

### 3.20 Demographics

#### 3.20.1 Existing Conditions

The Dutchess County Planning and Development website provides US Census Data and demographic projections generated by the Planning Department based on US Census data, including recent population counts and population change, current population estimates, future population projections, and data regarding building permits issued in each town. [<http://www.co.dutchess.ny.us/CountyGov/Departments/Planning/PLcensus.htm>].

#### Population

According to the 2000 Decennial Census, there were 4,048 residents in the Town of Amenia, which represents a decrease of 1,147 from the 1990 population of 5,195. The decrease in population is due to the scaling back of residential facilities at Wassaic, which in 1990 housed 1,206 but now houses approximately 195 residents (according to the Town of Amenia Comprehensive Plan). The non-institutional population in the Town of Amenia increased during the same years, along with the number of households. The number of families, total number of persons in families (out of the town's whole population), and average family size decreased, reflecting national trends toward smaller families and a greater proportion of non-traditional households.

	Town of Amenia			Dutchess County		
	1980*	1990**	2000**	1980*	1990**	2000**
<b>TOTAL POPULATION</b>	6,299	5,195	4,048	245,055	259,462	280,150
In group quarters	n/a	1,286	57	n/a	18,478	18,163
In households	n/a	3,909	3,991	n/a	240,984	261,987
<b>HOUSEHOLDS</b>	n/a	1,537	1,625	n/a	89,567	99,563
Average household size	n/a	2.54	2.46	n/a	2.69	2.63
<b>FAMILIES</b>	n/a	1,098	1,074	n/a	64,757	69,288
Persons in families	n/a	3,291	3,188	n/a	206,023	218,949
Average family size	n/a	3.00	2.97	n/a	3.18	3.16

\* 1980 population data from <http://www.co.dutchess.ny.us/CountyGov/Departments/Planning/PLcensus.htm>. Group quarters, household and family data not available from this source.

\*\* 1990 and 2000 population data, including group quarters, household, and family data from US Census American Factfinder (<http://factfinder.census.gov/>), Summary Files 1 and 3.

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The Dutchess County Planning Department has estimated the population growth for the Town of Amenia and Dutchess County (Estimates by Poughkeepsie-Dutchess County Transportation Council, with base county data from NYMTC forecasting program, 2003. <http://www.co.dutchess.ny.us/CountyGov/Departments/Planning/Appendices.pdf>):

**Table 3-110  
Population Projections, PDCTC, 2003**

Year	Town of Amenia	Dutchess County
2000	4,048	280,150
2005	4,208	291,153
2010	4,316	298,745
2015	4,449	307,900
2020	4,682	324,006
2025	4,896	338,809

US Census estimates for the Town of Amenia and Dutchess County for 2005 are 4,171 and 294,509, respectively. The US Census American Community Survey 2006 population estimate for Dutchess County is 295,146, and the estimate for the Town of Amenia is 4,165, suggesting higher than expected growth in the County, and lower than expected growth in the Town.

As of the 2000 Census, 25% of Dutchess County's population and 24% of the Town of Amenia's population were between the ages of 35 and 49, and 53% of the population in each jurisdiction was between the ages of 25 and 64. See Table 3-111, below.

**Table 3-111  
Age Distribution, Dutchess County and Amenia  
Census 2000**

	Dutchess County	Amenia
<b>total population, 2000</b>	<b>280150</b>	<b>4048</b>
0 - 4	17463	222
5-9	20410	296
10-14	20802	274
15-19	20655	263
20-24	17404	168
25-29	15031	195
30-34	20032	261
35-39	24996	330
40-44	24669	331
45-49	21028	314
50-54	18679	284
55-59	14321	223
60-64	10970	193
65-69	9793	211
70-74	8534	168
75-79	6762	136
80-84	4518	97
85-89	2636	57
90-94	1130	23
95-99	279	2
100+	38	0

**Income and Wages**

Table 3-112 presents recent data regarding median household income in the Town of Amenia and Dutchess County.

