and Bergen.

Our strong preference is to move to the area which is accessible w/o a bridge - i.e.. Westchester Co.

It's too expensive for me to live in Clarkston without working another job - this is wrong.

Recently married and am having a hard time buying in Rockland Co. - try and look after young couples who were born and raised in Rockland Co. and wish to remain there.

We need a mass transit system in the county. An adequate RR system to NYC, Westchester and Albany

Put all of New City into Clarkstown Schools

The town should be completely accessible by sidewalks - speed limits need to be enforced and stop building on remaining open spaces - encourage car-pooling to NYC/Westchester.

More affordable housing - houses avg. over 300k in this town

Young adults that are just starting out can't afford the pay the high rates for rent - difficult to pay back loans and try and survive in this expensive county. Thinking about moving out of state b/c of high taxes

I would love to remain in Rockland Co - but can't afford to. I have been living with my parents and saving but the costs are just too outrageous.

Work in Clarkstown would like to stay here - have lived here my whole life.

It is impossible for young couples and families just starting out to stay within the Town of Clarkstown and within Rockland Co. the prices of the houses is just too much.

There is nowhere here that is affordable. I can't afford to leave my parents (my salary doesn't allow me to do so) I can't afford to get married - not here!!

There are quite a few lots that are considered "greenbelt". These lots would be great for people's children to grow up on and live in - but the cost of housing in Clarkstown is outrageous and many can't afford the housing.

Be aware of how new housing development effects enrollment in school districts - families may move to area for specific school but then be "re-districted" to another school because of space problems - overdeveloping areas in Rockland effect the school sys

Clarkstown natives (husband and wife) who grew up and attended school in Clarkstown - have been renting a condo for over 5 years and are now having great difficulty finding a small single fam home in Clarkstown - more houses need to be freed up 4 younger

other: depends on family

As a couple hoping to buy our first home, it is becoming more and more difficult to find an affordable house due to the high cost of living - young adults in our age group are being forced to buy further north. This is something we do not want to do.

the cost of buying a single family home is prohibitive for most - unless both parents are working professionals. Most people who are in their 20's and 30's who grew up in Rockland cannot afford the house they grew up in - need for more affordable living

We need more apartments that are not so expensive for single mothers or fathers b/c we can not live at home forever.

As a new Rockland Co. resident I suggest to have the Nanuet train go directly into Manhattan - this will allow family and friends to be accessible to get here and visit Also, real estate property will be worth more for real estate.

Need better schools and better built homes for the money they're asking.

Less condo construction; the town/county is getting too over populated -- restrictions on rental housing

Need more handicap accessible housing in Rockland and need service providers to be able to actually provide services and not push papers.

There are plenty of locations on Rockland that are affordable though not in a glamorous area. The focus should on making the available housing in a more desirable neighborhood.

In this housing market, school districts become a major concern - both house and private school tuition become impossible.

The town should consider location of townhouses est. they are too close to main roads.

As a teacher in Rockland, I would prefer to live in a gated community. I would also like an attached garage.

Work on strengthening the school system so it continues to be attractive to live in Clarkstown, otherwise... taxpayers will move elsewhere.

With current housing prices younger residents such as myself are forced to move north, unless you want Clarkstown to be full of senior citizens - build homes in the $300k range b/c who can afford 1mil./750k homes? Not the average person.

there needs to be some moderate/affordable housing opportunities for people of my age - can't afford to buy anything in the area -- don't want to move north but can't afford the prices here. Prefers to buy, not rent, but can't afford either.

Taxes are way too high for the services we receive.

I think and strongly recommend to the town of Clarkstown that they re-prioritize what it is that Clarkstown residents need. We need more money for school districts, not for housing in town that is considerably more well off then towns adjacent to it.

We currently own a home in Clrkstwn, but many of our friends are moving out b/c of the prices - both of us are employed, but my husband had to find a 2nd job just to pay the mortgage - too high taxes and mortgage - hope to send children to shools in Clkst

Most housing communities in Rockland are great towards the elderly or family with a dual income - but are too expensive for a young graduate who wants to live in Clarkstown. I think my age group has been forgotten with all the new building.

It would be great if Clarkstown had more affordable housing for young couples, such as additional town houses and apartments - and we need a train; but you probably have no say in that matter.

Maintenance - case in point; apartments opposite Bradlees Shopping Center. Messy places, junk cars overflowing garbage dumpsters. Make people care for their area have sense of community and consideration - we don't need slums

Real estate in Rockland is out of control - taxes are too high and young adults can not afford to live here near family and friends.

Tax breaks for young families to live in Rockland

High taxes makes it hard to live in Rockland

There are people over 35 who would/should be eligible for affordable housing - Rockland is beautiful but out of reach for some people as far as rentals are concerned and section 8 is almost non existent - that would help somewhat.

I am opposed to high density development - I believe the suburban character of Rockland should be maintained.

Clarkstown needs to implement traffic lights and stop signs to accommodate the traffic

It costs a lot of money to live around here and most of the time we are working 2 jobs to make ends meet - it is a beautiful area so we know it is worth it, however, it is very difficult for a young family who is just getting started

subsidy

More sidewalks should be created and buses so we can conserve gas and preserve the planet for the human race - we will all be extinct soon due to our foolish, selfish, corrupt behavior - what is the hidden agenda that you are planning now??

Pick up of garbage and leaves more often.

Housing based on income should be available to young adults who work full time. At this time the rents exceed the allowable amount due to the low paying jobs. I am a college graduate with a masters degree and I cannot find a job in my field in my field.

I believe the town should tax the Palisades Mall so that it may benefit the tax payers as PROMISED - also as a Clarkstown resident and Clarkstown employee, I often wonder where all my taxes go to - I would like to see a breakdown of spending.

As long as the housing is clean and the rent is fair young professionals will live here.

I want to stay a member of the firehouse, but I will not be able to b/c I cannot afford to live here anymore.

My fiancé who grew up in Nanuet wants to stay in the Clarkstown area, but we can't afford more than a 250,000 home and all houses are above that in this area - going to have to move to Orange Co. where living is affordable for young couples

There is no affordable housing in Clarkstown.

For a young family starting out in Clarkstown, life is rough - purchasing a house if off limits, and living areas are too small in what ever is affordable. There should be starter homes for under 200k so that young families might get a chance here.

The current housing market is pricing out low and middle income families and the tax structure will scare away all middle and lower income families so that the rich will have no one to repair their overpriced houses.

Prefers one or two bedroom apartment with kitchen/roommate

the town should consider more affordable housing for younger people such as apartments in single family homes.

Taxes in Clarkstown are too high - town officials should elevate current dollars spent on jobs within the town. Town should allow single family parcels to build a detached garage with living area. This would be a good opportunity for families to stay

Affordable single family independent homes in Clarkstown school - 3 to 4 Br some property 2 car garage in 350 - 400k range.

Stop unnecessary development - keep the few trees we have left - enforce zoning laws - especially neighborhoods which prohibit running businesses and keeping business vehicles (vans trucks) in driveways - keep child friendly neighborhoods

I have lived in Rockland all of my life, this county is too expensive ! It caters to people who make 6 figure salaries. You can start a family in this county.

Lower school and property taxes - provide affordable housing for county residents

Housing for single people, one income in Rockland is almost non-existent - people make 25-30k/yr - common charges are outrageous.. There is no way for single income individuals to survive in Rockland Co.

Being young and independent is hard to do in Rockland Co. the property taxes/ income taxes are way too high - it is nearly impossible to find a house right out of school - let alone pay for it - There is no way for a college grad to survive in Clarkstown

I am currently a resident and taxpayer in New City - the taxes are too high and property is too expensive for me to raise a family in Clarkstown - though I am a teacher in the district I cannot afford to live and raise a family here - though I want to.

Stop over developing Rockland - There is enough housing here - lets keep some country living

My husband and I are professionals working in Rockland, yet we cannot afford a house here - there is no place for young people to buy homes. Attention is only given to senior citizens. New construction is too much $ - everything is too much $

Property/school taxes are out of control - it would be beneficial to offer tax breaks to single homeowners/childless/senior citizens in regards to the exorbitant taxes - would offer incentives for young and old couples to reside in Clarkstown

More apartment rental buildings would be ideal - otherwise I've been more than happy here.

Clarkstown is a wonderful place to live. I am a single parent and find it hard to afford anything around this area. I would like to raise my child here, but it's too expensive.

Affordable housing in Clarkstown.

The noise from the thruway needs to be addressed -

Taxes are out of control.

The cost of houses is way too high - there is little to no opportunity for 1st time home buyers with a decent income to purchase a house. Unless they pay over 400k - and young couples, especially, can't afford that kind of money. - more in 60k range

The cost of living is too high for young couples starting out - those of us who grew up here are forced to leave due to the high costs and pretty soon only seniors will be living here - The town does nothing to help the hard working middle-class...

The town should consider housing for adults with low income - prices and cost of living here rival NYC - I could live in the city and pay as much as I would in Rockland -- being a young adult, I would choose the city, not Rockland.

Please work on areas which are isolated and have abandoned buildings.

I just think that the amount that owners ask for rent and also to buy is completely ridiculous - in the last 4 years the cost of buying has gone up way too much

Please build affordable house in Clarkstown or some where in Rockland that young single adults like myself can afford while paying back student loans - car payment/car insurance and buy food.

Both my children moved away b/c of difficulty in public transportation into NYC

Apts. Need business centers, possibly above the store themselves.

Clarkstown must enforce zoning laws. There regulations are not apparently being enforced throughout the county. Our neighbors who do not cut their lawn and leave garbage out front - Bergen has set the precedence for zoning enforcement

Zoning laws are an important issue - pay more attention to it.

The housing expense and real estate taxes - are out of control - people are being forced to move.

Spend some money of beautification of Congers.

I need to be able to afford my own apartment - if I could I would build affordable condos for young working people

Buying a house in Clarkstown is out of the question - based on the current market prices. Unless you are a senior citizen one can't find affordable property that isn't falling apart.

please build affordable housing for young adults.

Taxes are too high

Need new constructions for single family homes - affordable

Clarkstown needs more apartments and more options for young single people (more apartment complexes)

Quality of life Clarkstown will be affected directly (in a neg. way) by the amount of new construction permitted.

Town unlike New City - Have a downtown w/personality quaintness not to develop -- don't just develop condos on the remaining land.

A downtown area - it would be nice to be proud of

Lower school/property taxes that will help people remain in homes. Need more business/single family homes -- don't cut down every single tree. Not necessary.

The taxes and cost of housing needs to be addressed

The town should consider housing for young college graduates starting their careers. This might allow lower rents for these people at the same time keeping the population of tenants with similar demographics.

now homes on large piece of property - what is happening with the original Smith Farm Property - Though we are looking to buy a new home, new construction in Clarkstown is limited.

There is nothing in Clarkstown that single moms are afford.

Affordable housing along with reasonable commuting into NYC would be major pluses for young professionals

Apartments or single family houses should be available in Rockland. The prices are out of control - especially for a recent college grad such as myself.

Public golf course for working class residents.

The cost of living needs to decrease

If we pay Clarkstown taxes, we should be in the Clarkstown school district.

build houses in affordable price range so that average people can afford to stay here (I love Rockland).

It is a tough time for anyone especially a single person to move out. I would really like to buy something not rent, but it seems nearly impossible @ this point in time, and I even make a decent salary

Faster better quality transit to NYC - that is the main reason that young single people want to leave Rockland. This is not a place for us - Coach USA is run terribly as well.

Taxes are too high - Roads in poor condition - over congestion/housing/taxes main reasons for wanting to leave Rockland

In desperate need of reasonable housing - taxes are too high -- also need better transit into NYC

enhance schools

Single family housing for single parents with moderate income; affordable

There should be a tax break if your children don't attend the school. There should also be a cap on housing costs. - especially in Clarkstown.

Commute is bad - plan to move to city to SAVE money b/c job's there.

Both Mountainview Avenue and Christian Herald Road are in lousy shape.

Sidewalks would be nice - make it easier to get from one place to another on foot

It is very hard to become independent in Rockland b/c of the high living costs.

Need to be able to get information about public transportation - parks are beautiful, thanks

We currently are home shopping - it is very discouraging - it is impossible for a young couple to purchase a house in Rockland - tax incentives should available for first time buyers who grew up in the town and choose to live here.

Renting in Rockland is just too costly.

the cost of living in Rockland is outrageous - we need to stop developing the county and leave some trees standing

more affordable apartments with nice pool and play areas for children - affordable houses with nice surroundings

I love New City. I have been raised here for 1/2 of my life, but the real estate prices are to high so I feel like soon I am going to have to leave where my son was born and brought up.

Many leave county b/c Rockland doesn't cater to needs of recent college grads - some type of help would be nice

There needs to be more housing available for people on disability/section 8. Rents are too high for there people and housing options are too few. Make it a priority to create housing options for people on disability

more affordable housing for new professionals

Unbelievably high costs for someone who is young and disabled

I feel the town should look into building some more sections 8 housing for those who are eligible for it.

reduce property taxes by properly using the existing resources

We cant afford to stay because they don't have homes here young people could afford to live in or programs to help us.

I am engaged and would like to buy a house but they are all too expensive - they need to be cheaper

There should be housing for low-income families; everything is getting very expensive and low-income individuals are having a difficult time.

Housing for recent grads - helps to build career

Have housing set up for the volunteers at a discounted rate - we lose members because it gets too expensive to live here w/o aid.

A faster, more direct commute into the city.

more sidewalks!!!

lower taxes!!!! Would not have been able to live in Clarkstown if I did not buy house from parents.

sidewalks on double yellow line streets - also more stoplights

the town is losing a lot of people b/c the cost of living - especially the younger couples (they have it the worst) lowering the taxes and implementing a program to benefit first time buyers might help

Take into fact: the town is growing, our tax base is huge and the spending never stops. Try to save the homeowner money.

commute to NYC

programs for children 2-4 -- programs for pre-teen and teenagers ; clean-up programs, etc..

I can't believe you need a survey to figure out that there is no affordable housing in Clarkstown unless you want to live in a target area - w/o the volunteer services what would you have?

the town should offer special programs for first time buyers/young homeowners - this county is not affordable so younger people are forced to move away.

too expensive

water

Rockland has really increased their rent - no longer affordable

make builders follow UBC because they don't

roads need to be fixed - taxes are way too high -- PUT OUR MONEY TO WORK

apartment complexes charge too much

More condo complexes.

too expensive - even with a net income of over 100k it's too expensive - I have moved b/c it was just too much.. Not even enough good schools in the area.

I have moved to Orange Co b/c it was just too costly - apartments and townhouses are too expensive, even though we want to move back.

Schools should look like the police station/fire station... more attention needs to be paid to the schools

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there needs to be more affordable apartment complexes in Rockland Co. The Avalon is too expensive and I don't like Spring Valley

I think the town should consider the fact that there are a lot of young and single people that are out there and can't afford to live where they want (near their families in Clarkstown) it's just too expensive.

I am just starting out and I need time to get my life together. Presently I have a part time and a full time night job - but it's just so expensive.

being single at my age I would need a townhouse and a co-op that offered 2 bedrooms (growth room) at affordable pricing. I want to stay in Clarkstown, but it's just too costly.

more access to local trains - Nanuet is my only option for a train to NYC. Tarrytown is not convenient.

I don't think there is much the town can do to attract young people; its too far from the city

Rockland Co is a wonderful place to live - it's difficult to stay b/c the cost of living is so high; we have a college education, decent jobs and no kids, but are still struggling.

Do something. Everyone leaves when they turn 22

As a young adult, just starting out it is extremely difficult to find affordable housing in Rockland. I am considering moving back to Maryland where both housing and jobs are both more available.

I am leaving Clarkstown because of long commute to Manhattan. Rockland deperately needs train service to mid town Manhattan.

fix the roads in New City - particularly main st.

The property taxes on new construction is ridiculously high and unfair. Why should people with new homes pay 12000 dollars and more while their next door neighbors pay 6000 dollars per year.

Living in Rockland in a 3 bedroom house - less than $350,000. This would be realistic but not in today's market were there are bidding wars going on.

This county is becoming extremely overcrowded, good public transportation with access such as time and place would be beneficial to this county and provide better living conditions.

No more condos. More senior housing. Stop subdividing - getting too congested.

The school taxes for Clarkstown are too high.

I would much rather live in a development of house rather than on a main road due to traffic and safety issues. Especially if you have children these are important things.

Salary starter residence within a community now residing does not exist.

It is too expensive for my husband and myself.

Homes are too expensive for young couples and retiring couples to downsize.

The town should not allow accessory apartments as described in question 10.

I would in the future look for a more community based environment in which the families around us would be more outgoing.

I am a manager of a group home in Clarkstown and was unable to move because of low salary and lack of affordable house in Rockland. The maximum I can afford is 125,000 135,000.

Do not build housing in Clarkstown

We truly hope that we will be able to find a nice home in a good school district. It seems like prices have truly sky-rocketed.

By diversifying housing, Clarkstown could diversify its population. I hope that your advisory board is successful in implementing policy that will help Clarkstown to better represent the human race.

We would like to live in Clarkstown for a couple of years because of the close proximity to our jobs. After that we know we wont be able to live in Rockland due to the high price of house here.

The homes on the market now are priced over their true value.

More condos and/or townhouse that are not as much or more than a purchase of a house. A lot of condos and townhouses cost as much if not more than homes. For this reason, I rent the downstairs of my parents house.

Affordable housing shortage. Currently live in a condo but more space due to growing family. Minimum currently for housing in area is 300,000 dollars and those homes need major renovation.

not enough rental prop available (affordable)

Rockland is in great need of affordable rental pats for all age groups - older citizens who don't want to care for a big house anymore and young citizens who would like to stay in the county after college.

I need to live outside of Rockland because there are no rental pats that are affordable.

Avoid building law income house.

Job opportunities in my field are limited in Rockland. I will probably have to move out of NYS to survive financially. I hate the thought because I love Rockland County.

More affordable housing in the range of $175,000 - $250,000 in W. Nyack or New City.

Rent is way to high. I am moving out of Rockland because of this.

I cant find affordable housing and so am staying with my parents. I will probably have to move out of Rockland and possibly NYS due to high costs. I am just starting my career and do not make enough to cover car payments, insurance, rent, and food.

I am a low wage bracket employee who currently lives at home because I cannot afford to live on my own. Current rents and lack of apartments that are affordable are a major problem in this area.

Stop building huge mansions and build affordable housing for people like us.

Lowering taxes, putting stop signs on busy corner streets where there are no outlets of other streets.

More rental apartments.

The cost of homes are going higher and higher. I will love to own one, but there is no way with the prices of real estate.

The only homes that get built today seem to be those over 400,000 dollars which we certainly cannot afford. Not to mention that Rockland has allowed itself to become horrifically over developed with townhouse mania everywhere and too much retail.

More affordable housing, more rental availability.

I feel there should be more senior citizen housing for my parents in New City.

You loose a lot of people because the cost of living and owning your own home is ridiculously high.

We have a lovely town however - its extremely expensive to survive here.

There is no affordable housing for people in their 20s. Everyone I know needs to move to Pomona where there are many apartment complexes for young people for a reasonable price.

There are already too many homes. The clear cutting of Rockland is unnecessary and overwhelming in this small community.

The town should consider leaving or raising standards by ensuring home values do not drop by offering low income housing.

I am against any high density housing outside of the immediate central business district.

As I indicated earlier, I've purchased a home in another Rockland Town. Clarkstown was my first choice, but nothing available in my price category.

I would desire not just open space like woods and forest, but rather usable space like parks of all kinds and facilities of all kinds, golf, playgrounds, recreation areas, and theatres etc.

Unfortunately I do not think we will be able to afford a home in Rockland County.

Tighter budget control, eliminate needless services, reduce employee salary and benefits.

I lived in New City my whole life and would love to stay here. It's a shame that I cant afford any decent houses.

Additional housing is not important at this time. Rockland/Clarkstown is already built up beyond necessary. The town needs to consider more open space.

If I move to Orange County, which is very likely, I will not commute to volunteer and how unfortunate because I am highly active. I have never had any desire to leave Rockland, but I may not have a choice.

I think there needs to be more affordable apartments for out age group. The prices are outrageous, that's the big reason young people are leaving.

To provide more affordable housing to young, first time homebuyers that is not a condo/townhouse. Many couples want a single family residence with a yard but cannot afford the prices of a home in Rockland.

Senior citizens get a tax exemption, why not offer a first time home owner an exemption for the first few years to help them get established.

Message boards that would allow people to find roommates for existing places in the Rockland County/Town of Clarkstown area.

Town should consider constructing more low cost housing complexes like condo's and townhouses, for people like us who cannot afford the current price.

Importance of trees and green areas, the town is already overbuilt - adding townhouse and appt. complexes just add traffic congestion and remove green space

I need someplace to live, if Clarkstown cannot anything reasonable, my money and I will just go somewhere else.

For young couples it is totally unaffordable to purchase a house in Clarkstown.

Clarkstown should consider making an apartment complex for young single people that would have bus, train, or ferry service to NYC. This area could be like Westchester if we build it up that way.

Only complaint is how some of the officers abuse their positions.

I think you should consider the taxes here. Young people who grew up here and want to consider continuing to live here won't be able to afford the taxes here.

Apartments in descent areas with descent rent. Why all the markups for such a nice area?

Lower property taxes.

Rent is too high, buying and paying for a home is over 300,000 dollars.

Just help!

more property

What is considered a good housing environment? To understand the rights a person has when renting an apartment or a room in a house.

Taxes are out of control and so is spending. Town must be more like private industry and make adjustments where needed.

Are pets allowed in the complex?

The housing and taxes are too outrageously expensive in Clarkstown. I am soon to be married and will have a combined income of approx 110k, which still doesn't seem to be enough to afford this area.

You have done nothing about our senior citizen needs and its time for a wake up call via the ballot box. I love living in New City and now is the time to show care for all its residents.

I think that Clarkstown is making it very hard for those who grew up here, to stay here with our families. The prices are too high for average middle class people.

Towns need to be cleaner and look nicer. There is no charm to main st. in New City.

