

A. INTRODUCTION

To place the project in context, a demographic profile for the Town of Hamptonburgh was developed, including current population, trends in population, age structure of population, and the number of housing units. This section will consider the potential population and housing unit increases as a result of the proposed development.

B. EXISTING CONDITIONS

Population in the Town of Hamptonburgh and Orange County as a whole increased steadily over the past two decades, with each area experiencing a higher rate of growth during the 1980s (see Table 3.13-1). According to the 2000 U.S. Census, the Town has a current total population of 4,686, representing approximately 1 percent of the Countywide population of 341,637. As seen in Table 3.13-1, the Town’s growth rate has exceeded that of the County during two consecutive decades. Despite this growth, however, Hamptonburgh remains a low-density, largely rural community.

**Table 3.13-1
Population Trends, 1980-2000**

Area	1980	1990	1980-1990 % Change	2000	1990-2000 % Change
Town of Hamptonburgh	2,945	3,910	+33%	4,686	+20%
Orange County	259,603	307,647	+19%	341,367	+11%
Sources: U.S. Census Bureau Orange County Comprehensive Plan, 2003					

Table 3.13-2 identifies and compares the population age structure for both the Town and the County. According to the 2000 U.S. Census, 10.9 percent of the resident population is over 65 years old; 10.3 percent of the County’s population is over 65 years old. As Census data show, the median age for Orange County’s residents is 34.7, while the median age in the Town is 38.3.

**Table 3.13-2
Age Structure of Population**

Age	Town of Hamptonburgh		Orange County	
	Count	Percentage	Count	Percentage
Under 5 years	310	6.6%	25,970	7.6%
5 to 9 years	386	8.2%	28,746	8.4%
10-14 years	445	9.5%	28,599	8.4%
15 to 19 years	327	7.0%	25,554	7.5%
20 to 24 years	195	4.2%	19,938	5.8%
25 to 34 years	409	8.7%	43,419	12.7%
35-44 years	876	18.7%	59,099	17.3%
45 to 54 years	801	17.1%	47,221	13.8%
55 to 59 years	269	5.7%	16,100	4.7%
60 to 64 years	161	3.4%	11,536	3.4%
65 to 74 years	252	5.4%	18,256	5.3%
75 to 84 years	153	3.3%	12,294	3.6%
85 years and over	102	2.2%	4,635	1.4%
Median age (years)	38.3		34.7	

Sources: U.S. Census, 2000

Reflecting growth in the residential population, the number of household units has also increased during the past several decades. As shown in Table 3.13-3, the Town of Hamptonburgh experienced a dramatic growth spurt between 1980 and 1990, when the number of housing units grew by 28.3 percent. During the same period, Orange County as a whole experienced an increase in housing units of 9.2 percent. During the next decade, from 1990 to 2000, the number of housing units in Hamptonburgh continued to increase, but at a slightly lower rate than the preceding decade, whereas the number of units in the County increased by nearly 21 percent. By 2000, the Hamptonburgh contained 1,578 housing units or approximately 1.3 percent of the Countywide total of 122,754. Over 60 percent of the housing units of these units are single family detached, while approximately 35 percent are categorized as townhouses, two-family, or multiple units of 3, 5, 10 or 20 or more units.

**Table 3.13-3
Housing Units, 1980-2000**

Area	1980	1990	1980-1990 % Change	2000	1990-2000 % Change
Number of Housing Units					
Town of Hamptonburgh	990	1,270	+28.3	1,578	+24.3%
Orange County	93,274	101,814	+9.2	122,754	+20.6%
Sources: U.S. Census Bureau, Census 2000; and U.S. Census Bureau 1990 Census of Population and Housing (1990 CPH-2-34), Table 8.					

As can be seen in Table 3.13-4, the household size (the number of people living in a housing unit) has declined slightly during the last decade, from 3.15 to 3.10. Similarly, the household size in Orange County declined from 2.89 in 1990 to 2.85 in 2000. This trend reflects the gradual aging of the area population, as well as the greater rate of increase in housing units than the increase in population growth.