**Table 3-112  
Median Household Income**

	Town of Amenia		Dutchess County	
	Income	% change	Income	% change
1990*	\$31,136		\$42,250	
2000*	\$39,231	26.0%	\$53,086	25.6%
2006**	not collected at town level by ACS		\$65,965	24.3%

\*US Decennial Census

\*\* American Community Survey, 2006

Income information is not available at the Town level for 2006. If the income level in the Town of Amenia increased at a rate comparable to that of the County at large (24.3% in the years between 2000 and 2006), the estimated median household income in 2006 would be \$48,764.

The American Community Survey provides selected data annually for Census geographies with populations greater than 60,000. Data specific to the Town of Amenia are not available in the ACS, but information for Dutchess County, Litchfield County, the Poughkeepsie/ Newburgh MSA (Dutchess and Orange Counties) and the Kingston MSA (Ulster County) is published. All, or portions of, these statistical areas are within commuting distance of the Town of Amenia. In Table 3-113, it is shown that the regional median income for the for households headed by persons between the ages of 25 and 64 years ranges from \$58,590 for households headed by 25 to 44-year-olds in the Kingston MSA to \$80,723 for those in households in the Poughkeepsie MSA headed by individuals between the ages of 45 and 64.

**Table 3-113  
Regional Median Household Income  
(Past 12 Months, 2006-Inflation-Adjusted Dollars)**

	Dutchess County, New York	Litchfield County, Connecticut	Kingston, NY Metro Area	Poughkeepsie- Newburgh- Middletown, NY Metro Area
<b>All Householders</b>	<b>\$65,965</b>	<b>\$66,664</b>	<b>\$52,725</b>	<b>\$65,367</b>
Householder under 25 years	\$29,834	\$50,631	\$51,985	\$29,479
Householder 25 to 44 years	\$75,723	\$71,661	\$58,590	\$69,638
Householder 45 to 64 years	\$80,130	\$80,538	\$60,027	\$80,723
Householder 65 years and over	\$35,634	\$38,104	\$33,893	\$33,157

Source: US Census Bureau, American Community Survey, 2006

Quintile upper limits, presented in Table 3-114, indicate that 5% of households in Dutchess County have incomes greater than \$191,924.

**Table 3-114  
Household Income Quintile Upper Limits**

	Dutchess County, New York	Litchfield County, Connecticut	Kingston, NY Metro Area	Poughkeepsie- Newburgh- Middletown, NY Metro Area
Lowest Quintile	\$28,942	\$31,627	\$23,602	\$28,055
Second Quintile	\$53,800	\$54,916	\$43,311	\$52,366
Third Quintile	\$80,547	\$78,391	\$63,050	\$78,512
Fourth Quintile	\$115,261	\$113,479	\$95,624	\$111,303
Lower Limit of Top 5 Percent	\$191,924	\$201,315	\$163,745	\$182,721

Source: US Census Bureau, American Community Survey, 2006

**Table 3-115  
Household Income by Number of Households**

	Dutchess County, New York		Litchfield County, Connecticut		Kingston, NY Metro Area		Poughkeepsie- Newburgh- Middletown, NY Metro Area	
	Estimate	% of total	Estimate	% of total	Estimate	% of total	Estimate	% of total
<b>Total Number of Households</b>	104,289	100.0%	74,951	100.0%	70,693	100.0%	226,176	100.0%
Less than \$10,000	4,176	4.0%	3,810	5.1%	3,306	4.7%	10,075	4.5%
\$10,000 to \$14,999	4,405	4.2%	2,489	3.3%	4,922	7.0%	10,327	4.6%
\$15,000 to \$19,999	3,746	3.6%	2,131	2.8%	3,474	4.9%	9,066	4.0%
\$20,000 to \$24,999	4,069	3.9%	3,482	4.6%	3,774	5.3%	9,322	4.1%
\$25,000 to \$29,999	4,790	4.6%	2,070	2.8%	3,293	4.7%	9,477	4.2%
\$30,000 to \$34,999	5,036	4.8%	3,115	4.2%	3,585	5.1%	10,217	4.5%
\$35,000 to \$39,999	4,603	4.4%	4,131	5.5%	3,280	4.6%	8,777	3.9%
\$40,000 to \$44,999	3,498	3.4%	2,967	4.0%	4,094	5.8%	8,238	3.6%
\$45,000 to \$49,999	3,527	3.4%	3,125	4.2%	3,342	4.7%	8,627	3.8%
\$50,000 to \$59,999	8,326	8.0%	5,514	7.4%	7,177	10.2%	18,621	8.2%
\$60,000 to \$74,999	12,277	11.8%	9,578	12.8%	7,078	10.0%	26,430	11.7%
\$75,000 to \$99,999	16,365	15.7%	12,602	16.8%	10,783	15.3%	36,118	16.0%
\$100,000 to \$124,999	12,774	12.2%	7,801	10.4%	5,864	8.3%	27,517	12.2%
\$125,000 to \$149,999	6,010	5.8%	4,508	6.0%	2,518	3.6%	13,489	6.0%
\$150,000 to \$199,999	6,311	6.1%	3,762	5.0%	2,130	3.0%	11,570	5.1%
\$200,000 or more	4,376	4.2%	3,866	5.2%	2,073	2.9%	8,305	3.7%