Clarkstown should have more affordable housing for volunteer firefighters so younger residents will be more interested. In time, all volunteer firefighters will be older and not as capable.

Affordable living is too expensive for anyone to live alone around here. Starting out of college, I wouldn't be able to rent a closet.

Make more affordable housing available to young adults who want to remain close to their parents and community they grew up in.

Lower priced housing for public employees.

People are frightened to death they will be homeless even with a section 8. If you cant find a place you loose section 8.

Clarkstown has become so expensive that we who grew up here as kids can no longer afford to stay here. Its very sad.

You need better public transportation. Think in terms of a train.

Strongly against accessory apts in single family homes.

Need more restaurants and fun night spots.

The population density and increased development in Clarkstown are discouraging. The traffic is also awful.

I am concerned about property values in my neighborhood decreasing due to 2-3 neighbors who are allowing their homes and properties to deteriorate.

We support initiatives to preserve open space and limit sprawl.

Clarkstown lacks nice public spaces. Downtown areas should include strong zoning laws for property upkeep and all new construction. Must have train that connects to the metro-north or addition train stations that go to Hoboken.

The town needs to be more liberal in allowing mother-daughter and other smaller apartment to be legally rented.

Maintain single family homes. Prevent Rockland from turning into Southern Westchester and prevent houses from going to multi-family.

As a resident of NJ most of my life, I have enjoyed living in Rockland County and commuting over the T-Z bridge. I would like to stay in Rockland but I cannot afford the continue living here.

There is a great lack of affordable housing for young families that want to stay in Clarkstown. Even for someone making $100,000 per year or more, it is difficult and that is really sad.

Upkeep of the streets. No more new houses, too much traffic.

Lower the taxes.

There should be an organization such as Ameridebt that can help with housing for those who have gotten a bad rap or financial assistant for young adults starting out.

Bus or minibus service from one end of Main st. to other and on 304 perhaps to Nanuet Mall with stops along the way.

I wish that there was more affordable housing for young adults within the Town of Clarkstown.

All residence of Clarkstown should have the same schooling opportunities. Not using East Ramapo would benefit the community

Young people cannot afford to live here at current level and cost. The cost of living in this town must come down. This town is in very poor shape.

It is important to provide subsidized housing or affordable housing for emerging volunteer workers. If the current volunteer EMT or Fire dept. were to switch over to a paid department, property taxes would become astronomical forcing us to move out.

Rockland is too expensive, far the normal working class person. Cost of living is too high.

I would like to remain in Rockland but I don't think that I can afford the cost of living here.

I am a teacher and cannot afford to live in Rockland on my salary. I wish there was an alternative other than leaving Rockland County.

The taxes in Rockland are ridiculously expensive. The makes it hard for people just getting out of college and working to consider staying in this area.

More affordable housing, lower taxes. These are both very important to the decision of residing in Clarkstown.

Young couples about to be married and newlyweds cannot afford Rockland. My fiancé and I have been looking for several weeks and the only homes in our price range need a tremendous amount of work. Young couples are being forced out of Rockland.

Stop building. Clarkstown is overbuilt.

More flexible commuting options to and from NYC, both during peak and off-peak times. Train is limited and very inconvenient. Bus is also limited.

There is virtually no affordable housing in Clarkstown for young adults. They are being squeezed out of the town as well as the county and are heading to Orange County. They should be able to live where they were raised.

Housing is a tremendous concern for my age group- we have strong ties to our community and do not want to leave our families and friends. We have established roots in Rockland county and are so disappointed that we cannot afford to remain here.

The cost of housing in Rockland is out of control. A one bedroom apartment in a descent area averages 900 dollars per month plus utilities. I still live at home because I cannot afford my own place.

Lower taxes, offer more services, try to do some town planning because the layout stinks.

q

It's important to offer housing to all classes (economy). People also want nature/natural land/gardens/farms etc.. In Rockland-please consider this conservation of land, preserving in order to ensure natural spaces for our children.

Rockland County is getting too expensive to live in especially for people just started out in their career. Many young couples I know are looking to move to orange county because taxes are much lower and they can get more for their money.

I believe the current state of the real estate market to be absurd. Civil servant and blue-collar workers are being forced out of their own community of which they were the foundation for building.

Houses are too expensive, most need serious home improvements, taxes are high, but this is throughout the entire county of Rockland. Most young couples, especially with children cannot afford to live in or around Rockland county.

Affordable housing in nice areas not near high drug/crime areas and in a good school district.

Less fees/More choices for single adults.

Please revise current policy to include those of us who are legitimate residents, eager to avail ourselves of all this great town has to offer.

More affordable housing for young adults. Do you know how many people my age have to live with parents because of the rents in Rockland. There is housing for low income and the elderly but nothing available for people like myself.

I do not own a home and the way things are going in this county I may have to move out of the county in a few years because of the housing market.

I grew up in New City my whole life. I feel that Rockland has gotten so expensive. I cannot afford to live here with what a typical college graduate earns. I wish Rockland was the way it was 15-20 years ago.

The housing market the it stands makes it difficult to consider moving at this time. Too expensive for what you are getting. Also, way too much new construction that is taking all the beauty out of Rockland County, which is wny I moved.

Cheaper apartments (more affordable). The cheapest place around here is $1000 for a 1 bedroom, I'd rather pay my mother that $$.

The fact that affordable living in Rockland county doesn't exist is absurd. You cannot live on 30,000 dollars/year salary in this community. Commuter trains need to be in Rockland.

Although I live in the Clarkstown area (Nanuet). The children in this complex are required to go to E. Ramapo school district and I do not think that is right.

It's just so expensive to live in this county - especially Clarkstown. The only way we can survive is by both my wife and myself working full-time.

Every new development in Clarkstown in the past 20 years has been monster houses. Moderate homes, like those built in New City, Nanuet, Bardonia in the 1950's and 1960's are in demand.

I think the town needs more affordable housing units so more families can own.

Affordable housing for all - especially Seniors.

Not enough rentals in Clarkstown, homes and taxes are too expensive.

Overdevelopment of the more rental rural areas of Rockland. Many of these areas are also being developed with houses only the wealthy can afford.

Why is part of New City in E. Ramapo school dist? We own a single family home; if we sold it we could not find anything even a little bit bigger that we could afford in Rockland.

The town is in need of middle income housing; $250,000 - $300,000 range. There is nothing out there in this price range that is decent to live in. It would be great if Clarkstown could build and offer a townhouse complex similar to Indian Rock.

I think this town should consider some kind of federal assistance to young adults trying to purchase their first home.

They don't build houses for normal people these days. Every where you look its Estates. It is impossible for a 23 year old with a normal average job to own there own Townhouse.

There is no affordable housing in Clarkstown.

Affordable housing for middle income families, transportation.

Lowering taxes, all taxes.

There are too many houses and condos going up right now, an overflow of the Rockland population.

More affordable housing is needed.

I believe that this is a step in the right direction. The county "tax break" is essential useless and more and more volunteers continue the move upstate.

We need affordable housing so we can live near our families.

We seem to be paying for O+R management including people $ 7M retirement. This is a disgrace to Rockland taxpayers.

It is too expensive to live here.

More condos and apartment houses.

Taxes are very high. I want to return here. I am a medical resident in NYC.

there is no affordable housing and property and school taxes are high

Please stop building condos and townhouses. Please stop allowing residents to sell their side lawn and put a house on it. Please stop building.

I think this town and other should stop catering to the needs of the senior citizens when considering long-term housing issues. Towns always need tax ratables and senior housing rarely qualifies.

As a young single woman without children, it seems almost impossible to locate affordable living within Rockland. I wish there were more opportunities for my age group and current status at a reasonable rate and nice area.

I would love more affordable new construction.

Better, affordable apt housing opportunities for Rockland's Youth.

Housing costs in this area are absolutely ridiculous. There just isn't any decent affordable housing for single female parent with children.

Overpopulation draining natural resources, increasing taxes due to a need for schools, transportation expenses

Many buildings are run down and unkempt and even abandoned or unused. This affects the appearance and personality of the entire town.

Everything seems so expensive for my age group, especially having a 4 year degree and looking for jobs that could afford you to live on your own and possibly consider buying your own home. I don't feel this is possible in Clarkstown at this moment.

Cheaper or more stabilized rent.

It is important to me to stay in Clarkstown, but the prices are so high that they don't give us a chance. We are forced to live with our parents or more upstate. I hope there is a solution.

The rent for Rockland County has really increased. We are in need of affordable housing.

Housing that is in good living condition and is affordable for young adults.

Finding affordable housing in this area is impossible. Everyone I know lives at home with their parents because they can't afford to live here, even with a roommate. Its really bad.

House prices are too high. Firefighters in NYC who live and volunteer in Clarkstown cannot afford to live here. Valuable resources will be lost to other counties.

Our town of Clarkstown is in need of affordable housing, especially for the single working parent. Rent has really gone up and the areas where we raise our children is very essential for working parents.

Town parks are very important to young families and the choice of different activities within those parks.

The distance to the nearest highway is very important.

As a single female, age of 33, I feel that rent in this area is very high for a single person to afford. When I plan to have a family and buy a house it will be too expensive to live in this area.

Town should consider repairing roads more aggressively, be aware of our overpopulation, reduce housing, increase recycling program.

More cultural/arts events similar to Nyack

At this time I could not afford to pay more for rent.

This question are doesn't reflect the problems of young adults in Rockland. If nothing is done to address some of these problems no young person would be able to afford living in Clarkstown or Rockland County in general.

Young couples want to live in Rockland, but are almost forced to move because it is to costly to buy a home. They move to Monroe, Orange County or upstate where its affordable to raise a family. We love Rockland, but we cannot afford to live here.

More group activities for professionals in 20-30 age group.

I love living in Clarkstown, but the reality is that there is barely any housing options available to someone my age that I can afford.

The taxes in this area are ridiculous. The amount of a mortgage can be done, but I would have to pay just as much in taxes. Where does this money go? New firehouse? No problem with the old one. Streets aren't being redone, just patched.

Housing and taxes in Clarkstown are way too high! The hard working young people are being pushed out of the very communities they have grown up in. Lower taxes and provide more affordable housing so we don't have to leave our families behind.

Cheaper housing that would help 1st time buyers that want to stay in Rockland with their families.

The cost of living in Rockland is way to high to live.

There is no housing here for us.

Affordable rentals for people with low-moderate income so they can also benefit from the schools, parks and resource offered throughout Clarkstown, taxes paid in Clarkstown should allow all children schools in Clarkstown.

All of Rockland is geared toward single family housing. There isn't much in the wage of smaller condos or apts for the 20-30 range.

There are a lot of couples that are not minority, but have low income. I think affordable housing should be available for those people in so nicer neighbor hoods and a screening process in effect.

APPENDIX III

Section F –

- Affordable Housing - Now More Than Ever
- Employer Survey Results
- Rockland County Health Department Community Based Residential Programs

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Affordable Housing – Now More Than Ever
By Jan Degenshein

I

Recently, the need for affordable housing has received some much needed media coverage. Here, affordable housing is defined as shelter for those who cannot afford to buy or rent private, competitive, market rate housing. Affordability is controlled primarily by debt service (the cost of housing); land value (as an element of housing cost); and property taxes. For the two years ending December 2000, the median housing price in Rockland County has increased by twenty six percent, to an average exceeding $300,000. That's more than one percent per month! This phenomenal increase far outstrips our personal economic gains. Few of us can afford to purchase the same house we now live in. Notwithstanding general national economic trends, with mortgage interest rates at a long-time low, the demand for housing has only increased and the cost of domicile continues to escalate. How does this situation affect each of us personally?

The Leadership Rockland Class of 2001 recently distributed a questionnaire to over four hundred local companies and their employees. Three hundred companies responded and their results were analyzed by the Rockland Business Association:

- Nearly 60% of respondent businesses indicated that from an employee attraction/retention standpoint, there is an unmet housing need.
- A full one third of all businesses have lost needed personnel due to a lack of affordable housing.
- The average household size is 3.3 people. [Yet we still zone residential properties to foster the development of four and five bedroom "McMansions."]
- Almost half of all respondent employees live in Rockland. The balance commute into Rockland from more distant and less costly communities. Eighty two percent of those employees would prefer to live in this county, where they are employed. (Apparently commuting *into* the county has no more appeal than the commute out that most of us experienced when Rockland was still considered a "bedroom community". With so many two-income households, time otherwise expended for transportation is held very dear.)
- Nearly two thirds of employees surveyed wish to purchase a house in the next five years. Two thirds of those perspective homebuyers expect to pay no more than $100,000 for that house.

Anecdotally, we know that this housing need spans the entire employment spectrum, from unskilled assembly line wage earners to highly educated and experienced technical employees. Hard working blue-collar workers can find employment *and* housing in Bergen or Orange Counties and avoid a commute altogether. Skilled engineers can find similar employment in southern states and enjoy a higher standard of living because housing costs (mortgage, and property taxes) do not consume so much of their paychecks. Apparently, to many, the arguably exceptional quality of life offered by Rockland is just too great a trade-off. The relatively higher salary offered here, after deducting housing costs, does not allow an appreciable participation in our superlative

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cultural, educational, commercial and recreational offerings. After paying for housing, there's no money left to spend! It is a myth that only "poor people" need help.

The political demands for municipal purchase of all remaining privately owned open space (in a county already privileged with thirty percent of its land mass attributed to parkland), if brought to fruition, would only drive up the cost of real estate. Unduly restrictive zoning of residential properties to minimize housing density is a concomitant contributor to increased land value and, ultimately, housing cost escalation. Innovation is stifled; and exclusion results. Erstwhile environmentalists, cast in another light, are alarmists using fear tactics which undermine the socio-economic fabric of our community. Contrary to cries of the demise of our remaining natural environment, business growth, housing for all, and sound environmental practices can enjoy a symbiotic relationship. In fact, none is possible without all three.

How will all this play out?

II

All the factors listed above, left unchecked, will contribute to the continued increase in housing costs. Consider the following scenario:

Service professionals - such as schoolteachers, healthcare providers, police officers, and direct care employees of our volunteer agencies - periodically petition for higher salaries in order to continue to reside in our community. This translates to higher property taxes, which puts housing costs further out of reach of the average consumer.

Volunteers such as emergency medical employees and fire fighters, composed primarily of the young of our community, have no affordable place to live. As they out-migrate from their home community, paid professional service givers must necessarily replace them, at a burden of millions more dollars annually to us, the taxpayers. Senior citizens – among our most precious human resources – on fixed incomes, whose increasing life spans dilute their annual discretionary income, will no longer be able to sustain a presence in this community.

With regional and national competition for commercial "tax payers" so keen, large and mid-sized businesses, frustrated by the inability to attract and retain employees here, will relocate to more personnel-fertile communities. A corporate diaspora will evolve.

Many small businesses (insurance companies, accountants, restaurateurs, materials suppliers and attorneys, to name a few) will founder because they have fewer large businesses to serve. The commercial tax base will contract, leaving a larger share of taxes to be paid by an adjusted "homestead" formula allocated to the remaining business and residential property owners. Still more businesses will relocate to "greener tax pastures", leaving an even greater share of the tax burden to residential properties. This, in turn will put housing costs out of the reach of even more would-be residents.

Service employees will demand another wave of higher salaries so that they can retain ties to the community in which they work. School taxes will escalate to pay for our

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dedicated teachers; and municipal taxes will increase to pay for the full array of municipal employees - from law enforcement officers, to clerical workers, to highway department personnel. Another wave of tax increases will surface to cover these costs. Remaining business ranks will succumb to the continuing diaspora fed by a dearth of workers and an overabundance of taxes, leaving yet more taxes to be absorbed by residential property owners.

Direct care employees of agencies we so proudly foster will seek shelter and employment elsewhere. To retain them, taxes will escalate further to cover governmental support of what we now proudly recognize as an excellent local network of voluntary organizations; and our charitable contributions will necessarily increase geometrically (taxing our personal budgets) to bolster additional needed funds; or services will diminish with agencies closing their doors.

Residents – who can no longer find employment locally (due to diminishing job opportunities) and who arrive at the personal epiphany that high taxes and long work commutes don't equate to a reasonable quality of life – will continue to move elsewhere. Remaining residents will be devoting more of their paychecks to housing, leaving less discretionary income to other personal purchases, putting our retail sector at risk.

Shopping centers will close, eroding the last column of our commercial tax base; and residential properties will begin to foreclose. School and government taxes will have long before reached a critical mass of acceptable increase; and services from the public sector will necessarily decline. Those residential property owners who have endured will find their property values spiraling downward thus devaluing the community some of us wished to protect by excluding affordable housing in the first place. *And affordable housing will have finally been accomplished!* But in a cold, desolate wasteland rather than in an enduring, vital community.

To avert this cataclysm, we must urge our representatives at all levels of government to establish meaningful programs now – in the form of zoning incentives, land acquisition, subsidy, tax abatement and low interest financing – to permit affordable housing. Whatever the economic cost now, it is far less severe than the economic and social costs later. In order for Rockland County to retain its stature as one of the most desirable places to live in the entire country, it needs a strong employment base. And that is only possible with affordable housing for all.

(The author has lived in Rockland County for 43 years, and has practiced as an architect-planner here for twenty-six years. He chairs the Rockland Business Association sub-committee on affordable housing; and is secretary of the Leadership Rockland Board of Directors.)

EMPLOYER SURVEY RESULTS

1. Twenty six companies responded to the Rockland Business Association's housing survey.

2. Out of the 26 types of businesses responding, 15% were in the manufacturing category; and 15% were in the health care category and 55% were in the other category.

3. Thirty-seven percent of all businesses surveyed operate Monday through Friday.

4. Thirty percent of all businesses surveyed have hours of operation beginning 8:00 AM and ending at 5:00 PM. An additional 30% operate 3 shifts.

5. Based on the employer responses to this survey, the issue of providing affordable housing for their employees is a major concern. Nearly 50% of all employers indicated that local housing issues affect their ability to recruit employees.

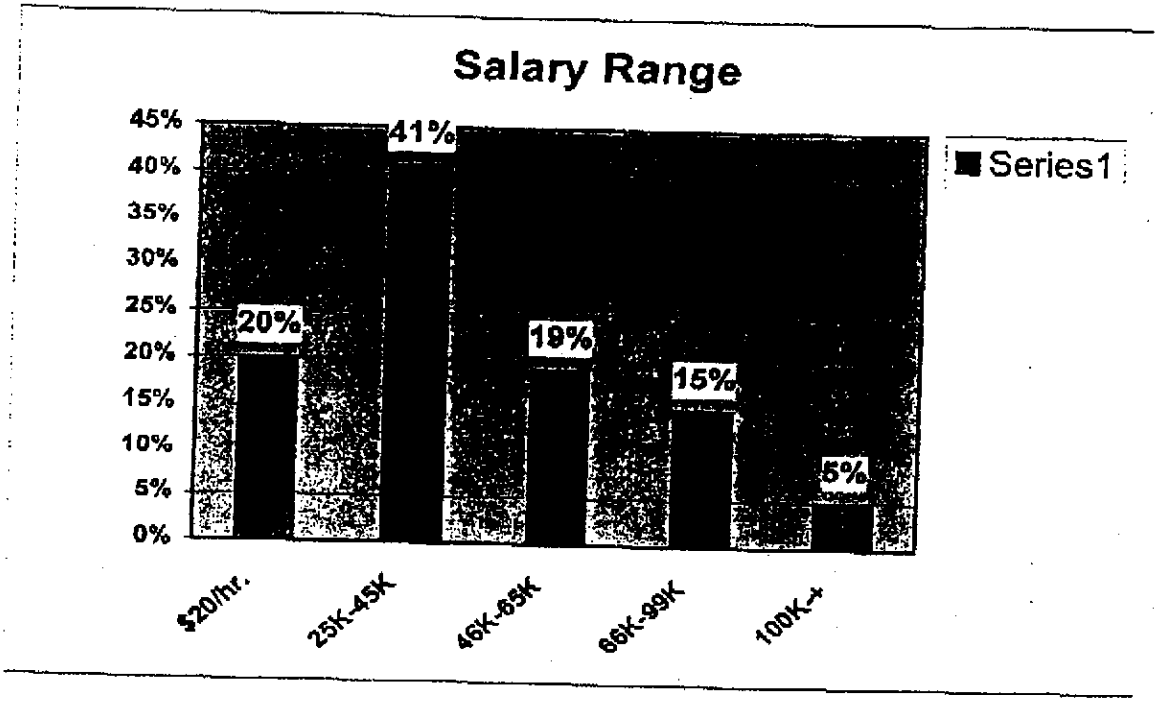
6. Nearly 1 in 3, or 33% of the employers responding have lost personnel due to housing issues.

