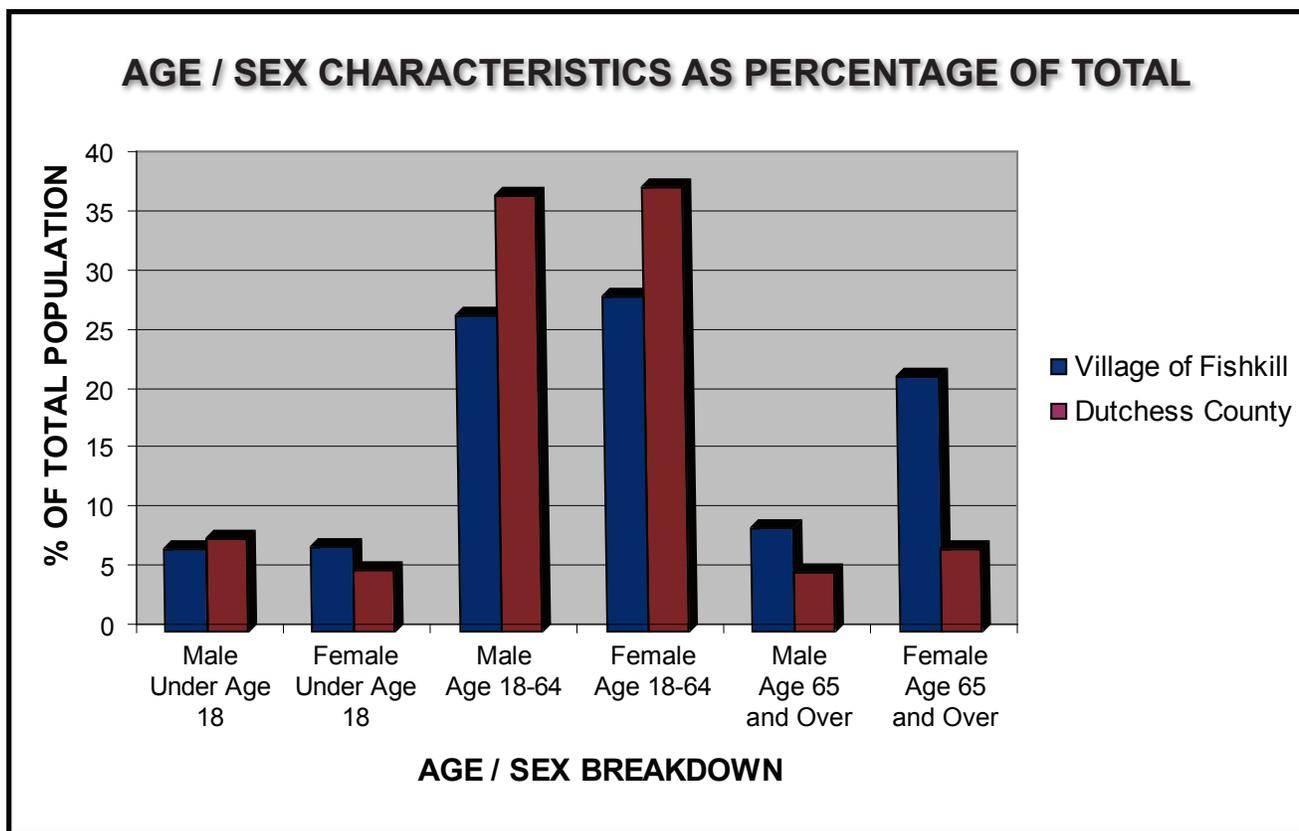


## CHAPTER TWO POPULATION AND ECONOMIC GROWTH

Understanding the population and general characteristics of the Village is critical to planning and the Comprehensive Plan process. Planning and managing the Village's future is dependent upon properly understanding who makes up the Village. In understanding who comprises the Village, it is possible to address and meet their needs.

Census figures show that the population of the Village has grown over time, but declined 11.34 % between 1990 and 2000. Census figures show that the Village is split about evenly between males and females in the 18-64 year category, with females comprising a significantly larger percentage of the 65 and over category. It is interesting to note that, compared to Dutchess County, the percentage of males and females over age 65 as a percent of the population is considerably higher in the Village. This is due to the convenient land use pattern of the Village and abundance of apartments.



*Source: U.S. Bureau of the Census; Table compiled by Dutchess County Department of Planning and Development*

According to the U.S. Census Bureau, the median household income is lower than the median for Dutchess County. The median family income, however, is quite close to the median family income for Dutchess County. The percentage of individuals below the poverty line is significantly higher for the Village, compared to Dutchess County. This is primarily due to the greater number of Village residents on fixed incomes. The Village maintains a higher average per capita income than Dutchess County.



**Business Growth:** The Village maintains a healthy variety of restaurants, retail shops and professional offices which serve the population. It is important for residents to be able to access businesses which serve their daily needs. For this reason, residents have expressed the need for a grocery market near the Village core; the current Shop-Rite location on the east side of Route 9 is not pedestrian-friendly and is difficult to walk to. The Village should take all opportunities to locate a grocery in a location which is walkable to residents on the west side of Route 9.

**New Development:** Following the implementation strategies from the land use section of this Plan, the Village has opportunities for new development. The area to the east of Route 9 between Schuyler Boulevard and Merritt Boulevard has the potential for new highway-business uses.

**Redevelopment:** Redevelopment opportunities also exist. Over time, redevelopment options emerge as buildings age. The future redevelopment of the existing Main Street Plaza, Village Square Plaza, on the western side of the Village south of Main Street and the Cecilwood Plaza all present a unique opportunity to fortify the existing historic streetscape of the Village. Mixed commercial-residential uses should be placed to front Main Street in order to extend the historic feel of the Village core further west.



### Redevelopment Plan



- Mixed-use buildings placed along Main Street reinforce the Historic District further east;
- Shared parking located behind buildings;
- Row of street trees buffer sidewalk for pleasant walking environment; and
- On-street parking allow patrons quick access to stores and shops

**Summary:** The last Census saw the population of the Village decrease by 13%. This is likely due to a lower birth rate, considering the higher percentage of older Village residents, as well as a reduction in the number of residential housing units. The Census reports a loss of 46 housing units between the years 1990 to 2000. It will be interesting to see the impact of the Merritt Park Condominium development on the Village's population demographics in the 2010 Census. With the addition of Merritt Park since the last Census in 2000, one would expect the population to show an increase in the 2010 Census.

Income and occupation information from the 2000 Census confirm that a significant portion of the Village's residents are elderly or are likely on fixed incomes.

As the Village has a significantly larger proportion of elderly residents as compared to all other Dutchess County municipalities, it should ensure that services that serve that population exist. To a large degree, older residents are likely to want to take advantage of the Village's traditional development pattern where doctors' offices, the post office, stores and shops are all within walking distance of their residences. This allows elderly residents the opportunity to age in place as they are able to take care of their daily needs and don't need to rely on the automobile for transportation. This is even more of a reason to continue the historic development pattern and to encourage a grocery market on the west side of Route 9.

### DECLARATION OF INTENT AND IMPLEMENTATION STRATEGIES

**GOAL:** To promote economic activities that will benefit and enhance the Village's character and will serve the needs of its residents.

- 2.1 The Village will continue to encourage the establishment of businesses to serve the population of the Village center, especially pedestrians and senior citizens.
- 2.2 The Village will seek a grocery market to locate in the Village center.
- 2.3 The Village will continue to seek commercial development in the area to the east of Route 9 south of Sarah Taylor Park.
- 2.4 The Village will initiate redevelopment plans for its older shopping centers to add mixed commercial-residential buildings.