Source: US Census Bureau, American Community Survey, 2006.

The Bureau of Labor Statistics collects Occupational Employment Statistics (OES) semiannually; the May, 2006, OES estimates were released October 24, 2007. The OES data is based on a sample survey of employers, estimating the salaries that might be expected in a given region for all occupations represented (the self-employed are not included in this survey, and some categories are not reported due to small sample numbers, so totals don't add up to 100%). The Town of Amenia is in the Poughkeepsie/Newburgh/Middletown Metropolitan Statistical Area (Poughkeepsie MSA), which comprises all of Dutchess and Orange Counties. Other nearby statistical areas include the Northwestern Connecticut Non-Metropolitan Area (NW

CT NMA), which comprises much of Litchfield County in Connecticut; the East-Central New York Non-Metropolitan Area (EC NY NMA), which comprises Columbia and Greene Counties; the Southwest Massachusetts Non-Metropolitan Area (SW MA NMA), which comprises mostly Southern Berkshire County, and the Kingston Metropolitan Statistical Area (Kingston MSA), which comprises Ulster County. Note that these include additional/different geographies than those tracked by the ACS, so a direct comparison is not feasible.

The number of jobs in the Poughkeepsie MSA and Northwestern Connecticut Non-Metropolitan Area with annual median wages of \$80,000 and greater is reported in Table below. This table provides a snapshot of the proportion of jobs regionally that employ workers who may be able to afford high-end residences, especially in households with two incomes. The professions represented in this table include doctors, lawyers, veterinarians, corporate executives, school administrators, architects, engineers, computer programmers, pharmacists and management level sales, public relations and other corporate positions.

**Table 3-116  
Mean Wage and Employment figures for High-income jobs, May 2006**

	Poughkeepsie MSA		NW CT Non-Metro Area		REGIONAL TOTAL	
	#	%	#	%	#	%
Total Workers	249,420	100.0%	37,860	100.0%	287,280	100.0%
Mean Wages, all employees						
Median Wages						
greater than \$100,000	1800	0.7%	642	1.7%	2,442	0.9%
between \$90,000 & \$100,000	6360	2.5%	210	0.6%	6,570	2.3%
between \$80,000 & \$90,000	2590	1.0%	370	1.0%	2,960	1.0%
TOTALS	10750	4.3%	1222	3.2%	11,972	4.2%

Source: Bureau of Labor Statistics, May 2006 Metropolitan and Non-metropolitan Area Occupational Employment and Wage Estimates, released October 24, 2007. [www.bls.gov/oes/current/oesrcma.htm](http://www.bls.gov/oes/current/oesrcma.htm)

### **Housing, Building and Vacancy**

According to the 2000 US Decennial Census, there were 1,814 housing units in the town of Amenia, with 1,625 of them occupied. Between 1998 and 2006, the Town of Amenia issued a total of 98 residential building permits for 106 residential units, averaging 11 buildings or 12 units annually. The majority of these (92 structures) were for single family homes, with five 2-family homes and one 4-family home making up the balance of residential construction in those years. Based on information available on the Dutchess County Planning Department website, 81 residential units were added to this between 2000 and 2006, for a total of 1,706 units.