7. Nearly 59% of all employers surveyed are experiencing an unmet need for affordable housing.

Employee Survey

Question 1: Salary Range

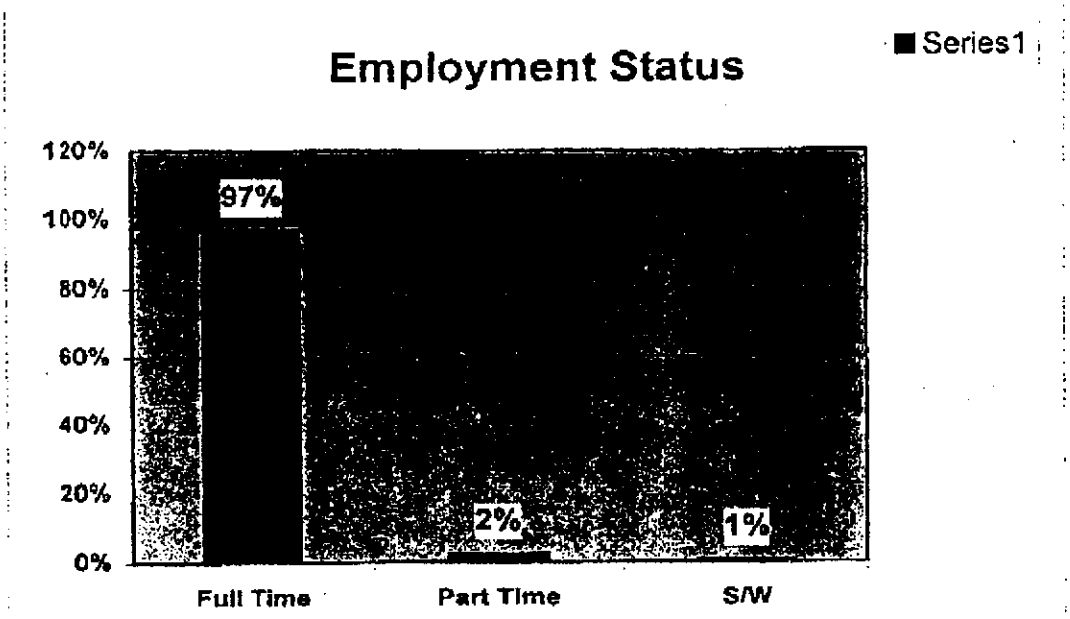
$20/hr.	25K-45K	46K-65K	66K-99K	100K-+	Totals
68	139	65	51	17	340
20%	41%	19%	15%	5%	100%



Employee Survey

Question 2: Employment Status

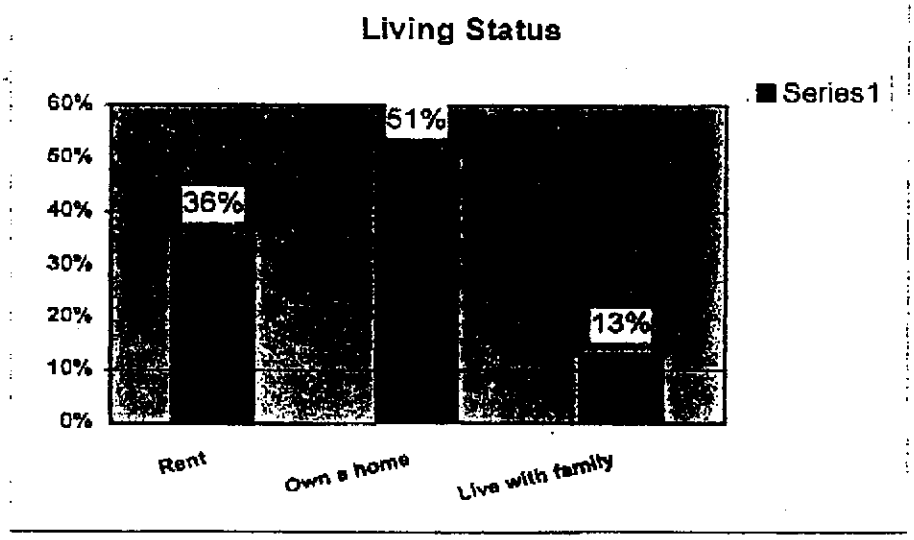
Full Time	Part Time	S/W	Totals
385	9	2	376
97%	2%	1%	100%



Employee Survey

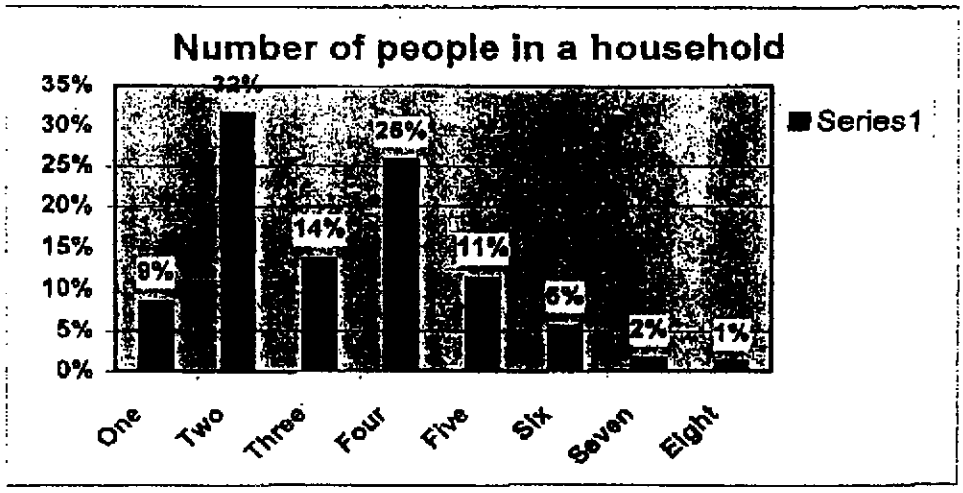
Question 3 (A): Living Status

Rent	Own a home	Live with family	Total
139	201	51	391
36%	51%	13%	100%



Question 3 (B): Living Mates

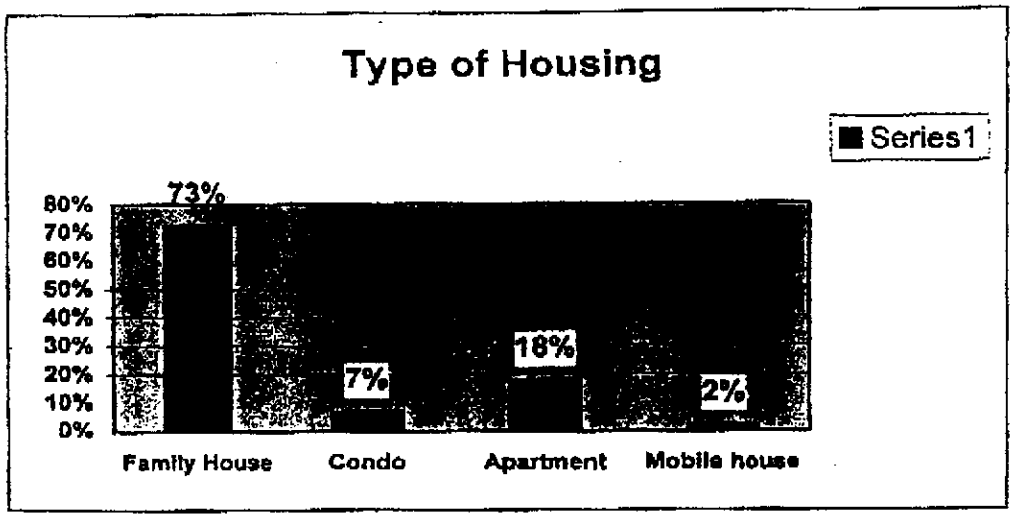
One	Two	Three	Four	Five	Six	Seven	Eight	Total
15	55	24	45	20	10	3	2	174
9%	32%	14%	26%	11%	6%	2%	1%	100%



Employee Survey

Question 4: Type of Housing

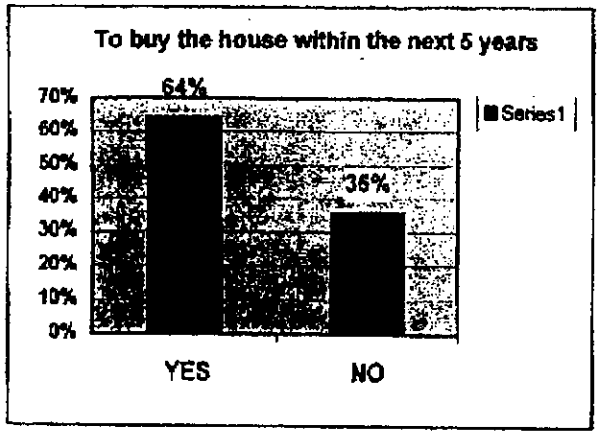
Family House	Condo	Apartment	Mobile hous	Total
268	26	66	8	368
73%	7%	18%	2%	100%



Question 5: Are you currently experiencing any type of housing problem? Please explain.
It is really very hard to find and afford a reasonable house in Rockland County because rents and utilities are very high.

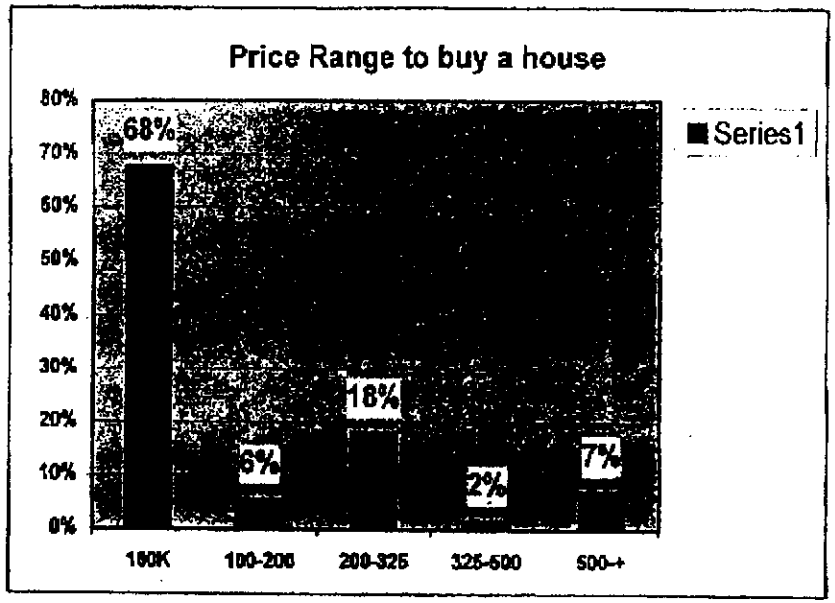
Question 6: Do you wish to purchase a house within the next 5 years?

YES	NO	Total
213	119	332
64%	36%	100%



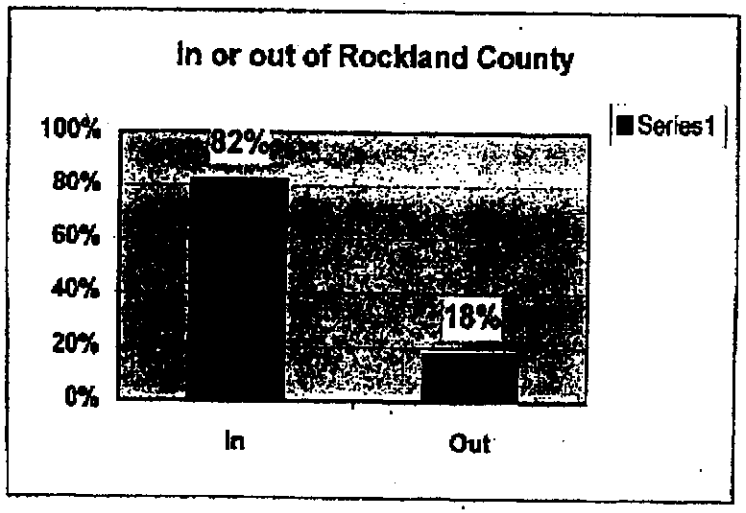
Price Range

100K	100-200	200-325	325-500	500-+	Total
245	20	65	6	26	362
68%	6%	18%	2%	7%	100%



In or out of Rockland County

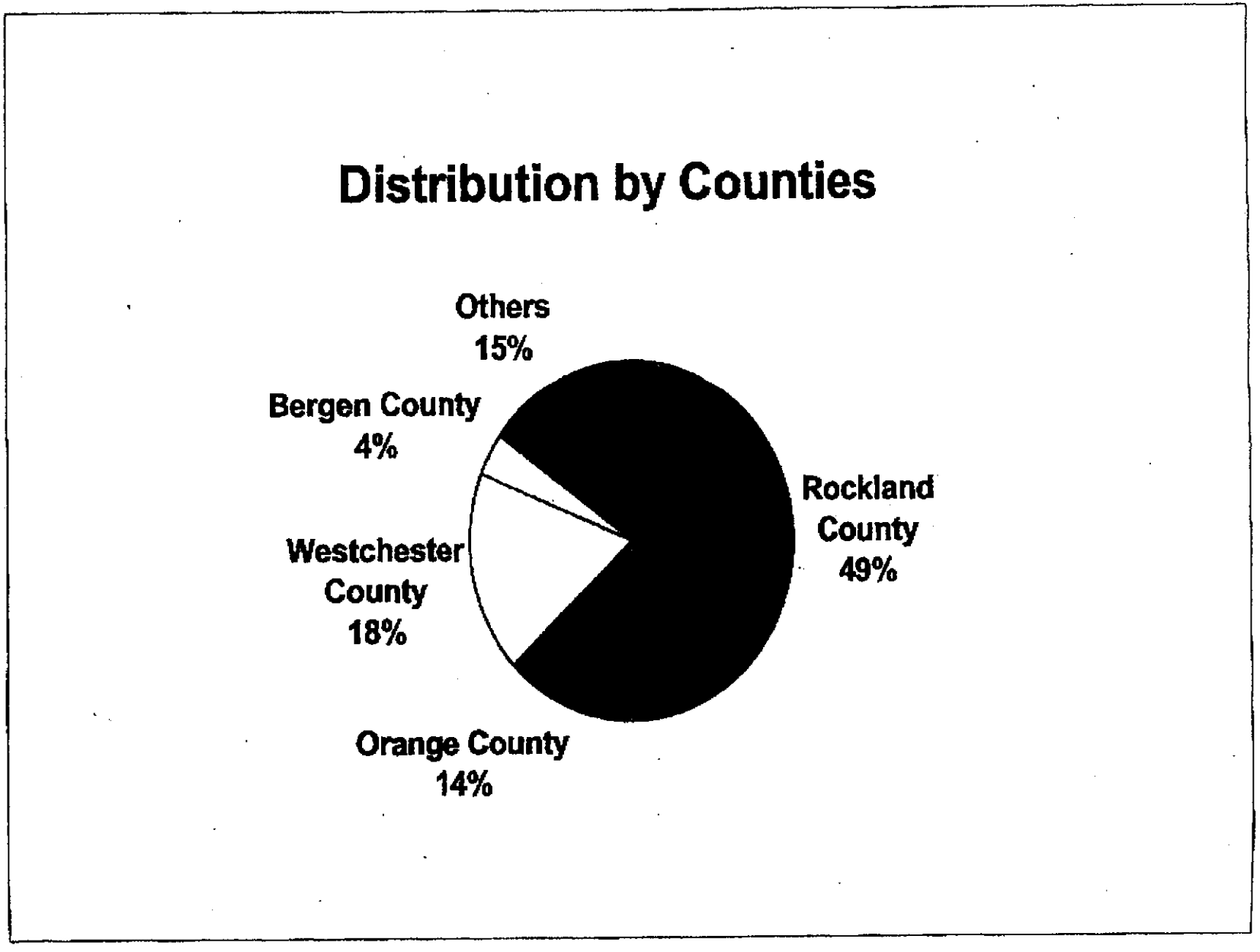
In	Out	Total
272	59	331
82%	18%	100%



Comments: Find and afford a house in Rockland County is very hard e[illegible]sive [illegible]ause [illegible] an[illegible]ities [illegible]also [illegible] hig[illegible]

Employee Survey

Question 7: Zip Codes



DATA COLLECTED FROM THE VOLUNTEERS' EMERGENCY PERSONNEL SURVEY

1. The largest age group of volunteer firemen in need of affordable housing is from 23 to 39 years, which is 54% of the total volunteer force. The next largest age group is from 40 to 49 years of age, which is 11.5% of the total volunteer force.

2. The ambulance corps largest age group is from 19 to 29 years, which is equal to 33% of the total volunteer force. The next largest age group is from 30 to 39 years, which equals 16% of the total volunteer force.

3. Thirty nine percent of all emergency service volunteers are living with parents, 24% are renting and 36% own their homes.

4. Due to the high cost of housing in Rockland County, 79% of the volunteers surveyed will eventually relocate to other less expensive areas outside of Rockland. Twenty one percent surveyed answered they would remain in the county.

5. Eighty three percent of the firemen/woman and emergency medical personnel would remain in the county and continue to volunteer their services if affordable housing was available to them.

6. The annual income of emergency service personnel earning under $20,000 is 19%, $20,001 to $30,000 is 6.8%, $30,001 to $40,000 is 15.5%, $40,001 to $50,000 is 13.7%, $50,001 to 60,000 is 10.3%, $60,001 to $70,000 is 8.6%, and over $70,000 = 25.8%.

7. A one person family equals 12% of the total volunteer force, a 2 person family equals 26%, a 3 person family equals 24%, a 4 person family equals 21%, a 5 person family is 9.7% and a 6 person family is 4.8%.

8. The approximate number of Rockland County volunteer emergency service personnel is 3,750.

9. The approximate number of Rockland County volunteer emergency service personnel, which are actively participating, is 2,130.

10. In 1999, the number of total calls for emergency medical services and fire was 34,000. However, the number of total calls increases on an annual basis.

8545 ALICE DRIVE CR #1 GROUP SERVED: AGE: 00-99 SEX: M/F
3A ALICE DRIVE PERSONS SERVED: MENTALLY RETARDED/DV
NANUET 10954 CAPACITY: 0006 SCHOOL DISTRICT CODE - 500108

LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB TYPE: SUPERVISED COMMUNITY RESIDENCE
SPONSOR:
ROCKLAND COUNTY ASSOCIATION FOR CHILDREN WITH LEARNING DISA SERVICES: RESID./HABILIT. SERV.
20 OLD TURNPIKE ROAD ADL
NANUET 10954 TEL. SPONSORSHIP: PUBLIC COUNSELING

8546 BIRCHWOOD DRIVE CR-IRA GROUP SERVED: AGE: 00-99 SEX: M/F
14 BIRCHWOOD DR PERSONS SERVED: MENTALLY RETARDED/DV
NANUET 10954 CAPACITY: 0004 SCHOOL DISTRICT CODE - 500108

LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB TYPE: INDIV RESIDENTIAL ALTERNATIVE (IRA)
SPONSOR:
ST DOMINIC'S HOME SERVICES: RESID./HABILIT. SERV.
WESTERN HIGHWAY ADL
BLAUVELT NY 10913 TEL. SPONSORSHIP: NOT-FOR-PROFIT COUNSELING

8547 CARDINAL MCCLOSKEY SVCS/WEST NYACK CR-IRA GROUP SERVED: AGE: 00-99 SEX: M/F
7 PATTERSON AVE PERSONS SERVED: MENTALLY RETARDED/DV
WEST NYACK 10994 CAPACITY: 0006 SCHOOL DISTRICT CODE - 500304

LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB TYPE: INDIV RESIDENTIAL ALTERNATIVE (IRA)
SPONSOR:
CARDINAL MCCLOSKEY SERVICES SERVICES: RESID./HABILIT. SERV.
2 HOLLAND AVE ADL
WHITE PLAINS NY 10603 TEL. SPONSORSHIP: NOT-FOR-PROFIT COUNSELING

8548 CHARLES G DAVIS COMMUNITY RESIDENCE GROUP SERVED: AGE: 18-99 SEX: M/F
3 WILLIAMS STREET PERSONS SERVED: MENTALLY DISABLED
NEW CITY 10956 CAPACITY: 0014 SCHOOL DISTRICT CODE - 500101

LICENSING AGENCY: OFFICE OF MENTAL HEALTH TYPE: COMM RESIDENCE/SUPERVISED LIVING
SPONSOR:
LOEB HOUSE INC SERVICES: RESIDENTIAL/ADL
1 BLUE HILL PLZ PO BOX1648
PEARL RIVER, NY 10965 TEL. (914) 354-2351 SPONSORSHIP: NOT-FOR-PROFIT

8549 CONGERS ICF GROUP SERVED: AGE: 00-99 SEX: M/F
70 NORTH HARRISON AVENUE PERSONS SERVED: MENTALLY RETARDED/DV
CONGERS 10920 CAPACITY: 0014 SCHOOL DISTRICT CODE - 500101

LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB TYPE: COMMUNITY-BASED ICF/DD
SPONSOR:
ROCKLAND COUNTY ARC SERVICES: RESID./HABILIT. SERV. COUNSELING
25 HEMLOCK DRIVE MEDICAL
CONGERS NY 10970 TEL. 914 947-1000 SPONSORSHIP: NOT-FOR-PROFIT ADL

8550 CRYSTAL RUN VLG/SEYMOUR DRIVE INTERMEDIATE CARE FACILITY GROUP SERVED: AGE: SEX: M/F
29 SEYMOUR DRIVE PERSONS SERVED:
NEW CITY 10956 CAPACITY: 0008 SCHOOL DISTRICT CODE - 500101

LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB TYPE: COMMUNITY-BASED ICF/DD
SPONSOR:
CRYSTAL RUN VILLAGE INC MIDDLETOWN CAMPUS SERVICES:
RD #2 BOX 98
MIDDLETOWN NY 10940 TEL. SPONSORSHIP: NOT-FOR-PROFIT

8551 DEPAUL ICF-CONVENT ROAD GROUP SERVED: AGE: 00-99 SEX: M/F
135 CONVENT ROAD (DEPAUL) PERSONS SERVED: MENTALLY RETARDED/DV
NANUET 10954 CAPACITY: 0010 SCHOOL DISTRICT CODE - 500108

LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB TYPE: COMMUNITY-BASED ICF/DD
SPONSOR:
ST. AGATHA'S HOME OF THE NEW YOR K FOUNDLING HOSPITAL, INC. SERVICES: RESID./HABILIT. SERV. COUNSELING
135 CONVENT ROAD MEDICAL
NANUET NEW YORK TEL. 914 623-3461 SPONSORSHIP: NOT-FOR-PROFIT ADL

8552 FRIEDWALD HOUSE HEALTH RELATED FACILITY GROUP SERVED: AGE: 16-99 SEX: M/F
475 NEW HEMPSTEAD ROAD PERSONS SERVED: NURSING CARE REQUIRE
NEW CITY 10956 CAPACITY: 0180 SCHOOL DISTRICT CODE - 500101 HEALTH SERVICES REQ.