**Table 3.13-4
Household Size, 1990-2000**

Area	1990	2000	1990-2000 % Change
Town of Hamptonburgh	3.15	3.10	- 1.6%
Orange County	2.89	2.85	- 1.4%
Sources: U.S. Census, 2000 and 1990 Summary File 3			

C. THE FUTURE WITHOUT THE PROPOSED PROJECT

The future without the proposed project assumes that the proposed development will not take place. In the future without the project, the population of the Town of Hamptonburgh is expected to continue to increase. The Orange County Planning Department population projections show the Town of Hamptonburgh increasing by 770 people, or 16.4 percent in the decade 2000-2010, and gradually increasing at a rate of approximately 1.5 percent annually thereafter. (See Table 3.13-5). The Orange County Comprehensive Plan of 2003 also suggests that the population will continue to grow, but at a slower rate than in the 1990s and will gradually grow older. According to the County Comprehensive Plan, the age groups that are expected to grow most rapidly are those in the 0-15, 45-54, 55-64 and over 65 age groups. Specifically, the 55-64 age group will continue to increase, and is projected to grow to 14 percent of the county population by 2020. By 2020, the 65-79 age group is estimated to account for approximately 11 percent of the population.

**Table 3.13-5
Population Projections**

Area	% Annual Av. Growth	2010	2015	2020	2025
Town of Hamptonburgh	1.53	5,456	5,887	6,353	6,855
Orange County	1.24	386,215	410,802	436,954	464,772

Sources: Orange County Department of Planning, June 2002

D. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

The Four Seasons of Hamptonburgh project will establish an active adult community consisting of 300 single-family homes and townhomes. Pursuant to the proposed Special Use permit application, the development will be restricted to people age 55 and older. It is anticipated that two people will occupy each housing unit. It is expected that a majority of the units will serve as primary residences for new residents to Hamptonburgh. It is likely, however, that a number of the units will serve as seasonal homes for owners spending portions of the year elsewhere. Further, it is expected that a small number of existing Hamptonburgh residents will relocate from their existing homes to units in the proposed project. While these new project residents would have no effect on the Town’s population, it is expected that these individuals’ former homes would be “back-filled” by new residents to Hamptonburgh, thereby potentially resulting in a net gain in Town population.

As a result of these potential trends, this analysis conservatively assumes that all proposed units will be occupied by new year-round residents new to Hamptonburgh. The proposed project, then, at full build-out, will increase the town-wide population by a maximum of 600 persons, representing a townwide population increase of approximately 6 percent. It is important to note that there would be no school children generated by the proposed project, since the proposed development will be restricted to people age 55 and older.

Maintaining this age restriction is enforceable by municipal action under the Zoning Code. In addition, a master deed will limit the occupancy of the homes in the community to persons who are 55 years or older, including members of a household in which one of the members is 55 years or older, provided that no member is less than 18 years of age. This restriction runs with the land and is enforceable by other members of the community. See Chapter 2, “Project Description,” for more detailed description.

The housing type and household size factors for this development are shown in Table 3.13-6.

**Table 3.13-6
Population Projections**

Unit Type	Number of Units	Persons Per Unit	Population
<i>Single Family</i>	232	2	464
<i>Town House</i>	68	2	136
Total	300		600
Source: AKRF, Inc.			

Community facilities, such as those discussed in Chapter 3.12, “Community Facilities,” are considered by this analysis to indicate sensitivity to changes in population. As discussed in Chapter 3.12, the project is not expected to result in any significant adverse impacts to community facilities. In addition, changes in local population can affect a community in terms of traffic and transportation and local infrastructure. The proposed project’s increase in the Town’s population has been considered in the analyses presented in this document, and no significant adverse impacts are anticipated to occur as a result of the demographic effects of the proposed Four Seasons at Hamptonburgh project.

E. MITIGATION

No negative effects on the population of the Town of Hamptonburgh are anticipated as a result of the proposed project. As noted above in the Future Without the Proposed section, according to the Orange County Planning Department, population in the Town of Hamptonburgh is expected to increase by 770 people between 2000 and 2010, which amounts to an increase of roughly 77 people per year. The proposed project is expected to be built by 2008, and would result in an increase in the town-wide population by a maximum of 600 people. Assuming a growth rate of 77 people per year, between 2000 and 2008, there would be an increase of 616 people in the Town of Hamptonburgh. As the proposed project is expected to result in an increase of 600 people, there would be no significant impact on the Town of Hamptonburgh due to the population increase from the proposed project; therefore, no mitigation is required.