**Table 3-117  
Housing Construction Year**

YEAR BUILT	Dutchess County		Town of Amenia	
	Total	106,103	100.0%	1,814
1990-3/2000	10216	9.6%	158	8.7%
1980-1989	15295	14.4%	184	10.1%
1970-1979	18431	17.4%	279	15.4%
1960-1969	17715	16.7%	331	18.2%
1950-1959	15259	14.4%	209	11.5%
1940-1949	7023	6.6%	167	9.2%
1939 or earlier	22164	20.9%	486	26.8%

The Census Bureau counts residential units for each decennial Census. Second homes are often counted as vacant residences for “seasonal, recreational or for occasional use.” This category includes not only second homes that are appropriate for regular year-round use, but unfinished hunting cabins or fishing shacks that may not have modern conveniences. By definition, those residences considered vacant did not have anyone at home at the time the census was conducted, so information about the owners’ income levels, self-reported value of the property and other socio-economic data aren’t available. If all of the vacant homes had households consistent with those living in full-time occupied structures, there would be as many as 190 part-time residents in Amenia, which is approximately 4.7% of the town’s 2000 population. The Town of Amenia has a higher percentage of houses used for such occasional use than does the County.

**Table 3-118  
Amenia and Dutchess County  
Vacant Housing Units**

	Town of Amenia		Dutchess County	
	1990	2000	1990	2000
HOUSING UNITS	1821	1814	97,632	106,103
Occupied	1537	1625	89,567	99,536
Vacant	284	189	8,065	6,567
Vacant as % of Total Units	15.6%	10.4%	8.3%	6.2%
Vacant (Seasonal/Occasional Use)	73	77	1,814	2,753
Seasonal/Occasional as % of Total Units	4.0%	4.2%	1.9%	2.6%
Seasonal/Occasional as % of Vacant	25.7%	40.7%	22.5%	41.9%
Vacant, with usual home elsewhere*	32	--	468	--
MEDIAN VALUE (OWNER-REPORTED)	149,200	127,700	125,600	154,200

\* Not counted in 2000 Census. Source: 1990, 2000 US Census

The 2006 ACS provides estimates for housing vacancy at the county and MSA level, but not for the Town of Amenia. As shown in the table below, Dutchess County has not experienced a significant change in the proportions of housing units, vacant homes and seasonal homes, although the number of homes in all categories has increased in these years. Regionally, Litchfield County and Ulster County (Kingston MSA) have a higher percentage of vacant and seasonal homes than Dutchess County does, suggesting a higher proportion of second-home owners in these counties.

**Table 3-119  
Regional Vacant Housing Units**

	Dutchess County	Litchfield County	Poughkeepsie Newburgh Middletown MSA	Kingston MSA
HOUSING UNITS	111,507	82,869	244,490	81,158
Occupied	104,289	74,951	226,176	70,693
Vacant	7,218	7,918	18,314	10,465
Vacant as % of Total Units	6.5%	9.6%	7.5%	12.9%
Vacant (Seasonal/Occasional Use)	2,853	4,000	5,589	6,022
Seasonal/Occasional as % of Total Units	2.6%	4.8%	2.3%	7.4%
Seasonal/Occasional as % of Vacant Units	39.5%	50.5%	30.5%	57.5%

Source: 2006 American Community Survey

### **Real Estate Trends**

The Poughkeepsie Journal [fn: Craig Wolf, "Attached homes outstrip single-family", *Poughkeepsie Journal*, June 13, 2007] reported that the average price in Dutchess County for a single family home sold in May 2007 was \$416,705, a 4% increase from the previous year, while the median price fell 1.4% in the same period to \$345,000. The Table 3-120, below, summarizes more recent trends in real estate sales.