LICENSING AGENCY: NEW YORK STATE DEPARTMENT OF HEALTH TYPE: COMB NURSING HOME & HEALTH RELATED
SPONSOR:
J FRIEDMAN ET AL SERVICES: RESID. PERS. SERV.
SKILLED NURSING CARE
TEL. SPONSORSHIP: NOT-FOR-PROFIT ACTIVITIES PROGRAM

8553 GARFIELD ROAD CR-IRA GROUP SERVED: AGE: 00-21 SEX: M/F
54 GARFIELD RD PERSONS SERVED: MENTALLY RETARDED/DV
NANUET 10954 CAPACITY: 0007 SCHOOL DISTRICT CODE - 500108

LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB TYPE: INDIV RESIDENTIAL ALTERNATIVE (IRA)
SPONSOR:
ST DOMINIC'S HOME SERVICES: RESID./HABILIT. SERV.
WESTERN HIGHWAY AOL
BLAUVELT NY 10913 TEL. SPONSORSHIP: NOT-FOR-PROFIT COUNSELING

8554 HARDLD V KEAHON CR GROUP SERVED: AGE: 18-99 SEX: M/F
17 SKYLINE TERRACE PERSONS SERVED: MENTALLY RETARDED/DV
WESLEY HILLS 10977 CAPACITY: 0012 SCHOOL DISTRICT CODE - 500402

LICENSING AGENCY: OFFICE OF MENTAL HEALTH TYPE: SUPERVISED COMMUNITY RESIDENCE
SPONSOR:
LOEB HOUSE INC SERVICES: RESID./HABILIT. SERV.
1 BLUE HILL PLZ POBOX 1648 AOL
PEARL RIVER,NY 10965 TEL. (914) 354-2351 SPONSORSHIP: NOT-FOR-PROFIT COUNSELING

8555 HAYDEN #10 ICF
10 HAYDEN CIRCLE
NANUET 10954 CAPACITY: 0010 SCHOOL DISTRICT CODE - 500108
GROUP SERVED: AGE: 18-99 SEX: M/F
PERSONS SERVED: MENTALLY RETARDED/DV
LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB
TYPE: COMMUNITY-BASED ICF/DD
SPONSOR:
NEW YORK FOUNDLING HOSPITAL
135 CONVENT ROAD
NANUET NY 10954 TEL. (212) 633-9300 SPONSORSHIP: NOT-FOR-PROFIT
SERVICES: RESID./HABILIT. SERV. COUNSELING
MEDICAL
ADL

8556 HAYDEN II ICF
11 HAYDEN CIRCLE
NANUET 10954 CAPACITY: 0010 SCHOOL DISTRICT CODE - 500108
GROUP SERVED: AGE: 00-99 SEX: M/F
PERSONS SERVED: MENTALLY RETARDED/DV
LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB
TYPE: COMMUNITY-BASED ICF/DD
SPONSOR:
ST. AGATHA HOME FOR CHILDREN OF THE NEW YORK FOUNDLING HOSP
135 CONVENT ROAD
NANUET NY 10954 TEL. SPONSORSHIP: NOT-FOR-PROFIT
SERVICES: RESID./HABILIT. SERV. COUNSELING
MEDICAL
ADL

8557 JEANNETTE BERNSTEIN APARTMENT PROGRAM
14 STRAWTOWN ROAD
WEST NYACK 10994 CAPACITY: 0024 SCHOOL DISTRICT CODE - 500304
GROUP SERVED: AGE: 18-99 SEX: M/F
PERSONS SERVED: MENTALLY DISABLED
LICENSING AGENCY: OFFICE OF MENTAL HEALTH
TYPE: COMM RESIDENCE/SUPERVISED LIVING
SPONSOR:
MENTAL HEALTH ASSOCIATION OF ROCKLAND COUNTY
20 SQUADRON BOULEVARD
NEW CITY 10956 TEL. SPONSORSHIP: NOT-FOR-PROFIT
SERVICES: RESID. TREATM./REHAB.

8558 JEREMY LANE CR-IRA
5 JEREMY LANE
WEST NYACK 10994 CAPACITY: 0006 SCHOOL DISTRICT CODE - 500304
GROUP SERVED: AGE: 00-99 SEX: M/F
PERSONS SERVED: MENTALLY RETARDED/DV
LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB
TYPE: INDIV RESIDENTIAL ALTERNATIVE (IRA)
SPONSOR:
LETCHWORTH VILLAGE DEVELOPMENTAL DISABILITIES SERVS OFC
THIELLS NY 10984 TEL. SPONSORSHIP: PUBLIC
SERVICES: RESID./HABILIT. SERV.
ADL
COUNSELING

8559 LAKEWOOD DRIVE RESIDENCE
40 LAKEWOOD DRIVE
CONGERS 10920 CAPACITY: 0014 SCHOOL DISTRICT CODE - 500101
GROUP SERVED: AGE: 18-99 SEX: M/F
PERSONS SERVED: MENTALLY DISABLED
LICENSING AGENCY: OFFICE OF MENTAL HEALTH
TYPE: COMMUNITY RESIDENCE/INTENSIVE
SPONSOR:
ST.DOMINIC'S HOME
WESTERN HIGHWAY
BLAUVELT NEW YORK TEL. 914 359 3400 SPONSORSHIP: NOT-FOR-PROFIT
SERVICES: RESIDENTIAL/ADL

8560 LETCHWORTH VLG DOSO-RHINELANDER LANE CR-IRA
10 RHINELANDER LANE
NEW CITY 10956 CAPACITY: 0006 SCHOOL DISTRICT CODE - 500101
GROUP SERVED: AGE: 00-99 SEX: M/F
PERSONS SERVED: MENTALLY RETARDED/DV

LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB
TYPE: INDIV RESIDENTIAL ALTERNATIVE (IRA)
SPONSOR:
LETCHWORTH VILLAGE DOSO
SERVICES: RESID./HABILIT. SERV.
ADL
COUNSELING
THIELLS NY 10984 TEL. SPONSORSHIP: PUBLIC

8561 LUBENS FAMILY COMMUNITY RESIDENCE
78 DEMAREST AVE
WEST NYACK 10994 CAPACITY: 0012 SCHOOL DISTRICT CODE - 500304
GROUP SERVED: AGE: 18-99 SEX: M/F
PERSONS SERVED: MENTALLY DISABLED

LICENSING AGENCY: OFFICE OF MENTAL HEALTH
TYPE: COMM RESIDENCE/SUPERVISED LIVING
SPONSOR:
LOEB HOUSE INC
SERVICES: RESIDENTIAL/ADL
1 BLUE HILL PLZ POBOX 1648
PEARL RIVER,NY 10965 TEL. SPONSORSHIP: NOT-FOR-PROFIT

8562 MAPLE ROAD CR-IRA
281 MAPLE ROAD
VALLEY COTTAGE 10989 CAPACITY: 0006 SCHOOL DISTRICT CODE - 500101
GROUP SERVED: AGE: 00-99 SEX: M/F
PERSONS SERVED: MENTALLY RETARDED/DV

LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB
TYPE: INDIV RESIDENTIAL ALTERNATIVE (IRA)
SPONSOR:
CAMP VENTURE INC
SERVICES: RESID./HABILIT. SERV.
100 CONVENT RD/BDX 402
ADL
NANUET NY 10954 TEL. SPONSORSHIP: NOT-FOR-PROFIT
COUNSELING

8563 MULLER COURT COMMUNITY RESIDENCE
3 MULLER COURT
NEW CITY 10956 CAPACITY: 0014 SCHOOL DISTRICT CODE - 500101
GROUP SERVED: AGE: 00-99 SEX: M/F
PERSONS SERVED: MENTALLY RETARDED/DV

LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB
TYPE: SUPERVISED COMMUNITY RESIDENCE
SPONSOR:
ROCKLAND COUNTY ARC
SERVICES: RESID./HABILIT. SERV.
25 HEMLOCK DRIVE
ADL
CONGERS NY 10970 TEL. SPONSORSHIP: NOT-FOR-PROFIT
COUNSELING

8564 NANUET HOUSE
357 SOUTH MIDDLETOWN ROAD
NANUET 10954 CAPACITY: 0012 SCHOOL DISTRICT CODE - 500108
GROUP SERVED: AGE: 18-99 SEX: M/F
PERSONS SERVED: MENTALLY DISABLED

LICENSING AGENCY: OFFICE OF MENTAL HEALTH
TYPE: COMM RESIDENCE/SUPERVISED LIVING
SPONSOR:
MENTAL HEALTH ASSOCIATION OF ROCKLAND COUNTY, INC
SERVICES: RESIDENTIAL/ADL
BUILDING J SANITORIUM RD
POMONA 10970 TEL. (914) 354-0200 SPONSORSHIP: PUBLIC

8565 NEW VENTURE
61 INWOOD DRIVE
BARDONIA 10954 CAPACITY: 0014 SCHOOL DISTRICT CODE - 500101
GROUP SERVED: AGE: 18-99 SEX: M/F
PERSONS SERVED: MENTALLY RETARDED/DV
LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB
TYPE: SUPERVISED COMMUNITY RESIDENCE
SPONSOR:
VENTURE INN
100 CONVENT ROAD
NANUET NY 10954 TEL.
SERVICES: RESID./HABILIT. SERV.
SPONSORSHIP: NOT-FOR-PROFIT

8566 NEW YORK AVENUE CR-IRA
16 NEW YORK AVENUE
CONGERS 10920 CAPACITY: 0004 SCHOOL DISTRICT CODE - 500101
GROUP SERVED: AGE: 00-99 SEX: M/F
PERSONS SERVED: MENTALLY RETARDED/DV
LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB
TYPE: INDIV RESIDENTIAL ALTERNATIVE (IRA)
SPONSOR:
CAMP VENTURE INC
100 CONVENT RD BOX 402
NANUET NY 10954 TEL. (914) 623-1109
SERVICES: RESID./HABILIT. SERV.
ADL
COUNSELING
SPONSORSHIP: NOT-FOR-PROFIT

8567 NEW YORK AVENUE SUPERVISED CR
18 NEW YORK AVENUE
CONGERS 10920 CAPACITY: 0005 SCHOOL DISTRICT CODE - 500101
GROUP SERVED: AGE: 00-99 SEX: M/F
PERSONS SERVED: MENTALLY RETARDED/DV
LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB
TYPE: SUPERVISED COMMUNITY RESIDENCE
SPONSOR:
CAMP VENTURE INC
100 CONVENT RD BOX 402
NANUET NY 10954 TEL. (914) 623-1109
SERVICES: RESID./HABILIT. SERV.
ADL
COUNSELING
SPONSORSHIP: NOT-FOR-PROFIT

8568 NORTHERN MANOR GERIATRIC CTR INC
199 N MIDDLETOWN ROAD
NANUET 10954 CAPACITY: 0231 SCHOOL DISTRICT CODE - 500414
GROUP SERVED: AGE: 16-99 SEX: M/F
PERSONS SERVED: HEALTH SERVICES REQ.
LICENSING AGENCY: NEW YORK STATE DEPARTMENT OF HEALTH
TYPE: HEALTH RELATED FACILITY
SPONSOR:
NORTHERN MANOR GERIATRIC CTR INC
SERVICES: RESID. PERS. SERV.
ACTIVITIES PROGRAM
TEL.
SPONSORSHIP: NOT-FOR-PROFIT

8569 OLD PEOPLES RUSSIAN ORTHODOX CONVENT
SMITH ROAD
SPRING VALLEY 10977 CAPACITY: 0076 SCHOOL DISTRICT CODE - 500402
GROUP SERVED: AGE: 18-99 SEX: M/F
PERSONS SERVED: DEPENDENT ADULT
LICENSING AGENCY: NEW YORK STATE DEPARTMENT OF HEALTH
TYPE: NOT-FOR-PROFIT HOME FOR ADULTS
SPONSOR:
RUSSIAN ORTHODOX CONVENT
SERVICES: CONGREGATE CARE
PERSONAL CARE/SUPV.
TEL. (914) 356-0425
SPONSORSHIP: NOT-FOR-PROFIT

8570 ROCKLAND CD CTR FOR PHYSICALLY HANDICAPPED/NEW CITY ICF
155 PHILLIPS HILL ROAD
NEW CITY 10956 CAPACITY: 0031 SCHOOL DISTRICT CODE - 500101

GROUP SERVED: AGE: 00-99 SEX: M/F
PERSONS SERVED: MENTALLY RETARDED/DV

LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB
TYPE: COMMUNITY-BASED ICF/DD
SPONSOR:
ROCKLAND CO CTR FOR PHYSICALLY HANDICAPPED
260 LITTLE TOR ROAD NORTH
NEW CITY NY 10956 TEL. SPONSORSHIP: PUBLIC
SERVICES: RESID./HABILIT. SERV. COUNSELING
MEDICAL
ADL

8571 STONEHAM LANE CR-IRA
15 STONEHAM LANE
NEW CITY 10956 CAPACITY: 0007 SCHOOL DISTRICT CODE - 500101

GROUP SERVED: AGE: 00-99 SEX: M/F
PERSONS SERVED: MENTALLY RETARDED/DV

LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB
TYPE: INDIV RESIDENTIAL ALTERNATIVE (IRA)
SPONSOR:
LETCHWORTH VILLAGE DDSO
THIELLS NY 10984 TEL. SPONSORSHIP: PUBLIC
SERVICES: RESID./HABILIT. SERV.
ADL
COUNSELING

8572 SVAHN DRIVE ICF
339 SVAHN DRIVE
VALLEY COTTAGE 10989 CAPACITY: 0011 SCHOOL DISTRICT CODE - 500101

GROUP SERVED: AGE: 18-99 SEX: M/F
PERSONS SERVED: MENTALLY RETARDED/DV

LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB
TYPE: COMMUNITY-BASED ICF/DD
SPONSOR:
LETCHWORTH VILLAGE DEVELOPMENTAL CENTER
THIELLS NY 10984 TEL. SPONSORSHIP: NOT-FOR-PROFIT
SERVICES: RESID./HABILIT. SERV. COUNSELING
MEDICAL
ADL

8573 TOLSTOY FOUNDATION HOMES FOR THEAGED
LAKE ROAD
VALLEY COTTAGE 10989 CAPACITY: 0042 SCHOOL DISTRICT CODE - 500304

GROUP SERVED: AGE: 18-99 SEX: M/F
PERSONS SERVED: DEPENDENT ADULT

LICENSING AGENCY: NEW YORK STATE DEPARTMENT OF HEALTH
TYPE: PROPRIETARY HOME FOR ADULTS
SPONSOR:
TOLSTOY FOUNDATION INC
TEL. (914) 268-3277 SPONSORSHIP: PROPRIETARY
SERVICES: CONGREGATE CARE
PERSONAL CARE/SUPV.

8574 VALLEY COTTAGE GROUP HOME
808 TENA PL VALLEY COTTAGE
CLARKSTOWN 10989 CAPACITY: 0010 SCHOOL DISTRICT CODE - 500101

GROUP SERVED: AGE: 10-17 SEX: M
PERSONS SERVED: DEPENDENT-NEGLECTED
JUVENILE DELINQUENT
PINS

LICENSING AGENCY: OFFICE OF CHILDREN AND FAMILY SERVICES
TYPE: GROUP HOME
SPONSOR:
CHILDREN'S VILLAGE
ECHO HILLS
DOBBS FERRY NY 10522 TEL. SPONSORSHIP: NOT-FOR-PROFIT
SERVICES: RESID. CHILD CARE GENERAL SUPERVISION
SOC. SERV./COUNSELING
HEALTH SUPERVISION

8575 WALTHAM CR-IRA
5 WALTHAM AVE
CONGERS 10920 CAPACITY: 0004 SCHOOL DISTRICT CODE - 500101
GROUP SERVED: AGE: 00-99 SEX: M/F
PERSONS SERVED: MENTALLY RETARDED/DV
LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB
TYPE: INDIV RESIDENTIAL ALTERNATIVE (IRA)
SPONSOR:
CAMP VENTURE INC
100 CONVENT RD BOX 402
NANUET NY 10954 TEL.
SPONSORSHIP: NOT-FOR-PROFIT
SERVICES: RESID./HABILIT. SERV.
ADL
COUNSELING

8576 WEST CLARKSTOWN ROAD CR-IRA
329 W CLARKSTOWN RD
NEW CITY 10956 CAPACITY: 0006 SCHOOL DISTRICT CODE - 500101
GROUP SERVED: AGE: 00-99 SEX: M/F
PERSONS SERVED: MENTALLY RETARDED/DV
LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB
TYPE: INDIV RESIDENTIAL ALTERNATIVE (IRA)
SPONSOR:
LETCHWORTH VILLAGE DDSO
THIELLS NY 10984 TEL.
SPONSORSHIP: PUBLIC
SERVICES: RESID./HABILIT. SERV.
ADL
COUNSELING

8577 ABBOTT HOUSE WHITE ST GH
26 WHITE STREET
SPRING VALLEY 10977 CAPACITY: 0010 SCHOOL DISTRICT CODE - 500402
GROUP SERVED: AGE: 08-21 SEX: M/F
PERSONS SERVED: JUVENILE DELINQUENT
DEPENDENT-NEGLECTED
PINS
LICENSING AGENCY: OFFICE OF CHILDREN AND FAMILY SERVICES
TYPE: GROUP HOME
SPONSOR:
ABBOTT HOUSE
100 NORTH BROADWAY
IRVINGTON NY 10533 TEL. (914) 591-7300
SPONSORSHIP: NOT-FOR-PROFIT
SERVICES: RESID. CHILD CARE GENERAL SUPERVISION
SOC. SERV./COUNSELING
HEALTH SUPERVISION

8578 CARDINAL MCCLOSKEY SCHOOL WEST NYACK GROUP HOME
9 PATTERSON AVENUE
WEST NYACK 10994 CAPACITY: 0010 SCHOOL DISTRICT CODE - 500304
GROUP SERVED: AGE: 12-18 SEX: M
PERSONS SERVED: JUVENILE DELINQUENT
DEPENDENT-NEGLECTED
PINS
LICENSING AGENCY: OFFICE OF CHILDREN AND FAMILY SERVICES
TYPE: GROUP HOME
SPONSOR:
CARDINAL MCCLOSKEY SCHOOL
2 HOLLAND AVENUE
WHITE PLAINS NY 10603 TEL. (914) 997-8000
SPONSORSHIP: NOT-FOR-PROFIT
SERVICES: RESID. CHILD CARE GENERAL SUPERVISION
SOC. SERV./COUNSELING
HEALTH SUPERVISION

8579 DEPAUL ICF COTTAGE
8 HAYDEN CIRCLE
NANUET 10954 CAPACITY: 0010 SCHOOL DISTRICT CODE - 500108
GROUP SERVED: AGE: 00-99 SEX: M/F
PERSONS SERVED: MENTALLY RETARDED/DV
LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB
TYPE: COMMUNITY-BASED ICF/DD
SPONSOR:
ST. AGATHA HOME FOR CHILDREN OF NEW YORK FOUNDLING HOSPI
135 CONVENT ROAD
NANUET NY 10954 TEL. (914) 623-3461
SPONSORSHIP: NOT-FOR-PROFIT
SERVICES: RESID./HABILIT. SERV. COUNSELING
MEDICAL
ADL

8580 ELMWOOD MANOR NURSING HOME INC
199 NORTH MIDDLETOWN ROAD
NANUET 10954 CAPACITY: 0231 SCHOOL DISTRICT CODE - 500108
GROUP SERVED: AGE: 18-99 SEX: M/F
PERSONS SERVED: NURSING CARE REQUIRE

LICENSING AGENCY: NEW YORK STATE DEPARTMENT OF HEALTH
TYPE: NURSING HOME
SPONSOR:
ELMWOOD MANOR NURSING HOME INC
199 NORTH MIDDLETOWN ROAD
NANUET NY 10954 TEL. (914) 623-3904 SPONSORSHIP: PROPRIETARY
SERVICES: SKILLED NURSING CARE
ACTIVITIES PROGRAM

8581 HAYDEN #3 ICF
13 HAYDEN CIRCLE
NANUET 10954 CAPACITY: 0010 SCHOOL DISTRICT CODE - 500108
GROUP SERVED: AGE: 00-99 SEX: M/F
PERSONS SERVED: MENTALLY RETARDED/DV

LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB
TYPE: COMMUNITY-BASED ICF/DD
SPONSOR:
ST. AGATHA HOME OF THE NEW YORK FOUNDLING HOSPITAL
135 CONVENT ROAD
NANUET NY 10954 TEL. (914) 623-3461 SPONSORSHIP: NOT-FOR-PROFIT
SERVICES: RESID./HABILIT. SERV. COUNSELING
MEDICAL
ADL

8582 NEW YORK FOUNDLING HOSPITAL ST AGATHA HOME
ONE ALICE DRIVE
NANUET 10954 CAPACITY: 0010 SCHOOL DISTRICT CODE - 500108
GROUP SERVED: AGE: 05-21 SEX: M/F
PERSONS SERVED: JUVENILE DELINQUENT
DEPENDENT-NEGLECTED
PINS

LICENSING AGENCY: OFFICE OF CHILDREN AND FAMILY SERVICES
TYPE: GROUP HOME
SPONSOR:
NEW YORK FOUNDLING HOSPITAL
590 SIXTH AVE
NEW YORK NY 10011 TEL. (212) 633-9300 SPONSORSHIP: NOT-FOR-PROFIT
SERVICES: RESID. CHILD CARE GENERAL SUPERVISION
SOC. SERV./COUNSELING
HEALTH SUPERVISION

8583 NEW YORK FOUNDLING HOSPITAL ST AGATHA HOME
8 STOCKUM LANE
NEW CITY 10956 CAPACITY: 0009 SCHOOL DISTRICT CODE - 500101
GROUP SERVED: AGE: 05-21 SEX: M/F
PERSONS SERVED: JUVENILE DELINQUENT
DEPENDENT-NEGLECTED
PINS

LICENSING AGENCY: OFFICE OF CHILDREN AND FAMILY SERVICES
TYPE: GROUP HOME
SPONSOR:
NEW YORK FOUNDLING HOSPITAL
590 SIXTH AVE
NEW YORK NY 10011 TEL. (212) 633-9300 SPONSORSHIP: NOT-FOR-PROFIT
SERVICES: RESID. CHILD CARE GENERAL SUPERVISION
SOC. SERV./COUNSELING
HEALTH SUPERVISION

8584 NYACK MANOR NURSING HOME
CHRISTIAN HERALD ROAD
VALLEY COTTAGE 10989 CAPACITY: 0160 SCHOOL DISTRICT CODE - 500101
GROUP SERVED: AGE: 16-99 SEX: M/F
PERSONS SERVED: NURSING CARE REQUIRE

