

**B. Demographics**

1. Existing Conditions

a. Population

The most recent available population statistics from the Census, estimated the 2000 population of the Village of Bronxville at 6,543 persons, an increase of 8.5 percent over the prior decade. While, the U.S. Census Bureau estimated that the population of the Village would decrease to 6,515 by 2003, a decrease of 0.4 percent over 2001, the Bronxville population has experienced overall growth of approximately 4.0 percent since 1980. The population statistics from 1980 to 2002, with projections for 2003, are summarized in Table III.B-1, along with the percent change in population from the previous data set.

**Table III.B-1  
Population in the Village of Bronxville, 1980-Present**

Year	Population	Change	Percent Change
1980	6,267	--	--
1990	6,028	(239)	(3.8) %
2000	6,543	515	8.5 %
2003 (Estimate)	6,515	(28)	(0.4) %

Sources: U.S. Bureau of the Census, 1980, 1990, 2000 Census of Population and Housing; Annual Estimates of the Population for Incorporated Places in New York

b. Persons per Dwelling Unit

According to the 2000 Census, there were 2,387 overall (homeowner, rental, vacant, occupied) housing units in the Village of Bronxville. As such, average household size was determined to be approximately 2.74 persons per unit, representing an 8.7 percent increase over the previous decade and a 2.2 percent increase since 1980. Table III.B-2 presents the number of dwelling units and persons per dwelling unit from 1980 until 2000, along with the percent change in persons per dwelling unit from the previous data set.

**Table III.B-2  
Persons per Dwelling Unit in the Village of Bronxville, 1980-2000**

Year	Dwelling Units	Persons per Dwelling Unit	Percent Change
1980	2,342	2.68	--
1990	2,391	2.52	(6.0) %
2000	2,387	2.74	8.7 %

Sources: Sources: U.S. Bureau of the Census, 1980, 1990, 2000 Census of Population and Housing; Annual Estimates of the Population for Incorporated Places in New York

2. Potential Impacts

a. Project Generated Population Growth

The proposed Project will consist of a maximum of 61 for-sale luxury condominium units in two buildings. The facility will be age targeted and by design geared to empty nesters. The 1994 Urban Land Institute (ULI)/Center for Urban Policy (CUPR) Development Impact Assessment Handbook contains demographic multipliers to predict the population that will result from new housing development. The multipliers for people represent the average number of persons living in a housing unit.

As required by the project Scope of Work, the 1994 edition of the Development Impact Assessment Handbook was used to determine estimated project generated population. Table III.B-3 below presents ULI and CUPR multipliers for two bedroom townhouse<sup>1</sup> apartments in the Northeast. Based on the multipliers, it is anticipated that between 126 and 124 residents would occupy 61 two-bedroom apartments at the Kensington.

**Table III.B-3  
Estimated Project Generated Population<sup>1</sup>**

	Based on ULI Multipliers		Based on CUPR Multipliers	
	Multiplier	New Residents	Multiplier	New Residents
Townhouse	2.0685	126	2.037	124

Sources: Urban Land Institute, Development Impact Assessment Handbook, Center For Urban Policy Research of Rutgers University, The New Practitioner’s Guide to Fiscal Impact Analysis

<sup>1</sup> Although the Kensington project does not propose townhouses, ULI and CUPR multipliers for the “Northeast Townhouse” land use category were selected for this analysis because they provide a conservative worst-case scenario. The “townhouse” multipliers are higher than those for “garden apartment” or “duplex, triplex, quadriplex ” use categories.

As presented in Table III.B-1 in the year 2000, the Village of Bronxville population was 6,543<sup>2</sup>. As presented in Table III.B-2, there were 2,387 dwelling units in Bronxville in 2000. The addition of approximately 126 residents to the Village as a result of the Proposed Action would increase the population to 6,669 (6,543+126=6669). The Proposed Action would increase the number of dwelling units in the Village by 61 to 2,448 (2,387+61=2,448). As such, it is anticipated that the Proposed Action would result in a decrease of persons per dwelling unit from 2.74 in the year 2000 to 2.72 at project completion.

b. Village Population Growth

Based on the preceding analysis, it is anticipated that between 124 and 126 new residents will move into the Village of Bronxville as a result of the Proposed Action representing an approximate two percent increase over the 2000 and 2003 Village populations.

c. Project Generated School-Age Children

The Proposed Action is age-targeted and will be designed for and marketed to empty nesters. Based on industry experience with age-targeted housing, it is anticipated that no school-age children will live at the Kensington. However, in order to analyze a worst-case scenario analysis for SEQRA review purposes, a complete analysis of potential school-age children to be generated by the proposed project was prepared. This analysis is presented in Section III.I, Community Facilities. A summary of the results is presented herein.

The ULI/CUPR Development Impact Assessment Handbook contains demographic multipliers to predict the populations that will result from new housing development. The multipliers for school-age children represent the average number of school-age children associated with various housing types. Table III.B-4 presents the number of school-age children generated by 61 two-bedroom townhouse apartments in the Northeast Region.

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<sup>2</sup> Although the Bureau of the Census provided an estimate for the Village population in 2003, the analysis presented includes the actual 2000 population.

**Table III.B-4  
Estimated Project-Generated School-Age Children**

	Based on ULI Multipliers		Based on CUPR Multipliers	
	Multiplier	School-Age Children	Multiplier	School-Age Children
Townhouse	0.1393	8	0.164	10

Sources:

Urban Land Institute, Development Impact Assessment Handbook

Center For Urban Policy Research of Rutgers University, The New Practitioner’s Guide to Fiscal Impact Analysis

Based on the ULI and CUPR generation rates, a 61 unit two-bedroom development could generate between 8 and 10 school age children. In addition to the fact that some percent of the units at the Kensington will be one-bedroom, the entire development will be age-targeted, and therefore not expected to produce any school-age children. Even if families, which again, are highly unlikely, occupied 50 percent of the units the maximum number of school-age children that would be generated by the project would be five. A full description and analysis of methodology used to determine likely school-age children generated by the proposed project is included in Section III.I, Community Facilities of this DEIS.

3. Proposed Mitigation

As previously stated, the proposed age-targeted development will result in an increase to the Village of Bronxville population of between 124 and 126 new residents and is not anticipated to generate any school-age children. In the unlikely event that some school-age children are generated by the development, a full analysis of the proposed project impacts on the school system is discussed in Section III.I, Community Facilities of this DEIS.

It is not anticipated that the increase in population generated by the Proposed Action will create substantial additional demand to Village of Bronxville community or municipal resources. As a result, since there are no significant negative impacts anticipated from the proposed project, no mitigation is required.