**Table 3-120  
Single Family Detached Home Sales Prices, Dutchess County**

<b>SINGLE FAMILY DETACHED</b>	<b>Oct '06</b>	<b>Sep '07</b>	<b>Oct '07</b>	<b>Yr Chg</b>
Current Average Selling Price	\$387,970	\$428,117	\$403,794	4.10%
Y-T-D Average Selling Price	\$408,599	\$404,798	\$404,700	-1%
Current Median Selling Price	\$329,500	\$340,000	\$345,000	4.70%

Source: Mid Hudson MLS Sales Information, 10/07 Sales Statistics, mydreamhouse.com/stats2.htm

### **DEMOGRAPHIC DATA CAVEATS:**

While the precise methodology can vary from year to year, it should be noted that, according to census guidelines, a person is counted only once – at the place of customary residence, which is defined as the location the individual lives and sleeps most of the time. This can be different than a "legal residence" or domicile. For a college student living on campus, the dormitory is considered the customary residence, which might be in a different city, county or state than his or her legal residence. It can be advantageous for a second-homeowner to claim a second home as his or her legal residence to avoid paying income taxes or other fees, regardless of which residence would be considered the "customary residence" by the census.

Further, average income information is collected by several government agencies, including the Bureau of Economic Analysis, the Census Bureau, the Internal Revenue Service and the Bureau of Labor Statistics. Each survey is conducted in a different way and for different purposes: Decennial Census and American Community Survey use self-reported incomes; the IRS, BEA and BLS collect income data based on tax filings, monthly payroll data and other sources. The Census Bureau statistics are based on the surveys of people at their "customary residences," while income tax and payroll-based data is likely to be reported either at the location of the workplace (production), or at the legal residence as reported in tax returns. The Census Bureau has found that individuals tend to under-report household income and estimated value of their residences. Additionally, depending on the source of the information, other forms of income such as government aid, health insurance coverage, on-farm consumption of goods produced, or capital gains income may not be reflected in reports<sup>1</sup>. For second home owners and communities with a large proportion of second-home owners, these distinctions are critical because the existing condition may not be accurately described by Census and other widely available data. In communities with a large proportion of second homes, the affluent second-homeowners and the property they own may be undercounted by the census, but income levels reported by the IRS may be disproportionately weighted by high-income residents claiming

<sup>1</sup> [<http://www.census.gov/hhes/www/income/overview.html>, <http://www.census.gov/hhes/www/income/factsheet081904.html>].

these as their legal residences. These discrepancies can influence economic and fiscal impacts, including state aid formulae for school aid or funding for municipal services.

The current on-site population consists of horse-farm employees and their families who live in three residences on the property. There are typically 70 to 100 horses kept on site.

### 3.20.2 Potential Impacts

The projected population of the proposed development was modeled using recently published multipliers for New York State.<sup>2</sup> These demographic multipliers include total population, school age children, public-school enrollment among school age children, and by age distribution in the following age categories: 0-4 years, 5-13 years, 14-17 years, 18-24 years, 25-44 years, 45-64 years, 64-74 years and 75+ years. The multipliers reported are derived from the 2000 US Census 5% Public Use Microdata Sample (PUMS), with property values adjusted to 2005 values, and they refer to new housing or buildings built between 1990 and 2000. The data are reported in several useful categories, including single-family homes with a range of bedroom sizes, broken out further by tercile purchase price. This set of multipliers is particularly useful in modeling the proposed development where uniformity of type, (all single-family homes) and a cost that is higher than the average single-family home in the Town and County, distinguish Depot Hill Farm. This breakdown allows analysis that is focused on affluent households, albeit households from all parts of New York State.

In a DEIS prepared by Saccardi & Schiff for the Bennett College development project in Millbrook, NY, Jonathan D. Martin compiled 2000 Census PUMS data specific to Dutchess and Putnam Counties.<sup>3</sup> Martin writes, "The student multipliers used in the analysis were derived using the number of children in all housing units by type and size for the specified geography (Dutchess and Putnam Counties at large) built in 10-year period prior to 2000 decennial census. The underlying assumption being that the distribution of children by unit type and size would be similar to that found in homes built most recently in Dutchess and Putnam Counties." Potential residents of Depot Hill Farm are not likely to be representative of the local buyers analyzed by Saccardi & Schiff, because their analysis looked at buyers who purchased housing in all purchase price ranges. Depot Hill Farm's target market is expected to draw wealthier buyers than the regional average. These buyers may come from outside Dutchess County's usual market as well, suggesting that they may have more in common with a broader population. Because state-wide data provides multipliers that are based on a larger sample size of homes in the upper value tercile, they are assumed to better represent the demographic profile of Depot Hill's future residents than do the regional multipliers.