LICENSING AGENCY: NEW YORK STATE DEPARTMENT OF HEALTH
TYPE: NURSING HOME
SPONSOR:
H ROTHMAN ET AL
58 EAST ROUTE 59
NANUET NY 10954 TEL. (914) 268-6861 SPONSORSHIP: PROPRIETARY
SERVICES: SKILLED NURSING CARE
ACTIVITIES PROGRAM

8585 SAMUEL G FISHER ICF
240 LITTLE TOR ROAD
NEW CITY 10956 CAPACITY: 0020 SCHOOL DISTRICT CODE - 500101
GROUP SERVED: AGE: 18-99 SEX: M/F
PERSONS SERVED: MENTALLY RETARDED/DV

LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB
TYPE: COMMUNITY-BASED ICF/DD
SPONSOR:
ROCKLAND COUNTY CENTER FOR THE PHYSICALLY HANDICAPPED
260 LITTLE TOR ROAD
NEW CITY NY 10956 TEL. (914) 634-4648 SPONSORSHIP: NOT-FOR-PROFIT
SERVICES: RESID./HABILIT. SERV. COUNSELING
MEDICAL
ADL

8586 ST AGATHA HOME-CONGERS GROUP HOME
343 ROUTE 9W
CONGERS 10920 CAPACITY: 0010 SCHOOL DISTRICT CODE - 500401
GROUP SERVED: AGE: 05-21 SEX: M/F
PERSONS SERVED: JUVENILE DELINQUENT
DEPENDENT-NEGLECTED
PINS

LICENSING AGENCY: OFFICE OF CHILDREN AND FAMILY SERVICES
TYPE: GROUP HOME
SPONSOR:
NEW YORK FOUNDLING HOSPITAL
590 AVENUE OF THE AMERICAS
NEW YORK 10011 TEL. (212) 633-9300 SPONSORSHIP: NOT-FOR-PROFIT
SERVICES: RESID. CHILD CARE GENERAL SUPERVISION
SOC. SERV./COUNSELING
HEALTH SUPERVISION

8587 ST DOMINIC'S HOME
8 GILLIS AVENUE
CENTRAL NYACK 10960 CAPACITY: 0010 SCHOOL DISTRICT CODE - 500101
GROUP SERVED: AGE: 00-18 SEX: M/F
PERSONS SERVED: JUVENILE DELINQUENT
DEPENDENT-NEGLECTED
PINS

LICENSING AGENCY: OFFICE OF CHILDREN AND FAMILY SERVICES
TYPE: GROUP HOME
SPONSOR:
ST DOMINIC'S HOME
WESTERN HIGHWAY
BLAUVELT NY 10913 TEL. (914) 359-3400 SPONSORSHIP: NOT-FOR-PROFIT
SERVICES: RESID. CHILD CARE GENERAL SUPERVISION
SOC. SERV./COUNSELING
HEALTH SUPERVISION

8588 ST. AGATHA HOME OF THE NEW YORK FOUNDLING HOSPITAL
135 CONVENT ROAD
NANUET 10954 CAPACITY: 0162 SCHOOL DISTRICT CODE - 500108
GROUP SERVED: AGE: 06-21 SEX: M/F
PERSONS SERVED: JUVENILE DELINQUENT
DEPENDENT-NEGLECTED
PINS

LICENSING AGENCY: OFFICE OF CHILDREN AND FAMILY SERVICES
TYPE: INSTITUTION
SPONSOR:
NEW YORK FOUNDLING HOSPITAL
590 SIXTH AVE
NEW YORK NY 10011 TEL. (212) 633-9300 SPONSORSHIP: NOT-FOR-PROFIT
SERVICES: RESID. CHILD CARE HEALTH/MEDICAL
SOC. SERV./COUNSELING NUTRITION
RECREATION

8589 TOLSTOY FOUNDATION NURSING HOME CO INC
LAKE ROAD
VALLEY COTTAGE 10989 CAPACITY: 0096 SCHOOL DISTRICT CODE - 500101
GROUP SERVED: AGE: 16-99 SEX: M/F
PERSONS SERVED: NURSING CARE REQUIRE

LICENSING AGENCY: NEW YORK STATE DEPARTMENT OF HEALTH
TYPE: NURSING HOME
SPONSOR:
TOLSTOY FOUNDATION NURSING HOME CO INC
LAKE ROAD
VALLEY COTTAGE NY 10989 TEL. (914) 268-9570 SPONSORSHIP: NOT-FOR-PROFIT
SERVICES: SKILLED NURSING CARE
ACTIVITIES PROGRAM

8590 VENTURE EAST
129 STRAWTOWN ROAD
NEW CITY 10956 CAPACITY: 0014 SCHOOL DISTRICT CODE - 500101
GROUP SERVED: AGE: 18-25 SEX: M/F
PERSONS SERVED: MENTALLY RETARDED/DV

LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB
TYPE: SUPERVISED COMMUNITY RESIDENCE
SPONSOR:
VENTURE INN INC
100 CONVENT ROAD
NANUET NY 10954 TEL. (914) 623-1109 SPONSORSHIP: NOT-FOR-PROFIT
SERVICES: RESID./HABILIT. SERV.
ADL
COUNSELING

8591 VENTURE INN
100 CONVENT ROAD
NANUET 10954 CAPACITY: 0024 SCHOOL DISTRICT CODE - 500108
GROUP SERVED: AGE: 18-99 SEX: M/F
PERSONS SERVED: MENTALLY RETARDED/DV

LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB
TYPE: COMMUNITY-BASED ICF/DD
SPONSOR:
VENTURE INN INC
100 CONVENT ROAD
NANUET NY 10954 TEL. 914-623-1109 SPONSORSHIP: NOT-FOR-PROFIT
SERVICES: RESID./HABILIT. SERV.
ADL
COUNSELING

COUNTY: ROCKLAND MUNICIPALITY: CLARKSTOWN VILLAGE OF HEALTH SERVICE AREA: 7

8592 RIDGE ROAD CR-VALLEY COTTAGE
57-B RIDGE ROAD
VALLEY COTTAGE 10989 CAPACITY: 0014 SCHOOL DISTRICT CODE - 500101
GROUP SERVED: AGE: 00-99 SEX:
PERSONS SERVED: MENTALLY RETARDED/DV

LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB
TYPE: SUPERVISED COMMUNITY RESIDENCE
SPONSOR:
ST POMINICS HOME
WESTERN HIGHWAY
BLAUVELT NEW YORK 10913 TEL. SPONSORSHIP: NOT-FOR-PROFIT
SERVICES: RESID./HABILIT. SERV.
ADL
COUNSELING

COUNTY: ROCKLAND MUNICIPALITY: GARNERVILLE VILLAGE OF HEALTH SERVICE AREA: 7

8593 DONALDSON LANE CR-IRA
10 DONALDSON LANE
GARNERVILLE 10923 CAPACITY: 0007 SCHOOL DISTRICT CODE - 500201
GROUP SERVED: AGE: 00-99 SEX: M/F
PERSONS SERVED: MENTALLY RETARDED/DV

LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB
TYPE: INDIV RESIDENTIAL ALTERNATIVE (IRA)
SPONSOR:
LETCHWORTH VILLAGE DDSO
THIELLS NY 10984 TEL. SPONSORSHIP: PUBLIC
SERVICES: RESID./HABILIT. SERV.
ADL
COUNSELING

APPENDIX IV

Section A –	STAR Program
Section B –	Housing Ordinance Town of Orangetown Checklist for Restricted 2 Family Dwelling Declaration of Restrictive Covenants
Section C –	Crosstabulation
Section D –	Housing Assistance Programs
Section E –	Household Income for Clarkstown Householders
Section F –	McKinney's Consolidated Laws of New York Annotated Town Law
Section G –	Incentive Zoning by Anna Georgiou
Section H –	APA Model: "Incentive-based Zoning" for Affordable Housing"
Section I –	Narrative, Tor Valley Shopping Center Property

APPENDIX IV

Section A – STAR Program

Q&A

Senior Citizens' Exemption

Partial Exemption from Property Taxes in New York State

STATE OF NEW YORK
George E. Pataki
Governor

Revised October, 1998

NEW YORK STATE
OFFICE OF REAL PROPERTY SERVICES

Governor Pataki's

STAR

SCHOOL TAX
RELIEF PROGRAM

Questions & Answers for NYS Homeowners

INFORMATION AVAILABLE AT THE ASSESSOR'S OFFICE
Recommend Office of Senior Citizens be responsible for distribution.

Q&A

Veterans' Exemptions

Partial Exemptions from Property Taxes in New York State

Revised October, 1996

APPENDIX IV

Section B –

- Housing Ordinance Town of Orangetown
- Checklist for Restricted 2 Family Dwelling
- Declaration of Restrictive Covenants

To Whom It May Concern:

Subject: Local Law #7, 1981

A determination concerning "Restricted Two Family Conversions" (Local Law #7, 1981), was made by the Town Board in September 1983.

The Board's decision mandates that a covenant concerning the conversion be filed in the Office of the County Clerk in New City, New York. (See paragraph 2 of the attached checklist).

Copies of the covenant approved by the Town Attorney are enclosed for your use. Schedule "A" referred to in the covenant is your property deed.

This office would appreciate your cooperation in this matter and requests that you bring in a copy of the filed covenant so that we may process the necessary paperwork and issue your Certificate of Occupancy.

Very truly yours,

John Giardiello, PE
Director - O.B.Z.P.A.E.

JG: lg

CHECKLIST FOR RESTRICTED 2 FAMILY DWELLING

1). Apply for permit from the Building Department.

2). File Covenant in the Rockland County Clerk's Office to the effect that if the grantor or his or her spouse or the survivors cease to occupy said dwelling; the dwelling automatically reverts to only one dwelling unit. (Bring copy of filed covenant to the Building Department)

3). The additional unit must clearly subordinate to the main one family use and to occupy not more than 600 square feet of floor space.

4). There shall be no significant exterior change and no new structures built on the property within the past ten (10) years so as to create an additional dwelling unit. (Amended 10-22-84 Local Law #21, 1984)

5). The new unit must have a safe and proper means of entrance and exit.

6). There shall be only a single front entrance to the dwelling.

7). At least three parking spaces are required.

8). ***The house must be at least fifteen (15) years old – see item #13.**

9). The dwelling must comply with all fire, safety and building codes.

10). An electrical re-inspection of the dwelling must be done.

11). Hard-wired smoke detectors must be in the house.

12). A copy of the Certificate of Occupancy for the original premises is required.

13). **The owner who first converts the dwelling must have resided in said dwelling for at least fifteen (15) years. (Local Law 314, 1991)**

DECLARATION OF RESTRICTIVE COVENANTS

_____ RESIDING AT: _____

_____ HEREINAFTER REFERRED TO AS THE "OWNER".

WHEREAS, THE OWNER HOLDS IN FEE ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN SCHEDULE "A" ATTACHED HERETO AND PART HEREOF: HEREINAFTER REFERRED TO AS THE PREMISES; AND

WHEREAS, SAID OWNER DESIRED THE ISSUANCE OF A BUILDING PERMIT AND/OR A CERTIFICATE OF OCCUPANCY FOR THE CONVERSION OF A DETACHED, OWNER-OCCUPIED SINGLE-FAMILY DWELLING SO AS TO ADD ONE ADDITION, SUBORDINATE DWELLING UNIT UNDER THE PROVISIONS OF LOCAL LAW NO. 7, 1981, AS AMENDED;

AND

WHEREAS, UNDER SAID LOCAL LAW NO. 7, 1981, THE TOWN OF ORANGETOWN REQUIRES CERTAIN PROTECTIVE RESTRICTIONS, CONDITIONS, LIMITATIONS AND COVENANTS BEFORE ISSUANCE OF A BUILDING PERMIT AND/OR A CERTIFICATE OF OCCUPANCY, WHICH SHALL BE AS HEREINAFTER PROVIDED, AND THE OWNER CONSENTS THERETO;

NOW THEREFORE, SAID OWNER HEREBY DECLARES THE PREMISES TO BE SUBJECT TO THE FOLLOWING COVENANT:

1. THAT IN THE EVENT THE OCCUPATION OF THE PREMISES BY THE OWNER, HIS OR HER SPOUSE OR THE SURVIVOR OF THEM CEASES, THE DWELLING AUTOMATICALLY REVERTS TO ONE DWELLING UNIT, WITHOUT FURTHER ACTION OF THE TOWN BOARD OR ANY LOCAL DEPARTMENT, AGENCY OR BUREAU HAVING JURISDICTION.

IN WITNESS WHEREOF, THE OWNER (S) HAVE DULY EXECUTED THIS DECLARATION OF THE DAY AND YEAR ABOVE INDICATED.

_____

_____

SWORN BEFORE ME THIS _____ DAY OF _____

20 _____.

NOTARY PUBLIC, STATE OF NEW YORK

APPENDIX IV

Section D – Housing Assistance Programs

NEW YORK STATE DIVISION OF HOUSING AND COMMUNITY RENEWAL

HOUSING DEVELOPMENT FUND

TYPE OF ASSISTANCE OR INCENTIVE	Loan (no interest)
SUMMARY DESCRIPTION OF THE PROGRAM OR INCENTIVE	The New York State Division of Housing and Community Renewal (HDCR) administers the Housing Development Fund, which is a revolving loan fund to provide loans to non-profit organizations to develop low-income housing projects.
ELIGIBILITY REQUIREMENTS	Eligible applicants include Housing Development Fund Companies incorporated pursuant to Article 11 of Private Housing Finance Law, not-for-profit and charitable corporations, and their wholly owned subsidiaries, which have the improvement of housing for persons of low income as a primary purpose.

All areas of the New York State are eligible for financing, however, priority for funding is given to projects located in the following areas:

- federally or State designated area by the United States Department of Housing and Urban Development, and/or State Urban Renewal Law and/or Urban Development Action Area Act;
- a locally designated area;
- an area which is blighted, deteriorated or deteriorating, has a blighting influence on the surrounding area, is in danger of becoming a slum or blighted area because of the existence of substandard, unsanitary, deteriorating or deteriorated conditions, an aged housing stock; or
- vacant non-residential property.

HOW THE FUNDS CAN BE USED	Funding under this program must be used for projects that include substantial rehabilitation or new construction of affordable rental housing. Funding can be used for construction or rehabilitation of cooperative, condominium, owner-occupied or rental housing for occupancy by low-income persons or households. Projects must be primarily for residential use, but loans may be used for non-residential space provided such space is incidental or appurtenant to the residential property, and allowed and reimbursable under the project's permanent financing. Housing development funds may be used for pre-development costs, site acquisition, construction/rehabilitation financing and other mortgageable project development costs. Housing development funds may also be used to provide short term financing repaid from equity contributed by investors in Low-Income Housing Credit projects.
AVAILABILITY OF FUNDING	Temporary, interest-free HDF interim loans are divided into three categories - predevelopment, acquisition and construction - which may be made alone or in conjunction with one another. HDF temporary loans for eligible redevelopment costs are generally limited to ten percent of the project's estimated total development cost. HDF temporary loan amounts for acquisition and construction are determined on a case-by-case basis. HDF loan funds for acquisition may be used for the purchase of the project site, including financing fees and closing costs. HDF temporary loan funds for construction may be used for the rehabilitation or construction of an eligible project. HDF temporary loans generally have terms of up to 3 years.

HDF equity loans are also termed bridge loans, because they bridge the time during the project's development and/or initial operating years until equity proceeds become available. HDF equity loans are generally made at a simple one percent interest rate, and usually have terms of up to seven years. HDF equity loans may be used to pay for any mortgageable project costs.

Restrictions on project size and scope, and the exact income levels of the project's low-income occupants are generally determined by the permanent funding source. In addition, all project costs financed with HDF loans must be mortgageable (i.e., reimbursable under the permanent project financing).

LIABILITY PROTECTION PROVIDED	Liability protection is not provided under this program.
CONTACT	New York State Division of Housing and Community Renewal Hampton Plaza 38-40 State Street Albany, NY 12207 Telephone: 518-473-2517 Fax: 518-473-9462 E-mail: cdInfo@dhcr.state.ny.us Website: www.dhcr.state.ny.us

NEW YORK STATE DIVISION OF HOUSING AND COMMUNITY RENEWAL

LOW-INCOME HOUSING TRUST FUND PROGRAM

TYPE OF ASSISTANCE OR INCENTIVE	Grant
SUMMARY DESCRIPTION OF THE PROGRAM OR INCENTIVE	The New York State Division of Housing and Community Renewal provides staff and administrative support to the Housing Trust Fund Corporation. The Housing Trust Fund Corporation (HTFC), a public benefit corporation, administers the Low-Income Housing Trust Fund Program. This program was established to help meet the critical need for decent, affordable housing opportunities for people of low income.
ELIGIBILITY REQUIREMENTS	Applicants must be not-for-profit corporations or charitable organizations or their wholly-owned subsidiaries; housing development fund companies; municipalities; counties (counties with their own department of assessment may be direct recipients; other counties are eligible only as local program administrators); housing authorities (for properties owned after July 1, 1986 only); private developers who limit their profits or rate of return of investors; or partnerships in which the non-profit partner has at least a 50 percent controlling interest

Low-income persons may not be direct recipients of payments, grants or loans from the HTFC, but may receive such funds from another eligible applicant. Other than municipalities and private developers, eligible applicants must have been in existence for at least one year prior to application and have, as one of their primary purposes, the improvement or provision of housing for low-income persons.

Eligible Areas

Projects must be located in an area which is blighted, deteriorated or deteriorating, or has a blighting influence on the surrounding area, or is in danger of becoming a slum or blighted area because of the existence of substandard, unsanitary, deteriorating or deteriorated conditions, an aged housing stock, or vacant non-residential property, or other factors indicating an inability or unwillingness of the private sector unaided to cause the rehabilitation, construction or conversion.

To be eligible for rehabilitation with Housing Trust Fund (HTF) monies, properties must be located in eligible areas and at the time of application must be either vacant or under-occupied residential properties, vacant non-

residential properties, or portions of eligible residential properties as long as the portion is less than 60 percent occupied. Under-occupied residential property is defined as property that is less than 60 percent occupied by lawful occupants. The vacancy requirement does not apply to one and two unit residential properties if rehabilitation creates at least one additional unit.

HOW THE FUNDS CAN BE USED	The Housing Trust Fund provides funding to construct low-income housing, to rehabilitate vacant or under-utilized residential property (or portions of a property), or to convert vacant non-residential property to residential use for occupancy by low-income homesteaders, tenants, tenant-cooperators or condominium owners. The Housing Trust Fund can also provide seed funding to eligible non-profit applicants who need financial assistance in developing a full Housing Trust Fund application.
AVAILABILITY OF FUNDING	Funding under the Low-Income Housing Trust Fund is limited to $55,000 per unit. HTFC has the discretion to make available up to an additional $20,000 per unit based on construction cost in the area, location of the project and the impact of the additional funding on the project's affordability to its low-income occupants. Project sponsors must ensure long-term (15-30 years) use by low and/or very low-income persons.

Program funds cannot be used for administrative costs, nor can they be used for any non-residential facilities, except for community space for project tenants and such space necessary for operating and management activities as approved by the Housing Trust Fund Corporation. No more than 25 percent of the Housing Trust Fund award may be used towards acquisition of the project property.

The Private Housing Finance Law requires private developers or applicants acting as private developers to make an equity investment in Housing Trust Fund projects. The equity contribution must be equal to two and one-half percent of total project costs or five percent of total project costs minus all grants, whichever is greater.

No more than 50 percent of the annual HTF appropriation may be allocated to any one municipality. Additionally, no more than 33 1/3 percent of the funds appropriated in any one year may be used by private developers.

Since 1985, the Housing Trust Fund has received annual appropriations of $25 million.

LIABILITY PROTECTION PROVIDED	Liability protection is not provided under this program.
CONTACT	New York State Div of Housing and Community Renewal Hampton Plaza 38-40 State Street Albany, NY 12207 Telephone: 518-473-2517 Fax: 518-473-9462 E-mail: cdInfo@dhcr.state.ny.us Website: www.dhcr.state.ny.us

NEW YORK STATE DIVISION OF HOUSING AND COMMUNITY RENEWAL

SENIOR HOUSING INITIATIVE

TYPE OF ASSISTANCE OR INCENTIVE	Loan (no interest)
SUMMARY DESCRIPTION OF THE PROGRAM OR INCENTIVE	The New York State Division of Housing and Community Renewal (DHCR) provides initiatives to senior rental projects which finance more than 50% of the project cost with tax-exempt bonds subject to the State Private Activity Bond Volume Cap and are eligible to receive an allocation of the Low Income Housing Credit.
ELIGIBILITY REQUIREMENTS	Eligible applicants include Housing Development Fund Companies incorporated pursuant to Article 11 of Private Housing Finance Law, not-for-profit and charitable corporations, and their wholly owned subsidiaries, which have the improvement of housing for persons of low income as a primary purpose.

All areas of the States are eligible for financing, however, priority for funding is given to projects located in the following areas:

- federally or state-designated area by the United States Department of Housing and Urban Development (HUD), and/or State Urban Renewal Law and/or Urban Development Action Area Act;
- a locally designated area;
- an area which is blighted, deteriorated or deteriorating, has a blighting influence on the surrounding area, is in danger of becoming a slum or blighted area because of the existence of substandard, unsanitary, deteriorating or deteriorated conditions, an aged housing stock; or
- vacant non-residential property.

Occupancy is limited to seniors, defined as households in which at least one of the members is a person 55 years of age or older. Projects may include units assisted by the Housing Development Fund (HDF) Program and units at market rent.

HOW THE FUNDS CAN BE USED	Funding used this program must be used for projects that include substantial rehabilitation or new construction of affordable rental housing. Funding can be used for construction or rehabilitation of cooperative, condominium, owner-occupied or rental housing for occupancy by low-income persons or households. Projects must be primarily for residential use, but loans may be used for non-residential space provided such space is incidental or appurtenant to the residential property, and allowed and reimbursable under the project's permanent financing.
AVAILABILITY OF FUNDING	If both DHCR regulated and unregulated units are proposed, the amount of HDF assistance provided by DHCR will be based upon the financing necessary to support units which are affordable to persons or households with incomes of 90% (80% in New York City) or less of area median income.