Table 3-121, below, compares the two sets of multipliers for four-bedroom single-family

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<sup>2</sup> Rutgers University, Center for Urban Policy Research. *Residential Demographic Multipliers - Estimates of the Occupants of New Housing (Residents, School-Age Children, Public School-Age Children) by State, Housing Type, Housing Size, and Housing Price*. Prepared by: Robert W. Burchell, Ph.D., David Listokin, Ph.D., William Dolphin, M.A.; Center for Urban Policy Research/Edward J. Bloustein School of Planning and Public Policy; Rutgers, The State University of New Jersey, June 2006.

<sup>3</sup> Saccardi & Schiff, "Fiscal Impact Analysis for the Proposed Redevelopment of Bennett College, Millbrook, NY," November 2006, revised March 2007, accessed at [http://www.bennettredevelopment.com/pdfs/ExP\\_FiscalImpactsStudy.pdf](http://www.bennettredevelopment.com/pdfs/ExP_FiscalImpactsStudy.pdf)

detached homes. Note that the regional multipliers result in larger household sizes with more school-age children than do either set of state-wide multiplier. Further, the multipliers for upper-tercile homes tend to be lower than the state average.

**Table 3-121  
Comparison between Region-Specific and Upper-Tercile New York State  
Multipliers**

	<b>Dutchess and Putnam County PUMS multipliers, 4-Bedroom single family home</b>	<b>NYS PUMS multipliers, upper tercile value, 4-Bedroom single family home</b>	<b>NYS PUMS multipliers, all values, 4-Bedroom single family home</b>
<b>Elementary School Age</b>	0.68	0.69	0.73
<b>Middle School Age</b>	0.08	0.23	0.25
<b>High School Age</b>	0.46	0.14	0.18
<b>All School Age</b>	1.64	1.05	1.16
<b>All ages</b>	3.81	3.67	3.76

An additional check of anticipated household size comes from the Bureau of Labor Statistics, Table 2301, Higher income before taxes: Average annual expenditures and characteristics, Consumer Expenditure Survey, 2006. In “consumer units” (households) with \$150,000 and more in income, there are, on average, 3.2 persons total, 0.9 persons under 18 years of age, and 0.2 persons over 65 years of age. The CES Higher income table draws from the entire nation, but it has two features that distinguish it from the data sources discussed above: the CES data cited is more recent than the PUMS 2000 Census source, and it is specific to high-earning households. While this would be the least useful data source if used on its own, it suggests that a high-earning households may be somewhat smaller than any of the PUMS data cited above would indicate.

The following table (Table 3-122) is based on the assumption that all 137 of the single family dwellings will be sold for greater than \$975,000 (third tercile). It compares the number of residents that would be expected in a similarly sized development with homes valued at the average for New York State. Slightly fewer residents would be expected than in a development with lower property values. The Dutchess and Putnam County data compiled by Saccardi & Schiff produce still larger population counts, particularly among school-age children. The CES numbers produce a smaller total count, somewhat fewer school children, and significantly more persons over 65 years.

**Table 3-122  
Anticipated New Residents**

	# of units	Total persons	School Age Children	Total Public School	Over 65
Based on state average values for all homes	137	516	159	136	15
Based on tercile values of proposed homes	137	503	152	118	16
PUMS Multipliers, Dutchess & Putnam Counties*	137	526	--	145	
CES Higher-income consumer units**	137	438	123	--	27

\* From Saccardi & Schiff, Bennett College DEIS

\*\* Bureau of Labor Statistics, Table 2301, Higher income before taxes: Average annual expenditures and characteristics, Consumer Expenditure Survey, 2006.