A minimum of 20% of the units assisted by DHCR must be affordable to those with incomes of 50% or less of area median income. DHCR will provide the HDF assistance in the form of a no interest loan provided as construction financing with principal amortized over a term of up to 15 years. The primary source of project financing must be Section 501(c)(3) bonds (also known as civic facility bonds). Applicants must secure 501(c)(3) bond financing through a public authority serving as issuer. Such issuers include the New York State Housing Finance Agency, the New York City Housing Development Corporation, local industrial development agencies and local public housing authorities.

Applicants should note that Housing Trust Fund Corporation may not award more than one-third of Housing Trust Fund funds to entities defined in the statute as private developers. In addition, preference in awarding contracts is given to economically feasible projects containing a substantial number of persons with incomes of 50% or less of area median income.

LIABILITY PROTECTION PROVIDED	Liability protection is not provided under this program.
CONTACT	New York State Division of Housing and Community Renewal Hampton Plaza 38-40 State Street Albany, NY 12207 Telephone: 518-473-2517 Fax: 518-473-9462 E-mail: cdInfo@dhcr.state.ny.us Website: www.dhcr.state.ny.us

NEW YORK STATE HOUSING FINANCE AGENCY

NEW YORK STATE AFFORDABLE HOUSING CORPORATION AFFORDABLE HOME OWNERSHIP DEVELOPMENT PROGRAM

TYPE OF ASSISTANCE OR INCENTIVE	Grant
SUMMARY DESCRIPTION OF THE PROGRAM OR INCENTIVE	The New York State Housing Finance Agency was created as a public benefit corporation in 1960 under Article III of the Private Housing Finance Law to finance low income housing by raising funds through the issuance of municipal securities and the making of mortgage loans to eligible borrowers. The New York State Affordable Housing Corporation (NYSAHC), a subsidiary of the New York State Housing Finance Agency pursuant to Section 1113(1) of the Private Housing Finance Law, was established to administer the Affordable Home Ownership Development Program (AHOP). The purpose of the AHOP is to promote home ownership by persons of low and moderate income which, in turn, fosters development, stabilization, and preservation of neighborhoods and communities. To achieve these goals, the NYSAHC provides financial assistance, in conjunction with other private and public investment, for the construction, acquisition, rehabilitation and improvement of owner-occupied housing.
ELIGIBILITY REQUIREMENTS	Eligible applicants include local municipalities, housing authorities, housing development fund companies, and neighborhood and rural preservation companies, as well as, not-for-profit or charitable organizations primarily involved in housing development.

HOW THE FUNDS CAN BE USED	Funding of new construction, acquisition, and rehabilitation and home improvement projects
AVAILABILITY OF FUNDING	The NYSAHC may provide grants within the following per dwelling unit limitations: up to $20,000 per unit, or $25,000 per unit within the limits of available funding, per unit for projects located in high cost areas as defined by the NYSAHC, or projects receiving a United States Department of Agriculture Rural Development Service (formerly the Farmer's Home Administration) Loan. To encourage the leveraging of other private and public funds, the NYSAHC grants cannot exceed 60% of the total project development cost.
LIABILITY PROTECTION PROVIDED	Liability protection is not provided under this program.
CONTACTS	New York Office: Caroline Telfer-Mingo 641 Lexington Avenue New York, NY 10022 Telephone: (212) 688-4000 x 438 Fax: (212) 872-0438 E-mail: Carolinet@nyhomes.org Albany Office: 119 Washington Avenue Albany, NY 12210 518-434-2118 Buffalo Office: 107 Delaware Avenue Suite 620 Buffalo, NY 14202 716-853-1548 Long Island Office: SUNY Old Westbury 233 Store Hill Road Suite H209 Old Westbury, NY 11568 516-334-7815 Website: www.nyhomes.org

NEW YORK STATE HOUSING FINANCE AGENCY

INFRASTRUCTURE DEVELOPMENT DEMONSTRATION PROGRAM

TYPE OF ASSISTANCE OR INCENTIVE	Grant
SUMMARY DESCRIPTION OF THE PROGRAM OR INCENTIVE	The New York State Housing Finance Agency was created as a public benefit corporation in 1960, under Article III of the Private Housing Finance Law to finance low income housing by raising funds through the issuance of municipal securities and the making of mortgage loans to eligible borrowers. The Infrastructure Development Demonstration Program (IDDP) assists in the creation of affordable housing by providing grants for the installation or upgrading of necessary infrastructure improvements to reduce construction costs of new or rehabilitated affordable housing units.
ELIGIBILITY REQUIREMENTS	
HOW THE FUNDS CAN BE USED	
AVAILABILITY OF FUNDING	Grants are made only to projects receiving some other form of governmental assistance and cannot exceed $5,000 per unit.
LIABILITY PROTECTION PROVIDED	Liability protection is not provided under this program.

NEW YORK STATE HOUSING FINANCE AGENCY

SECURED LOAN RENTAL HOUSING PROGRAM

TYPE OF ASSISTANCE OR INCENTIVE	Loan
SUMMARY DESCRIPTION OF THE PROGRAM OR INCENTIVE	The New York State Housing Finance Agency (HFA) was created as a public benefit corporation in 1960 under Article III of the Private Housing Finance Law to finance low income housing by raising funds through the issuance of municipal securities and the making of mortgage loans to eligible borrowers. The Secured Loan Rental Housing Program (SLRHP) provides an efficient source of funds for a variety of affordable multi-family rental developments.
ELIGIBILITY REQUIREMENTS	All developments financed with tax-exempt bonds must meet Federal Tax Code requirements and additional HFA regulatory requirements with respect to project occupancy. Accordingly, for-profit developers must make available either at least 20 percent of the units in a development to tenants whose income does not exceed 50 percent of the area median income or 40 percent of the units to tenants whose income does not exceed 60 percent of the area median income. Slightly different requirements apply to developments located in New York City. Borrowers who are 501(c)(3) corporations must meet the requirements of the Federal Tax Code and HFA income targeting requirements. Properties financed with taxable bonds must also meet HFA income targeting requirements.

UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

COMMUNITY DEVELOPMENT BLOCK GRANTS PROGRAM

TYPE OF ASSISTANCE OR INCENTIVE	Grant (100%)
SUMMARY DESCRIPTION OF THE PROGRAM OR INCENTIVE	The Community Development Block Grant (CDBG) Program provides annual grants to states, and eligible metropolitan cities and urban counties for community improvement activities. Grants to states, and eligible metropolitan cities and urban counties (entitlement communities) are administered by the United States Department of Housing and Urban Development. Funds for non-entitlement communities are administered by the New York State Governor's Office for Small Cities.
ELIGIBILITY REQUIREMENTS	Local governments are eligible. Applications are accepted from entitlement communities throughout the year. For non-entitlement communities, applications are due in April and awards are made in August.
HOW THE FUNDS CAN BE USED	Projects funded by the CDBG Program must benefit low to moderate income individuals, address blight in the community and/or satisfy an urgent need within the community. Grant awards can be used to revitalize neighborhoods, expand affordable housing and economic opportunities, and improve community facilities and services.

UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

COMMUNITY DEVELOPMENT BLOCK GRANTS PROGRAM

TYPE OF ASSISTANCE OR INCENTIVE	Grant (100%)
SUMMARY DESCRIPTION OF THE PROGRAM OR INCENTIVE	The Community Development Block Grant (CDBG) Program provides annual grants to states, and eligible metropolitan cities and urban counties for community improvement activities. Grants to states, and eligible metropolitan cities and urban counties (entitlement communities) are administered by the United States Department of Housing and Urban Development. Funds for non-entitlement communities are administered by the New York State Governor's Office for Small Cities.
ELIGIBILITY REQUIREMENTS	Local governments are eligible. Applications are accepted from entitlement communities throughout the year. For non-entitlement communities, applications are due in April and awards are made in August.
HOW THE FUNDS CAN BE USED	Projects funded by the CDBG Program must benefit low to moderate income individuals, address blight in the community and/or satisfy an urgent need within the community. Grant awards can be used to revitalize neighborhoods, expand affordable housing and economic opportunities, and improve community facilities and services.

AVAILABILITY OF FUNDING	Grant awards for non-entitlement communities are up to $400,000 for towns, up to $600,000 for counties and up to $900,000 for comprehensive grants involving multiple activities. In 2000, $412,535,000 in CDBG grants was provided to New York State, including $50,000,000 for non-entitlement communities.
LIABILITY PROTECTION PROVIDED	Liability protection is not provided under this program.
CONTACTS	Entitlement Communities: United States Department of Housing and Urban Development Office of Block Grant Assistance Entitlement Communities Division 541 7th Street, SW Washington, DC 20410 Telephone: (202) 708-1577 Fax: (202) 401-2044 E-mail: Available from web site www.hud.gov/cpd/cdbg.html Website: www.hud.gov/cpd/cdbg.html Non-entitlement Communities: Kenneth Flood Governor's Office for Small Cities Agency Building 4, 6th Floor Empire State Plaza Albany, NY 12223 Telephone: (518) 474-2057 Fax: (518) 474-5247 E-mail: smallcities@empire.state.ny.us Website: www.nysm allcities.com

UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

SECTION 108 LOAN GUARANTEE PROGRAM

TYPE OF ASSISTANCE OR INCENTIVE	Loan guarantee
SUMMARY DESCRIPTION OF THE PROGRAM OR INCENTIVE	Under the Section 108 Loan Guarantee Program, the United States Department of Housing and Urban Development (HUD) guarantees repayment of notes issued by local governments to raise capital for approved projects. The guarantee represents the full faith and credit of the United States Government, providing private investors with enough security that the participating local governments can borrow funds at lower interest rates comparable to those that the federal government commands when borrowing through the United States Treasury. States and entitlement communities that participate in the Community Development Block Grant (CDBG) Program can pledge current and/or future CDBG allocations in return for secured loans that may be used to pursue revitalization and economic development projects.
ELIGIBILITY REQUIREMENTS	States and entitlement communities that participate in the CDBG Program are eligible. Eligible communities may apply for loan guarantees throughout the year.
HOW THE FUNDS CAN BE USED	Section 108 loan guarantees must be used for projects that further the objectives of the CDBG Program. Projects must benefit low to moderate income individuals, address blight in the community and/or satisfy an urgent need within the community. Grant awards can be used revitalize neighborhoods, expand affordable housing and economic opportunities, and improve community facilities and services. Eligible activities include:

- property acquisition;
- rehabilitation of publicly owned property;
- housing rehabilitation;
- economic development activities; and
- acquisition, construction, reconstruction, or installation of public facilities.

AVAILABILITY OF FUNDING	Loan guarantees cannot exceed five times the current CDBG allocation for the community. The maximum loan term is 20 years. Loan guarantees generally require security beyond the pledge of CDBG funds. This security is negotiated between HUD and the borrower.
LIABILITY PROTECTION PROVIDED	Liability protection is not provided under this program.
CONTACT	Paul Webster Office of Community and Economic Development Finance Office of Community Planning and Development United States Department of Housing and Urban Development 451 7th Street, SW Room 7180 Washington, DC 20410 Telephone: (202) 708-1871 Website: www.hud.gov/progdesc/cdbg-108.html

UNITED STATES DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

SURFACE TRANSPORTATION PROGRAM

TYPE OF ASSISTANCE OR INCENTIVE	Reimbursement grant (80%)
SUMMARY DESCRIPTION OF THE PROGRAM OR INCENTIVE	The Federal Highway Administration (FHWA) provides funding to states according to a formula for highway or transit projects. In New York State, this program is administered by the New York State Department of Transportation.
ELIGIBILITY REQUIREMENTS	All projects must be included in the State Transportation Improvement Program. Projects are submitted by the states to the FHWA for authorization. The states are reimbursed for 80% of the project cost. Application criteria are determined by the individual states.
HOW THE FUNDS CAN BE USED	Eligible projects include:

- construction, reconstruction, resurfacing, restoration and rehabilitation of, and operational and safety improvements for, segments of the National Highway System (NHS);
- construction of, and operational improvements for, a federal-aid highway not part of the NHS and construction of a transit project eligible for assistance under the Federal Transit Act if (a) such highway or transit project is in the same corridor as, and in proximity to, a fully access controlled NHS highway, (b) the construction or improvements will improve the level of service on the fully access controlled highway and improve regional travel, and (c) the construction or improvements are more cost-effective than work on the fully access controlled NHS highway would be to provide the same benefits;
- transportation planning;
- highway research and planning;
- highway related technology transfer activities;

- capital and operating costs for traffic monitoring, management, and control facilities and programs;
- fringe and corridor parking facilities;
- carpool and vanpool projects;
- bicycle transportation and pedestrian walkways;
- development and establishment of management systems;
- natural habitat and wetlands mitigation efforts related to surface transportation projects;
- publicly owned intracity or intercity bus terminals; and
- infrastructure-based intelligent transportation systems capital improvements.

AVAILABILITY OF FUNDING	Funds are appropriated to states by statutory formula. There are no limits on the amount available for any project. In 2000, approximately $5,500,000,000 was allocated nationwide for this program.
LIABILITY PROTECTION PROVIDED	Liability protection is not provided under this program.
CONTACT	New York Division Office Federal Highway Administration United States Department of Transportation Leo W. O'Brien Federal Building Room 719 Clinton Avenue and North Pearl Street Albany, NY 12207 Telephone: (518) 431-4125 Fax: (518) 431-4121 E-mail: newyork.fhwa@fhwa.dot.gov Website: www.fhwa.dot.gov

NONPROFIT PRIVATE SECTOR FUNDING SOURCES

AMERICAN RESTORATION RESOURCES, INC.

TYPE OF ASSISTANCE OR INCENTIVE	Brownfield acquisition by purchase or donation to restore for communities
SUMMARY DESCRIPTION OF THE PROGRAM OR INCENTIVE	Based in Connecticut with an emphasis on the Mid-Atlantic and Northeastern United States, American Restoration Resources, Inc. (ARR) is qualified as a nonprofit charitable organization under Section 501 (c)(3) of the Internal Revenue Service Code. The purpose of the corporation is to renew and revitalize communities and real property negatively impacted by environmental issues. ARR deals with distressed assets by directly improving such properties, and indirectly by applying the proceeds from corporation activities to charitable, scientific and educational purposes relating to the negative impact of environmental problems on real property, communities and their inhabitants, and the resolution of such problems.
ELIGIBILITY REQUIREMENTS	Nonprofit entities and businesses that incorporate public benefits into their redevelopment projects are eligible under this program.
HOW THE FUNDS CAN BE USED	The corporation acquires by purchase, or accepts as a donation, real properties impacted by environmental challenges. Funding is used to resolve such environmental issues; rehabilitate, renovate, restore, redevelop and/or otherwise improve the property; and manage, lease and/or sell all or portions of the property.
AVAILABILITY OF FUNDING	Funding is readily available depending on a suite of evaluation criteria associated with any potential brownfield redevelopment project.

LIABILITY PROTECTION PROVIDED	Ways to minimize liability are evaluated and negotiated with site owners, along with requisite insurance recovery claims and liability protection policies, which typically is remediation cost cap and pollution liability insurance.
CONTACT	Stephen Soler President American Restoration Resources, Inc. 425 Kings Highway East Fairfield, CT 06432 Telephone: (203) 333-8777 Fax: (203) 331-0037 E-mail: stephen_soler@prodigy.net Website: wwwbrownfields.org/morearr.htm

NONPROFIT PRIVATE SECTOR FUNDING SOURCES

CLEAN LAND FUND

TYPE OF ASSISTANCE OR INCENTIVE	Co-loans and assistance in raising capital
SUMMARY DESCRIPTION OF THE PROGRAM OR INCENTIVE	The Clean Land Fund (Fund) was incorporated in 1996 in Rhode Island as a nonprofit revolving loan fund dedicated to financing the cleanup of brownfield sites located in the Northeast quadrant of the United States. In June of 1999, the Fund received its 501(c)(3) nonprofit charitable organization designation from the Internal Revenue Service and began its operations. The Fund provides co-lending services to 16 United States Environmental Protection Agency (USEPA)-funded Brownfields Cleanup Revolving Loan Funds (BCRLFs). These co-lending programs enhance (provide the cleanup financing not eligible under the USEPA program) and leverage these public funds with private-sector capital. The Fund is soliciting Community Reinvestment Act (CRA) Capital Investments from financial institutions doing business in these BCRLF communities to capitalize co-lending programs. The Fund is a member of the National Community Capital Association and the National Brownfields Association.
ELIGIBILITY REQUIREMENTS	Nonprofits and businesses that incorporate public benefits into their redevelopment projects are eligible for funding through this program.
HOW THE FUNDS CAN BE USED	A significant barrier to redevelopment and reuse of brownfields is the lack of financial resources to finance the physical cleanup of these sites. The United States Conference of Mayors (USCM) in April 2000 continues to state that "…cities ranked the lack of cleanup funds as the number one impediment ... to the redevelopment of brownfields." Traditional real estate lenders and investors have been reluctant to finance brownfield cleanups because of the actual and perceived environmental and financial risks associated with these redevelopment projects. Lenders are also concerned about the potential lender liability and reduced collateral values from unforeseen cleanup costs. However, lenders and investors have been, and continue to be, willing to finance the redevelopment of brownfield projects once these sites have been remediated under the approval of environmental regulatory agencies. The Clean Land Fund bridges this gap with an economically sustainable revolving loan fund to finance the cleanup of brownfields in order to stimulate their reuse and community revitalization.

AVAILABILITY OF FUNDING	Raising Capital - The Fund has received a Letter of Interest from the Chase Community Development Corporation (CDC), New York, New York, in response to the Fund's CRA Capital Investment Request. Chase has expressed its intentions to make capital investments in the Fund to fund Co-Lending Programs with communities in the New York Tri-State area. The Fund has also received a Letter of Interest from the Massachusetts Life Insurance Community Investment Initiative (The Life Initiative) for equity and debt investments of up to $1 million in the Fund to capitalize the Fund's Co-Lending Programs with low to moderate income communities in Massachusetts. The Life Initiative is a $100 million community development fund created by the Life Insurance Industry in Massachusetts. Co-Lending Programs - Using the Letter of Interest from Chase CDC, the Fund is developing Co-Lending Programs with the Cities of Stamford, Connecticut and Yonkers, New York. Also, using the Letter of Interest from the Life Initiative, the Fund is developing Co-Lending Programs with the City of Somerville, Massachusetts, and the Mystic Valley (Connecticut) Development Commission. Future Funding Anticipated - The Fund is receiving technical assistance from Benjamin Warnke, President of Community Capital Resource Center of Brooklyn, New York, with becoming Certified as a Community Development Financial Institution (CDFI) by the United States Department of Treasury, raising capital from the CDFI Fund and raising CRA Capital Investments from financial institutions.
LIABILITY PROTECTION PROVIDED	The Fund has entered into a Joint Agreement with Environmental Risk Financing Associates (ERFA) of Larchmont, New York. ERFA is a firm that provides expert services for financing environmental risk, including environmental insurance, which ERFA provides through the Environmental Insurance Agency, Inc. The Joint Agreement will enable the Fund and ERFA to provide a comprehensive financing package that includes liability protection to brownfield owners and/or developers.
CONTACT	William Penn President and CEO Clean Land Fund P.O. Box 725 Block Island, RI 02807 Telephone: (401) 466-2065 Fax: (401) 466-3164 E-mail: wpenn@compuserve.com Website: www.brownfieldsnet.org/moreclean.htm

NONPROFIT PRIVATE SECTOR FUNDING SOURCES

THE HEINZ ENDOWMENTS

TYPE OF ASSISTANCE OR INCENTIVE	Grants for environmental projects including brownfields revitalization
SUMMARY DESCRIPTION OF THE PROGRAM OR INCENTIVE	The Heinz Endowments provide grants to stimulate economic and environmental redevelopment in urban areas by transforming brownfield sites into productive social and business enterprises. One of the Endowment's primary goals is to promote sustainable urban design. It has supported programs that link transportation, housing and land-use policies, and reduce incentives for urban sprawl. The organization has provided funding to identify best practices in the development of the built environment (neighborhoods, homes, schools, business, etc.) that demonstrate models of effective integration of the environment with community and economic development goals. The promotion of accessible, well-planned open space in existing communities, including greenways parks and riverfront access points, has also been supported by The Heinz Endowments. Recent endowments include a grant to the Center for Land Renewal for its national brownfields nonprofit network.
ELIGIBILITY REQUIREMENTS	Nonprofit entities and businesses that incorporate public benefits into their redevelopment projects are eligible for funding through this program.
HOW THE FUNDS CAN BE USED	The Heinz Endowments, with respect to the organization's environmental program, can be used to achieve four major goals and strategies. The first is sustainable urban design, wherein the goal is to promote the design of urban environments in ways that eliminate inefficiency and waste, and advance sustainable communities. Another funding use is for environmental enterprise and innovation to support the creation of environmental enterprises to protect resources, eliminate waste and create more sustainable systems for commerce. (Brownfields-related funding often pertains to these first two goals.) The third funding vehicle—for energy and the environment—embraces the goal to promote the sustainable use of

HOW THE FUNDS CAN BE USED (continued)	energy and the development of an energy-efficient economy. The redevelopment of brownfields into brightfields would fall into this category. (Brightfields is a revolutionary concept that addresses three of the nation's major challenges—urban revitalization, toxic waste cleanup and climate change—by bringing pollution-free solar energy and high-technology solar manufacturing jobs to brownfield sites.) The fourth use of funding pertains to watershed protection and ecosystems. The focus of this goal is to protect and/or restore essential watersheds in ways that safeguard freshwater ecosystems.
AVAILABILITY OF FUNDING	Funds are available on an annual basis. Grants are typically one-time awards. In recent years, grants for environmental and community economic redevelopment purposes have ranged from $10,000 to $2,250,000. Total funding allocated on an annual basis varies widely, with the previous several years averaging from $8 to $10 million. Percentage of funding varies for each project.
LIABILITY PROTECTION PROVIDED	Liability protection is not provided under this program.
CONTACT	Melisa Crawford Program Associate, Environmental Program The Heinz Endowments 30 C&G Tower 625 Liberty Avenue Pittsburgh, PA 15222 Telephone: (412) 338-2615 Fax: (412) 281-5788 E-mail: info@heinz.org Website: heinz.org/environment

NONPROFIT PRIVATE SECTOR FUNDING SOURCES

SURDNA FOUNDATION, INC.

TYPE OF ASSISTANCE OR INCENTIVE	Grants for environmental and community revitalization projects
SUMMARY DESCRIPTION OF THE PROGRAM OR INCENTIVE	The Surdna Foundation (Surdna) funds a range of philanthropic projects. Programs for the environment and community revitalization were established in 1989. The environmental program focuses on four areas: biological diversity and the human communities that depend on it (e.g., forest, marine and freshwater ecosystems); human systems (engaging people in understanding and addressing environmental problems); transportation; and urban/suburban land use. The community revitalization program focuses on the transformation of low-income, urban communities into vibrant and economically diverse communities of choice. Surdna is particularly supportive of programs that are integrated into a comprehensive approach to neighborhood revitalization.
ELIGIBILITY REQUIREMENTS	Municipalities, other nonprofit organizations and collaborations that incorporate public benefits into their redevelopment projects are eligible for funding through this program. Organizations are eligible for a maximum of three consecutive years of funding.
HOW THE FUNDS CAN BE USED	Surdna is interested in funding programs which offer viable solutions to difficult systemic systems. The foundation makes both project and general support grants. It does not generally fund individuals, capital campaigns or building construction, or projects that are internationally based or focused.

AVAILABILITY OF FUNDING	Funds are available on a continual basis. Applicants are strongly recommended to submit a letter of inquiry before a full proposal is sent. The amount of project funding varies from minor assistance (less than 10 percent), to matching funds with other grants, to full funding. The amount of the funding for environmental and community revitalization purposes has averaged $3 to $7 million each year, allocated over one to three year periods.
LIABILITY PROTECTION PROVIDED	Liability protection is not provided under this program.
CONTACT	Edward Skloot Executive Director Surdna Foundation, Inc. 330 Madison Avenue, 30th Floor New York, NY 10017-5001 Telephone: (212) 557-0010 Fax: (212) 557-0003 E-mail: request@surdna.org Website: www.surdna.org

NON-PROFIT PRIVATE-SECTOR BROWNFIELDS FINANCIAL RESOURCES

Organization	Type of Offering	Key Features	Point of Contact
The Center for Land Renewal	Serves as a holding company and provides guidance to affiliates/redeveloping sites.	Uses expertise to facilitate funding and other resources for brownfield redevelopment.	Keith Welks Phoenix Land Recycling Co. 105 North Front Street Harrisburg, PA 17101-1436 Tel: (717) 230-9700 E-mail: Kwelks@phoenixland.org Website: www.brownfieldsnet.org/moreclr.htm
Council for Urban Economic Development	Hosts brownfield educational workshops. Redeveloping properties is of critical concern to its membership.	Serves diverse economic interests (e.g., small business financing, land banking, regional marketing). Seeks to minimize risks and guide private investors through the brownfield redevelopment process.	Richard Hoffman Economic Development Specialist CUED 1730 K Street NW, Suite 700 Washington, DC 20006 Tel:(202) 223-4735 Fax: (202) 223-4745 E-mail: rhoffman@urbandevelopment.com Website: www.cued.org
The Development Fund	Promotes innovation in community development finance.	Programs have created $700 million in new financing sources nationally. New financing initiative program aims to develop financing vehicles to access private-sector groups for brownfield redevelopment	Jennifer Burke Program Manager The Development Fund 231 Sansome Street, Sixth Floor San Francisco, CA 94104 Tel: (415) 981-1070 E-mail: tdsf@aol.com Website: www.brownfieldsnet.org/moretdf.htm
Mid-Atlantic Region African American Chamber of Commerce (AACC)	Provides funding support and collaboration for brownfield redevelopment.	Focuses on brownfields in regions/cities with highly populated African American communities.	Jack Surrency President and CEO Mid-Atlantic Region AACC 299 Atlantic Street Bridgeton, NJ 08302 Tel: (609) 451-4176 E-mail: jmsurrency@aol.com Website: brownfieldsnet.org/moremidatlantic.htm
The National Brownfield Association	Public/private collaborative funding for brownfield redevelopment and reuse.	Provides members with resources such as legislative support and financing.	Robert Colangelo Executive Director The National Brownfield Association 3105-C North Wilke Road Arlington Heights, IL 60004 Tel: (847) 870-8208 Fax: (847) 870-8331 E-mail: nba@flash.net Website: www.brownfieldsassociation.org
The Trust for Public Land	Public/private collaborative funding for open space programs.	Creates gardens and parks in cities and towns. Preserves rural green space and forests.	The Trust for Public Land Mid-Atlantic Regional Office 666 Broadway New York, NY 10012 Tel: (212) 677-7171 Fax: (212) 353-2052 E-mail: maro@tpl.org Website: www.tpl.org
Bank of America	Community development and environmental program funding exceeded $39 billion in 1999.	Focuses on affordable housing, small business financing and alliances with minority organizations.	Bank of America 730 15th Street NW, Suite 800 DC1-701-08-04 Washington, DC 20005 Tel: 1-800-263-2055 Website: www.bankofamerica.com

NON-PROFIT PRIVATE-SECTOR BROWNFIELDS FINANCIAL RESOURCES			
Environmental Bankers Association (EBA)	Responds to the need for environmental risk management and due diligence policies in financial institutions.	An organization that represents the financial services industry for lending institutions involved with brownfield projects and similar endeavors.	Dean Telego Environmental Bankers Association 110 North Royal Street, Suite 101 Alexandria, VA 22314 Tel: (703) 549-0977 Fax:(703) 548-5945 E-mail: envirobank@aol.com Website: www.rtminc.aol.com
American Bankers Association	Seeks to enhance the role of commercial banks as preeminent providers of financial services through outreach.	Working to achieve clarification for lenders and communities on liability issues in connection with brownfields.	American Bankers Association 1120 Connecticut Avenue, NW Washington, DC 20036 Tel: (202) 663-5000 Toll Free: 1-800-338-0626 Website: www.aba.com
Mortgage Bankers Association of America	600 member companies finance investment real estate nationwide.	Acts as a clearinghouse where regulatory officials may contact capital sources engaged in financing brownfields redevelopment.	Mortgage Bankers of America 1125 15th Street NW Washington, DC Tel: (202) 861-6500 Website: www.mbaa.org
Environmental Grantmakers Association	A voluntary association of foundations and giving programs concerned with the protection of the natural environment.	Focus areas include land use growth management, minorities and the environment, and a grantmakers network on the economy and the environment.	Environmental Grantmakers Association 437 Madison Avenue, 37th Floor New York, NY 10022 Tel: (212) 812-4260 Fax: (212) 812-4299 E-mail: ega@rffund.org Website: www.ega.org
Institute for Community Economics	Provides loans for a variety of community strengthening projects. Has made over 350 loans totaling more than $30 million.	Provides a revolving loan fund for short-term loans, technical assistance to community groups and advocacy for Community Land Trusts.	Sara Page Executive Director Institute for Community Economics 57 School Street Springfield, MA 01105 Tel: (413) 746-8860 Fax: (413) 746-8862 E-mail: iceconomic@aol.com Website: www.calvertfoundation.org/institut.htm

FOR-PROFIT PRIVATE SECTOR FUNDING SOURCES

NEW YORK STATE BANKING DEPARTMENT

TYPE OF ASSISTANCE OR INCENTIVE	The New York State Banking Department provides financial services, lending sources and financial network organizations throughout New York State. Brownfields-related sectors include community financial services, community development, Community Reinvestment Act and small business financing.
SUMMARY DESCRIPTION OF THE PROGRAM OR INCENTIVE	The New York State (NYS) Banking Department, which is an organization of hundreds of banks in the State, seeks to make community and economic development information readily available to lenders and potential users. The Department is developing a database in this regard and encourages community development programs to be included in this database. The intent is to link up these programs with the most appropriate funding resources in the State. Listings include nonprofit community development funding sources and a comprehensive list of small business financing vehicles.
ELIGIBILITY REQUIREMENTS	Since the NYS Banking Department works with a myriad of financial resources, eligibility requirements vary widely. Eligibility requirements by city, county or region are provided on the Department's website.
HOW THE FUNDS CAN BE USED	Use of funds varies widely depending on the lending program supported by each lending organization.
AVAILABILITY OF FUNDING	Funding is readily available from many of the institutions in cooperation with the NYS Banking Department depending on the evaluation criteria associated with various programs.

Household Income for Clarkstown Householders

All Households

Household Income	Households	Percent of Total Households
Total	27,686	100.0%
Less than $10,000	738	2.7%
$10,000 to $14,999	674	2.4%
$15,000 to $19,999	655	2.4%
$20,000 to $24,999	739	2.7%
$25,000 to $29,999	805	2.9%
$30,000 to $34,999	844	3.0%
$35,000 to $39,999	928	3.4%
$40,000 to $44,999	796	2.9%
$45,000 to $49,999	863	3.1%
$50,000 to $59,999	2,212	8.0%
$60,000 to $74,999	3,108	11.2%
$75,000 to $99,999	4,560	16.5%
$100,000 to $124,999	3,749	13.5%
$125,000 to $149,999	2,677	9.7%
$150,000 to $199,999	2,301	8.3%
$200,000 or More	2,037	7.4%

Source: U.S. Census Bureau, Census 2000, Summary File 3
Prepared By: The Rockland County Department of Planning

Households with Householder 65 Years Old and Over

Household Income	Households	Percent of Total Households
Total	5,545	100.0%
Less than $10,000	246	4.4%
$10,000 to $14,999	437	7.9%
$15,000 to $19,999	469	8.5%
$20,000 to $24,999	333	6.0%
$25,000 to $29,999	317	5.7%
$30,000 to $34,999	352	6.3%
$35,000 to $39,999	381	6.9%
$40,000 to $44,999	174	3.1%
$45,000 to $49,999	182	3.3%
$50,000 to $59,999	519	9.4%
$60,000 to $74,999	572	10.3%
$75,000 to $99,999	534	9.6%
$100,000 to $124,999	401	7.2%
$125,000 to $149,999	327	5.9%
$150,000 to $199,999	193	3.5%
$200,000 or More	108	1.9%

Source: U.S. Census Bureau, Census 2000, Summary File 3
Prepared By: The Rockland County Department of Planning

Households with Householder 65 to 74 Years Old

Household Income	Households	Percent of Total Households
Total	3,560	100.0%
Less than $10,000	65	1.8%
$10,000 to $14,999	152	4.3%
$15,000 to $19,999	233	6.5%
$20,000 to $24,999	188	5.3%
$25,000 to $29,999	155	4.4%
$30,000 to $34,999	246	6.9%
$35,000 to $39,999	234	6.6%
$40,000 to $44,999	132	3.7%
$45,000 to $49,999	102	2.9%
$50,000 to $59,999	428	12.0%
$60,000 to $74,999	444	12.5%
$75,000 to $99,999	385	10.8%
$100,000 to $124,999	284	8.0%
$125,000 to $149,999	272	7.6%
$150,000 to $199,999	172	4.8%
$200,000 or More	68	1.9%

Source: U.S. Census Bureau, Census 2000, Summary File 3
Prepared By: The Rockland County Department of Planning

Households with Householder 75 Years Old and Over

Household Income	Households	Percent of Total Households
Total	1,985	100.0%
Less than $10,000	181	9.1%
$10,000 to $14,999	285	14.4%
$15,000 to $19,999	236	11.9%
$20,000 to $24,999	145	7.3%
$25,000 to $29,999	162	8.2%
$30,000 to $34,999	106	5.3%
$35,000 to $39,999	147	7.4%
$40,000 to $44,999	42	2.1%
$45,000 to $49,999	80	4.0%
$50,000 to $59,999	91	4.6%
$60,000 to $74,999	128	6.4%
$75,000 to $99,999	149	7.5%
$100,000 to $124,999	117	5.9%
$125,000 to $149,999	55	2.8%
$150,000 to $199,999	21	1.1%
$200,000 or More	40	2.0%

Source: U.S. Census Bureau, Census 2000, Summary File 3
Prepared By: The Rockland County Department of Planning

APPENDIX IV

Section F – McKinney's Consolidated Laws of New York Annotated
Town Law

MCKINNEY'S CONSOLIDATED LAWS OF NEW YORK ANNOTATED
TOWN LAW
CHAPTER 62 OF THE CONSOLIDATED LAWS
ARTICLE 16--ZONING AND PLANNING

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Current through L. 2002, chs 1, 5 to 59, 62 to 80.

§ 261-b. Incentive zoning; definitions, purpose, conditions, procedures

1. Definitions. As used in this section:

(a) "Incentives or bonuses" shall mean adjustments to the permissible population density, area, height, open space, use, or other provisions of a zoning ordinance or local law for a specific purpose authorized by the town board.

(b) "Community benefits or amenities" shall mean open space, housing for persons of low or moderate income, parks, elder care, day care or other specific physical, social or cultural amenities, or cash in lieu thereof, of benefit to the residents of the community authorized by the town board.

(c) "Incentive zoning" shall mean the system by which specific incentives or bonuses are granted, pursuant to this section, on condition that specific physical, social, or cultural benefits or amenities would inure to the community.

2. Authority and purposes. In addition to existing powers and authorities to regulate by planning or zoning, including authorization to provide for the granting of incentives, or bonuses pursuant to other enabling law, a town board is hereby empowered, as part of a zoning ordinance or local law adopted pursuant to this article, or by local law or ordinance adopted pursuant to other enabling law, to provide for a system of zoning incentives, or bonuses, as the town board deems necessary and appropriate consistent with the purposes and conditions set forth in this section. The purpose of the system of incentive, or bonus, zoning shall be to advance the town's specific physical, cultural and social policies in accordance with the town's comprehensive plan and in coordination with other community planning mechanisms or land use techniques. The system of zoning incentives or bonuses shall be in accordance with a comprehensive plan within the meaning of section two hundred sixty-three of this article.

3. Implementation. A system of zoning incentives or bonuses may be provided subject to the conditions hereinafter set forth.

(a) The town board shall provide for the system of zoning incentives or bonuses pursuant to this section as part of the zoning ordinance or local law. In providing for such system the board shall follow the procedure for adopting and amending its zoning ordinance or local law, including all provisions for notice and public hearing applicable for changes or amendments to a zoning ordinance or local law.

(b) Each zoning district in which incentives or bonuses may be awarded under this section shall be designated in the town zoning ordinance or local law and shall be incorporated in any map adopted in connection with such zoning ordinance or local law or amendment thereto.

(c) Each zoning district in which incentives or bonuses may be authorized shall have been found by the town board, after evaluating the effects of any potential incentives which are possible by virtue of the provision of community amenities, to contain adequate resources, environmental quality and public facilities, including adequate transportation, water supply, waste disposal and fire protection. Further, the town board shall, in designating such districts, determine that there will be no significant environmentally damaging consequences and that such incentives or bonuses are compatible with the development otherwise permitted.

(d) A generic environmental impact statement pursuant to the provisions of 6 NYCRR 617.15 shall be prepared by

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the town board for any zoning district in which the granting of incentives or bonuses have a significant effect on the environment before any such district is designated, and such statement shall be supplemented from time to time by the town board if there are material changes in circumstances that may result in significant adverse impacts. Any zoning ordinance or local law enacted pursuant to this section shall provide that any applicant for incentives or bonuses shall pay a proportionate share of the cost of preparing such environmental impact statement, and that such charge shall be added to any site-specific charge made pursuant to the provisions of section 8-0109 of the environmental conservation law.

(e) The town board shall set forth the procedure by which incentives may be provided to specific lands. Such procedure shall describe:

(i) the incentives, or bonuses, which may be granted by the town to the applicant;

(ii) the community benefits or amenities which may be accepted from the applicant by the town;

(iii) criteria for approval, including methods required for determining the adequacy of community amenities to be accepted from the applicant in exchange for the particular bonus or incentive to be granted to the applicant by the town;

(iv) the procedure for obtaining bonuses, including applications and the review process, and the imposition of terms and conditions attached to any approval; and

(v) provision for a public hearing, if such public hearing is required as part of a zoning ordinance or local law adopted pursuant to this section and give public notice thereof by the publication in the official newspaper of such hearing at least five days prior to the date thereof.

(f) All other requirements of article eight of the environmental conservation law shall be complied with by project sponsors for actions in areas for which a generic environmental impact statement has been prepared including preparation of an environmental assessment form and a supplemental environmental impact statement, if necessary.

(g) Prior to the adoption or amendment of the zoning ordinance or local law pursuant to this section to establish a system of zoning incentives or bonuses the town board shall evaluate the impact of the provision of such system of zoning incentives or bonuses upon the potential development of affordable housing gained by the provision of any such incentive or bonus afforded to an applicant or lost in the provision by an applicant of any community amenity to the town. Further, the town board shall determine that there is approximate equivalence between potential affordable housing lost or gained or that the town has or will take reasonable action to compensate for any negative impact upon the availability or potential development of affordable housing caused by the provisions of this section.

(h) If the town board determines that a suitable community benefit or amenity is not immediately feasible, or otherwise not practical, the board may require, in lieu thereof, a payment to the town of a sum to be determined by the board. If cash is accepted in lieu of other community benefit or amenity, provision shall be made for such sum to be deposited in a trust fund to be used by the town board exclusively for specific community benefits authorized by the town board.

4. Invalidations. Nothing in this section shall be construed to invalidate any provision for incentives or bonuses heretofore adopted by any town board.

CREDIT(S)

2002 Electronic Pocket Part Update

(Added L.1991, c. 629, § 2; amended L.1992, c. 247, § 2; L.1997, c. 458, § 15, eff. July 1, 1998.)

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APPENDIX IV

Section G – Incentive Zoning by Anna Georgiou

Incentive Zoning by Anna L. Georgiou, of Pace University, School of Law

Definition

A local legislature can provide a system of zoning incentives to land developers in exchange for the provision of community benefits by those developers. In setting up such a system, the legislature leaves existing zoning provisions in place but permits more intensive development of the land in exchange for certain community benefits. Incentives can be provided to developers of raw land or to those who propose the expansion of existing structures, the adaptive reuse of older buildings, or the redevelopment of brownfield sites and other distressed parcels in older, developed areas.

The incentives that may be offered to developers include adjustments to the density of development–for example, allowing more residential units or a greater building floor area than is otherwise permitted under the zoning law. Incentives can also include adjustments to the height, open space, use, or other requirements of the underlying zoning law.

These incentives are given in exchange for the developer's providing one or more community benefits, including open space or parks, affordable housing, day care or elder care, or "other specific physical, social, or cultural amenity of benefit to the residents of the community." Where the community benefit cannot feasibly or practically be provided directly by individual developers, the system can provide for developers to make cash payments to the locality. Such sums must be held in a trust fund to be used exclusively for the community benefits specified.

Incentive zoning has frequently been used to induce land developers to provide affordable housing for senior citizens, local workers, or low- and moderate-income citizens. The developer is allowed to build a greater number of homes than is otherwise permitted by the zoning law and to sell or rent some of these "bonus units" at market value. In return, the developer is required to use some of that profit to reduce the cost of the affordably constructed residential units. These affordable homes must then be rented or sold to persons or families of low or modest income, or to senior citizens.

Purpose

The purpose of incentive zoning is to advance the locality's physical, cultural, and social objectives, in accordance with the comprehensive plan, by having land developers provide specific amenities in exchange for zoning incentives. Development brings with it the need to provide municipal services and facilities to serve and absorb the impacts of additional population, traffic, sewage, water consumption, and the like. One cost-effective way of providing those municipal services and facilities is to concentrate new development in serviceable districts. This can be done by providing density bonuses, or incentives, to developers in such districts on the condition that they provide or pay for the services and facilities needed in the area or in the community as a whole.

When

Generally, community benefits, such as infrastructure and municipal services, are paid for in two ways. Normally, they are covered by the municipality directly out of the revenues derived from taxing real property. Occasionally, they are required to be provided by the developers of specific projects to mitigate the direct impacts of the developments on the community. Developers may be required to pay impact fees, in lieu of providing facilities such as parks, traffic improvements, or water system improvements necessitated by the project. Where authorized by law, requirements for the provision of community benefits or the payment of fees must bear some rough proportionality to the measurable impacts that the specific development will have on the community.

Incentive zoning provides a third alternative: having developers use some of the economic benefits afforded by the incentives to provide or pay for facilities and services. With amendments to the New York State Town, Village, and General City statutes adopted in 1991 and 1992, local authority to create an incentive zoning system is clear. Further, because economic incentives are used to encourage developers to provide needed benefits and because such systems are voluntary, developers tend not to oppose them, although they might often challenge impact fees and mitigation requirements. Finally, because an incentive zoning system can be designed with the needs of an entire district or service area in mind, it can be a more potent system of meeting community facility and service needs than proceeding one development project at a time.

Authority

Municipalities in New York have long been empowered to adopt incentive zoning systems. Because this authority had been used sparingly, the state legislature amended the Town, Village, and General City statutes to clarify this authority and to provide a specific procedure for creating a system that all municipalities can rely on. Amendments adopted in 1991 and 1992 make it clear that the specific grant of authority for incentive zoning is in addition to "authorization to provide for the granting of incentives, or bonuses, pursuant to other enabling law." Town Law § 261-b (2); Village Law § 7-703 (2); General City Law § 81-d (2). The underlying authority can be found in the zoning enabling statutes of the Town, Village, and General City laws and in the Municipal Home Rule Law. Prior to the 1991 and 1992 amendments, it was held that the general grant of authority in the zoning enabling statutes gave municipalities the authority to adopt incentive zoning systems.

Now that state statutes provide specific procedures for incentive zoning, it is not clear whether local legislatures must use their supersession authority under the Municipal Home Rule Law if they wish to adopt a system in a manner that does not fully comply with the detailed provisions of the new statutes. Any doubt on this subject, however, can be removed if the local government references the incentive zoning provisions of the relevant 1991-1992 statute in its findings, expresses its intent to supersede it, mentions the provisions superseded, and otherwise complies with the requirements for superseding state law.