The following table (Table 3-123) contains detailed breakdown by age group. Please note that due to rounding error, the total number exceeds the total number in Table 3-122, above by one person (the higher number – 504 residents – has been used as the anticipated number of new residents in the per-capita fiscal analysis in Section 3.19, as it produces more conservative results):

**Table 3-123  
New Residents by Age**

	0-4 years	5-13 years	14-17 years	18-24 years	25-44 years	45-64 years	65-74 years	75+ years
proposed homes	59	118	26	19	173	93	11	5

Using the upper-tercile PUMS multipliers described above, there would be approximately 3.7 inhabitants for each new home. Assuming all residents of the proposed development are full-time residents who come from outside the town, there would be 504 new residents in Amenia, according to the multipliers described above. Amenia's population would be 4,820 based on the population projected by Dutchess County for 2010 (4,316 persons). This would represent a 12.6% increase above Amenia's 2000 population, a 12.3% increase over Amenia's 2006 estimated population, and an 11.8% increase over Amenia's projected 2010 population. With the addition of Silo Ridge's and Amenia Hills' anticipated population, Amenia's population would increase to nearly 6,000, as shown in Table 3-124. Residents of Depot Hill Farm would then make up approximately 8.4% of the Town's population.

**Table 3-124  
Town of Amenia Total Population  
Post-Occupancy of Depot Hill Farm  
Silo Ridge**

Town of Amenia Projected Population, 2010*	4,316
Depot Hill Farm	504
Amenia Hills**	70
Silo Ridge***	1,079
<b>TOTAL</b>	<b>5,969</b>
* Dutchess County Planning Department	
** Based on multiplier of 3.67 x 19 from Listoken, et al., 2006	
*** Chazen Companies, Silo Ridge DEIS, 2007	

Assuming that all units in the proposed development were full-time residents, there would be 144 to 145 school-aged children expected in the proposed development, with 118 to 119 (approximately 82%) expected to enroll in the local public schools, according to the multipliers produced by Rutgers University for four-bedroom single family homes in the highest-value tercile. At build-out, the population is expected to be split between full-time and part-time residents, but no more than half of the households are expected to be full-time residents, therefore, one-half of households would be expected to have children attending school locally. Conservatively, full-time residents are expected to have children attending local schools at rates estimated by the Rutgers multipliers. Table 3-125, below, provides estimates of the number of school-age children and public-school enrollees expected in both the 100% full time and 50% full time scenarios. Based on the age breakdown shown in Table 3-125, on average there would be proportionately more children in the elementary and middle school grades than in the high school grades in a development with the housing profile anticipated.

**Table 3-125  
Depot Hill Farm School Age Population and Public School Enrollment**

	<b>K-2 grade</b>	<b>3-6 grade</b>	<b>7-9 grade</b>	<b>10-12 grade</b>	<b>All Grades*</b>
<b>All School Age Children</b>					
multiplier	0.31	0.38	0.23	0.14	1.05
total expected from 137 homes	42	52	32	19	144
total expected from 50% FT homes	21	26	16	10	72
<b>Public-School Age Children</b>					
multiplier	0.24	0.32	0.19	0.11	0.87
total expected from 137 homes	33	44	26	15	119
total expected from 50% FT homes	17	22	13	8	60

\* Due to rounding, the value for all grades does not equal the total if projected grade enrollment figures were added together to obtain total enrollment figures.

The target market for the proposal is affluent secondary homebuyers. The project will not be age restricted, nor will it be marketed exclusively to retirees. The majority of the residents are expected to maintain residences elsewhere, regardless of which home is considered the

primary residence. The applicant envisions a mixed-age community where families with school-age children will have the opportunity to experience the outdoors in a rural agricultural environment, where young and middle-aged adults will seek respite from hectic work-weeks, and where older adults can retire yet remain active.

The population of the proposed development will be mixed, divided among part-time residents who regularly spend their workweek in New York City and their weekends in the country, full-time residents who commute to New York City daily, seasonal retired residents with winter homes out of state, and full time residents who are retired or work locally. There are likely to be other families, couples or individuals who split their time between the city and the country according to preference or convenience. Proximity to commuter rail and the ability to telecommute are among the factors influencing this kind of flexibility. It is anticipated that as the development ages, some households initially composed of “weekenders” would make the transition to become full-time residents. Potentially, the number houses considered “vacant, used seasonally or occasionally” in the Town of Amenia could increase by as many as 137, almost tripling the number of houses classified in this way in 2000.

The proposed development is not out of reach for primary-home owning affluent families living and working locally and regionally or commuting to New York City. The site’s proximity to the Metro North station makes the latter option a viable one, enabling a daily round trip to the city. While this level of income is approximately three times that of the estimated 2006 median household income in Dutchess County, and four times that of the household median for the Town of Amenia, it is not an unusually high income for dual-income professional households. Regionally, approximately 4% of households have incomes at this level, and the same proportion of jobs pay salaries with medians above \$80,000. Many of these jobs appear to be locally or regionally based. Based on the mean wages paid to employees within the region (Poughkeepsie MSA and NW CT NMA), reported in Table 3-116, there are approximately 12,000 jobs with median annual wages greater than \$90,000 within driving distance of the proposed development.

Second-home households are likely to be more affluent than primary-home-owning households although the extent to which this is true depends, in part, on their other housing expenses. Because the income of second home-owners is variable, the precise figure is difficult to estimate. According to the U.S. Census Bureau, Current Population Survey, 2007 Annual Social and Economic Supplement, *Table HINC-06. Income Distribution to \$250,000 or More for Households: 2006*, the mean income for all households with greater than \$250,000 annual income is \$448,687. It is assumed that the mean income level for all owners would be approximately \$450,000, as Table HINC-06 suggests.

The proposal is for an equestrian community. Approximately 15% to 25% of the residents are expected to be riders [Jennifer K. Donovan & Michael M. Donovan, “Equestrian Communities Bring the New Ruralism Lifestyle to Market”, <http://www.eqsv.com/news-articles-ruralism-long.cfm>], but the agricultural character and access to forests and fields are expected to attract residents without strong equestrian interests.

### 3.20.3 Proposed Mitigation Measures

The impacts associated with an increase in population are mitigated by the proposed infrastructure and services provided privately by Depot Hill Farm. Roads, sewer and water systems, recreational facilities and solid waste collection will be managed by the Depot Hill Farm Condominium Association, and will have no detrimental impact on the efficiency or delivery of existing municipal services, as has been demonstrated in Sections 3.8 (Transportation), 3.12 (Solid Waste), 3.14 (Parks, Recreation, Open Space Resources, Library, Cultural Resources and Tourism), 3.15 (Utilities – Water) and 3.16 (Utilities – Waste Water). Recreational opportunities and the potential for a water system connection that will augment the Town of Amenia's existing water system are expected to impact the Town and its residents beneficially. Sections 3.11 and 3.13 discuss the impacts that the project's increased population would have on Police, Fire and Emergency Medical Services, and School District Services).

The proposed development is not out of reach for primary-home owning affluent families living and working locally and regionally or commuting to New York City. The site's proximity to the Metro North station makes the latter option a viable one, enabling a daily round trip to the city. The minimum income level necessary to purchase a home at Depot Hill as a primary residence is assumed to be approximately \$250,000. Using the mortgage payment calculator at Bankrate.com (<http://www.bankrate.com/brm/calculators/mortgages.asp>), a 30-year conventional mortgage for \$780,000 (80% of \$975,000 sales price) at 6% interest would result in a monthly payment of \$4676.49. Assuming that property taxes, insurance and other fees would be \$25,000 annually based on a 50% FMV valuation and current (approximate) \$20/\$1000 tax rate (approximately \$835/month), and other fees and insurance would be \$1,250/month, the total monthly payment would be \$6,760. If "affordable" housing costs are estimated to be 33% of income, a household would need an income of \$20,280 monthly, which is the equivalent of \$243,360 annually, to purchase a \$975,000 home as a primary residence.

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