Implementation

The system of zoning incentives must be adopted by the local legislative body: the town board, village board of trustees, or the city council. Incentive zoning provisions are adopted in the same manner as other zoning ordinances, laws, or amendments. There must be public notice and hearings, conformance with the comprehensive plan, and compliance with environmental review. A number of additional requirements must be met if the local legislature creates the incentive zoning system under authority granted by the 1991-1992 amendments to the Town, Village, and General City laws. These provisions are as follows:

Each existing zoning district in which incentives can be awarded must be designated and incorporated in any zoning map adopted in conjunction with the system.

The legislature must find that each of these districts has the capacity to absorb the additional development authorized by the incentives. Fire, transportation, water, sewer, waste disposal, and community facilities and services must be found to be adequate.

The legislature must find that the development allowed by the zoning incentives will have no significant environmentally damaging consequences, that each affected district contains adequate environmental quality, and that the additional development provided for is compatible with the development otherwise permitted under the underlying zoning ordinance.

Where the legislature finds that the development allowed by the zoning incentives may have a significant effect on the environment, it must prepare a generic environmental impact statement (GEIS) and provide that a proportionate share of the cost of the GEIS shall be paid by each applicant for incentives under the system. This may allow significant streamlining of projects that receive incentives, if they conform with the GEIS and raise no significant environmental impacts not adequately covered by it. In such a case, projects may not be required to include the time-consuming process of preparing a full environmental impact statement.

The legislature must determine whether the system of zoning incentives will have a negative impact on the provision of affordable housing in the community and must take action to compensate for any negative impact.

A procedure for applying the zoning incentives to specific parcels must be established by the local legislature, including:

- The specific incentives that may be granted to an applicant.
- The community benefits that must be provided by an applicant.
- The standards for approving an application for incentives, including how to assess that the benefits received are adequate given the incentives granted.

- The requirements for submitting an application for incentives, and the process for reviewing, approving, and imposing conditions on applications for incentives. (Although the amendments are silent on this subject, it appears that the legislature may delegate the authority to provide incentives to an appropriate review and approval body such as the planning board or zoning board of appeals.)
- Provisions for public notice and hearing prior to the award of incentives, where a hearing is required by the law or ordinance under which the zoning incentive system was adopted.
- Provisions for the receipt of cash in lieu of the direct provision by the developer of the benefits, where the legislature determines that such benefits are not immediately feasible or otherwise practical. In such an instance, the legislature must establish a trust fund into which all cash payments are deposited. This fund is to be used exclusively for the specific benefits authorized by the incentive zoning system.

Illustrations

In the early 1980s, the Town of New Castle adopted a system of providing a 100% density bonus to land developers in exchange for the provision of affordable housing, recreational facilities, or specified off-site improvements. This expanded on an incentive zoning system adopted by neighboring Lewisboro nearly a decade earlier. That system provided land developers a percentage increase in residential density in exchange for the construction of housing affordable to moderate-income families earning about the amount paid to town employees.

In the late 1980s, New York City adopted an incentive zoning system that allowed additional floor area to be developed in the Special Manhattan Bridge District in direct proportion to the amount of floor area provided by the developer for senior-citizen centers, day-care facilities, educational facilities, and affordable housing.

Limitations and Concerns

Although new legislation in New York State has made local authority and procedures for creating incentive zoning systems very clear, there remain many questions to be addressed in the design and execution of any particular incentive program. How, for example, does the municipality insure that the benefit will be provided over time? If the benefit provided is affordable housing, for example, what mechanisms will be used to insure that the units are sold or rented appropriately over time? If the benefit is day care, how does the municipality insure that the space provided by the developer is occupied by a viable day-care provider over a reasonable period?

Residents and property owners in the district where the increased development will occur must be convinced of the advantages to them of the incentive zoning system. Since they will be affected by the additional development, measures to mitigate that impact must be adequate and convincing. The local legislature must find that the area can absorb the additional development, but local residents might argue that the development should be

spread throughout the community. The advantages to the developer and the community need to be carefully thought out and articulated to meet this inevitable concern.

Statutes and Regulations

In New York State, Town Law §261-b and Village Law §7-703, adopted in 1991, and General City Law §81-d, adopted in 1992, grant parallel authority to towns, villages, and cities to adopt incentive zoning systems and set forth the specific provisions that must be followed.

Title 6 NYCRR Part 617.10 contains the requirements for completing the generic environmental impact statement which may be required before the adoption of a system of zoning incentives.

The authority of local governments to supersede general state law can be found at Municipal Home Rule Law §10(1)(ii)(d)(3). Provisions that must be followed to properly supersede a general state law are found at Municipal Home Rule Law §22(1).

Case Digest

The zoning law challenged in *Blitz v. Town of New Castle*, 94 A.D.2d 92, 463 N.Y.S.2d 832 (2d Dep't 1983), permitted density bonuses of up to 100% in exchange for "senior citizen or low-to-moderate-income housing, units for the handicapped, rental units, energy saving devices, recreational facilities, off-site improvements, and underground parking." The plaintiff challenged the town's zoning ordinance, contending that it was unconstitutionally exclusionary of people in the region who are in search of affordable housing. The court upheld the law, noting that the "zoning ordinances will go no further than determining what may or may not be built; market forces will decide what will actually be built, in the absence of government subsidies." The plaintiff did not carry its burden of proving that the devices included in the town's ordinance were an insufficient response to regional housing needs.

In *Municipal Arts Society of New York v. Koch*, 137 Misc. 2d 832, 522 N.Y.S.2d 800 (Sup. Ct. NY County 1987), the court determined that the cash sale of a zoning bonus was an unacceptable application of incentive zoning. "The Coliseum is located in a zone which permits construction as-of-right of floor space up to a maximum of 15 times the square footage of the lot. This [density] is subject to being increased by up to 20% in exchange for the developer agreeing to 'provide major improvements for the adjacent subway stations' provided that 'the zoning lot for the development . . . which a [density] bonus is requested shall be adjacent to the mezzanine or concourse of the subway station for which the improvement is proposed or an existing connecting passageway to the station.'" Under the development agreement between the city and the developer, the city would be "obtaining not only $35 to $40 million of local subway improvements, but an additional $57 million to be employed for other purposes." The court determined that the sale was inappropriate because the cash payment to be made to the city was to be employed for purposes other than local improvements. The court held that the

"government may not place itself in the position of reaping a cash premium because one of its agencies bestows a zoning benefit upon a developer. Zoning benefits are not cash items."

The court in *Asian Americans for Equality v. Koch*, 72 N.Y.2d 121, 527 N.E.2d 265, 531 N.Y.S.2d 782 (1988), upheld a zoning amendment that created a special use district. The new zoning provided that development in the Special Manhattan Bridge District would be "regulated by a system of bonus points permitting increased density in residential buildings for those developers who agree to: 1) donate space for community facilities such as senior citizen or day care centers, educational facilities; 2) construct low-income dwelling units; or 3) rehabilitate existing substandard housing." The plaintiffs argued that the incentive zoning scheme provided greater bonuses for educational and senior citizen facilities than it did for low-income housing. They argued that such housing was necessary to combat the effects of gentrification caused by the creation of the special district and that the zoning discouraged developers from building low-income housing. The court concluded that inducing private developers to provide public benefits involves a complex set of considerations. It held that the plaintiffs had not carried their burden of proving that the bonus scheme was clearly arbitrary or capricious or undertaken for an improper purpose.

References

Michael Murphy and Joseph Stinson, Incentive Zoning, <http://www.law.pace.edu/landuse/incent.html> (visited Feb. 2, 2001).

APPENDIX IV

Section H – APA Model: "Incentive-based Zoning" for Affordable Housing

APAModel: "Incentive-based Zoning" for Affordable Housing

Source: Excerpts from the *Growing Smart™ Legislative Guidebook: Model Statutes for Planning and the Management of Change*, 2002 Edition, Stuart Meck, FAICP, Gen. Editor (Chicago: American Planning Association, January 2002).

Note: APA's model provides for a "Unified Incentives Ordinance" for affordable housing, community design and open space dedication. For Chapter 117 Committee purposes, only those provisions specific to affordable housing are highlighted below. - BRI

Incentive zoning: a system by which specific incentives or bonuses are granted to a developer on condition that certain physical, social, or cultural benefits or amenities will be provided to the community. A bonus is typically provided in the form of added permissible density to a development project. This is done by increasing the allowable floor area of a project above what is permitted in the zoning ordinance or increasing the allowable number of dwelling units in a residential development. Additionally, setback, height, and bulk standards are often allowed to be modified to accommodate the added density or, in the case of affordable housing, to reduce development costs. Waivers of specific regulatory requirements or fees--such as parking standards or impact fees--are also used as an incentive for a developer to provide various amenities.

The authority of local governments to institute an incentive and bonus program comes from state enabling legislation. At least 10 states have enacted legislation expressly enabling local governments to offer zoning bonuses and other incentives in exchange for certain public benefits. None of the statutes reviewed prescribe directly what types of amenities local governments may require or what types of bonuses they may offer.

Some state incentive statutes, including that of California, aim to achieve one specific public purpose, such as affordable housing. Many state statutes, including those of Florida, Maryland, and Rhode Island include incentive zoning on a list of innovative techniques that local governments are enabled to include in their zoning ordinance.

THE MODEL STATUTE

The model statute [in Section 9-501] is an adaptation and refinement of the well-drafted California statute which requires local governments to grant density bonuses of at least 25 percent, plus an additional incentive(s) or equivalent financial incentives to developers of affordable housing. In contrast to the California statute, which distinguishes between the types or categories of affordable housing (i.e., between low-income, very-low-income, and senior citizens housing), the model below makes no such differentiation, giving that discretion to local governments. The developer is required to enter into a development agreement with the local government that will formalize the manner in which the affordable housing is to be kept affordable and other administrative details relating to the project. The model statute also authorizes development incentives for increased nonresidential floor area for provision of □public benefit amenities□ such as plazas, parks, and open space, access to transit stations, and overhead weather protection and street arcades. A public benefit amenity may also include provision of affordable housing as part of a nonresidential development, for which a density bonus may be granted. A local government may also adopt a □uniform incentives ordinance□ that addresses both provision of affordable housing and dedication of open space and/or provision of community design amenities.

APA□s evaluation of the California statute has determined that, if such program is to be successful at the local level, it is necessary to have a long-term commitment to the program by the local government as well as a dedicated source of funds. Monies such as revenues from tax increment financing initiatives and federal community development block grant (CDBG) programs are essential sources to provide subsidies for affordable housing.

Elements of APA's Model Affordable Housing Incentives Ordinance:

- Requires adoption by a local government of an ordinance that authorizes incentives for the provision of affordable housing, the purpose of which is to respond to and accommodate present and future needs for affordable housing.

- Selected Definitions:

"**Affordable Housing Development**" means any housing development that is subsidized by the federal, state, or local government, or any housing development in which at least [20] percent of the dwelling units are subject to covenants or restrictions which require that such dwelling units be sold or rented at prices that preserve them as affordable housing pursuant to this Section.

"**Affordable Housing Incentives**" mean a density bonus and other development incentives granted under an affordable housing incentive ordinance pursuant to this Section.

"**Density Bonus**" means the percentage of density increase granted over the otherwise maximum allowable net density under the applicable zoning ordinance as of the date of the application to the local government for incentives by a developer. The density bonus applicable to affordable housing shall be at least a 25 percent increase, and shall apply to the site of the affordable housing development.

"**Development Incentives**" mean any of the following:

1. reductions in building setback requirements;
2. reductions or waivers of impact fees, application fees for development permits, utility tap-in fees, or other dedications or exactions;.
3. reductions in minimum lot area, width, or depth;
4. reductions in required parking spaces per dwelling unit or per square foot of floor area;
5. increased maximum lot coverage;
6. increased maximum building height and/or stories;
7. reductions in minimum building separation requirements, provided that such reductions do not conflict with building code requirements of the state or the local government, as applicable;
8. reductions or waivers of public or nonpublic improvements;
9. approval by the legislative body of a local government of mixed use zoning in conjunction with the housing project if commercial, office, industrial or other land uses will contribute significantly to the economic feasibility of the housing development and if the mixed use zoning is consistent with the local comprehensive plan;
10. authorization for the affordable housing development to include nonresidential uses, provided such uses or such authorization is consistent with the local comprehensive plan;
11. authorization for the affordable housing to be located in a nonresidential zoning district, provided such authorization is consistent with the local comprehensive plan; or
12. other incentives proposed by the developer of an affordable housing project or by the local government that result in identifiable cost reductions for affordable housing, including direct financial aid by the local government in the form of a loan or grant to subsidize or provide low interest financing for on- or off-site improvements, land, or construction costs.

"**Incentives**" mean one or more of the following:

1. affordable housing incentives;
2. bonus ratio; and
3. density bonus.

- A municipality may adopt and amend an affordable housing incentives ordinance only after it has adopted a local comprehensive plan that contains:

  1. a housing element; and
  2. a policy in written and/or mapped form that encourages affordable housing incentives.

- An affordable housing incentive ordinance ... shall include the following minimum provisions:

  1. a citation to enabling authority to adopt and amend the ordinance;
  2. a statement of purpose consistent with the purposes of land development regulations and with the purposes of this section;
  3. a statement of consistency with the local comprehensive plan that is based on findings;
  4. definitions, as appropriate for such words or terms contained in the affordable housing incentive ordinance. Where this Chapter or Section defines words or terms, the ordinance shall incorporate those definitions, either directly or by reference;
  5. procedures for the review of applications for incentives;
  6. a requirement that every developer that is to receive incentives shall enter into a development agreement with the local government;
  7. designation of an officer or body to review and approve applications for incentives; and
  8. provisions for enforcement, including the issuance of certificates of compliance.

- An affordable housing incentives ordinance ... shall also include the following minimum provisions:

  1. a requirement that, where a developer proposes a housing development within the jurisdiction of the local government, the local government shall provide the developer with affordable housing incentives for the production of affordable housing within the development if the developer meets the requirements set forth in related development agreements to ensure the availability of affordable housing; and
  2. provisions to ensure that once affordable housing is built through subsidies or other means as part of a housing development, its availability will be maintained through measures that establish income qualifications for affordable housing renters or purchasers, promote affirmative marketing measures, and regulate the price and rent, including resale price, of affordable housing units.

- An affordable housing incentives ordinance ... may require that any new housing development within the jurisdiction of the local government contain at least [15] percent affordable housing if such a requirement is consistent with a policy contained in the local comprehensive plan. The incentives offered to the developer, whether density bonuses, development incentives, or both, shall be of at least equivalent financial value to the cost of making the affordable housing units affordable.

- Where a developer proposes a housing development that is to be an affordable housing development, the local government shall either:

  1. grant a density bonus and at least one development incentive, unless the local government makes a written finding that the development incentive is not necessary to reduce the price or rent of the dwelling units in order to ensure that they are affordable housing; or

  2. provide development incentives of equivalent financial value based upon the land cost per dwelling unit. The value of such equivalent development incentives shall at least equal the land cost per dwelling unit that would result from a density bonus and shall contribute significantly to the economic feasibility of providing the affordable housing units.

- The **development agreement** entered into between the developer of a housing development that is to be an affordable housing development and the local government shall include provisions to ensure the availability of affordable housing for sale or rent. Specific requirements are included in the model which establish:

  1. the period of availability for affordable housing, including but not limited to new construction (15 years), rehabilitated single family dwellings (5 years), and rehabilitated rental units (15 years);
  2. affordability controls for for-sale housing developments governing initial sale and any resale;
  3. affordability controls for rental housing units governing the use and rental of affordable units during the restriction period

- The approval of incentives shall constitute a development permit. The incentives shall be part of a unified development permit review process.

- These provisions do not limit or require the provision of direct financial aid by the local government, the provision of publicly-owned land, or the waiver or reduction of fees, including impact fees, or of dedication or exaction requirements.

- The state department of housing and development shall by [*date*] prepare and distribute a model affordable housing incentives ordinance and related guidelines to assist local governments in complying with these provisions.

APPENDIX IV

Section I – Narrative, Tor Valley Shopping Center Property

KNOWN AS: **TOR VALLEY SHOPPING CENTER PROPERTY**

LOCATED AT: **265 SOUTH LITTLE TOR ROAD, NEW CITY, NY 10956**

MAP/BLOCK/LOT: **51.9-1-51(New) / 36-1-H-9.1(Old)**

NARRATIVE

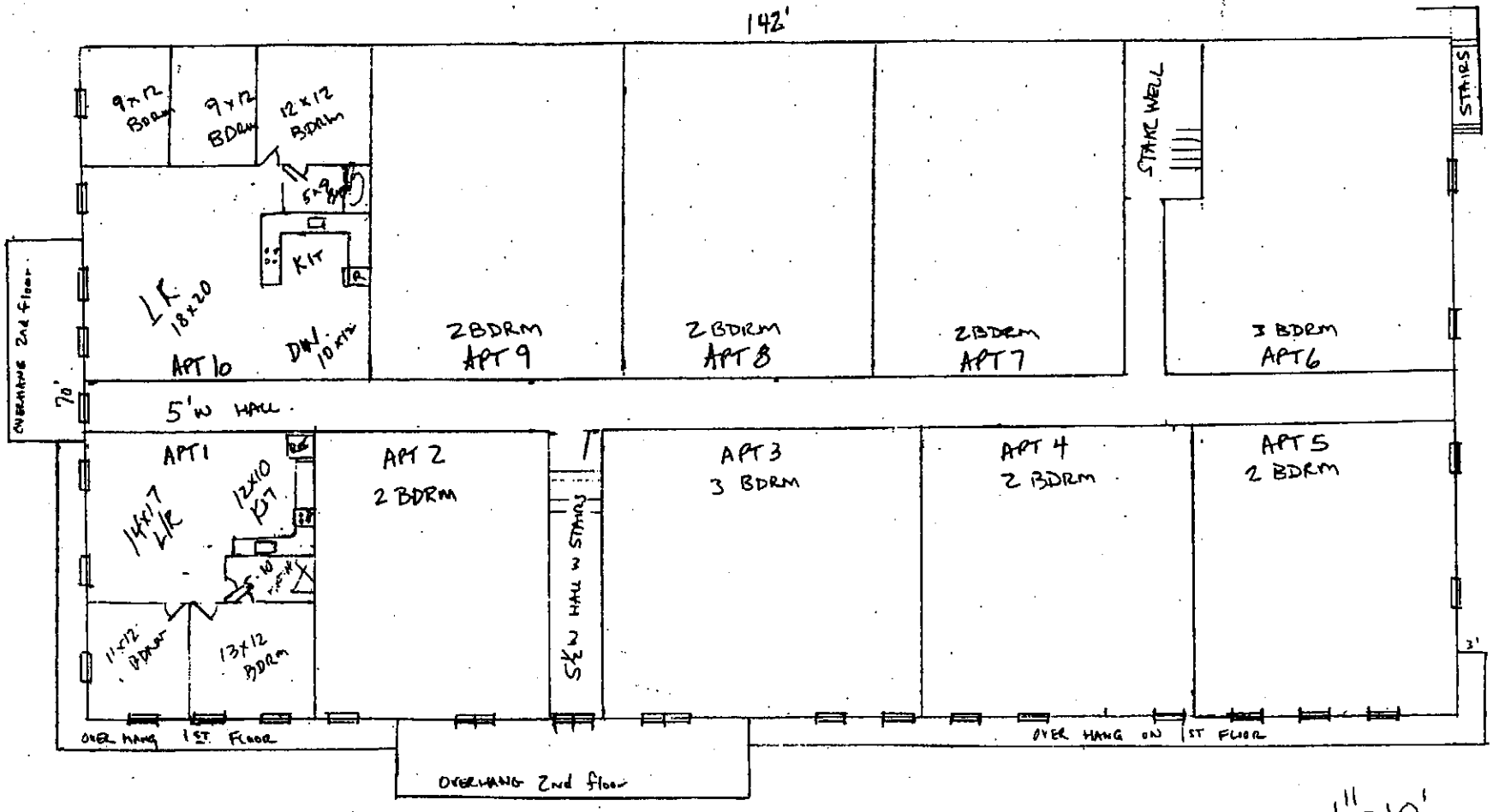
The Rockland Housing Action Coalition, Inc. is a not-for-profit organization that develops affordable housing for middle income residents in Rockland County. Currently, we are working with Tor Valley Inc. to renovate a two story commercial building, which is zoned L-S, and is located on 265 Little Tor Road, New City, New York. This two story rectangular building was constructed in 1964. The first floor consists of 7 convenience shopping stores, all currently rented. The second floor has 6 residential apartments, which are rented month to month, and 5 vacant offices. The convenience stores at 265 Little Tor Road include: (from left to right) China King Kitchen, Lia's Nails, Little Tor Liquors, Past Cucina, Shakespeare Cleaners, Good Fellows Italian American Delicatessen and Goldberg's Famous Bagels.

RHAC and Tor Valley Inc. are proposing to upgrade and modernize this commercial building by changing the outside façade, repaving the parking lot, installing attractive landscaping around the building, and enclosing the dumpster area.

In addition, we would like to reconfigure the second floor by redesigning the 6 small apartments and 5 vacant offices into 10 spacious apartments, 2 and 3 bedrooms, each with approximately 900 square feet. (See attached preliminary sketch)

RHAC proposes to apply for a grant through the New York State Division of Housing and Community Renewal to reduce the construction costs of renovating the building. This cost savings will be passed along to the prospective renter. We will rent the units at below market rate to volunteer fire fighters and emergency medical technicians, auxiliary police officers and other income eligible residents. Currently, RHAC is working with the Committee to Promote Volunteerism in Rockland County. According to the Committee, there are approximately 86 volunteers who are living within the area who could benefit from low cost rental housing.

To date, RHAC has developed 74 for sale homes and 236 units of senior rental housing in Rockland County. Presently, we are working with Strawtown Farms, LLC, to provide 56 for sale condominium units for volunteers and income eligible residents at the Hidden Ridge site on Pipetown Hill Road, Nanuet, New York.



1" = 10'

265 Little Tor Rd

All Dimensions Approxima