

3.14 Socioeconomics - Demographics

3.14.1 Existing Conditions

Demographics and Surrounding Neighborhood Context and Population

The Town of Yorktown is a growing suburban community with a demographic profile and growth trends that are fairly similar to those of the North County portion of Westchester County, in which the Town is situated. The North County area is located in the New York metropolitan region's outer ring, an area of high growth and development. According to Census data, in the 1980's the North County's population grew by 19,900 persons to 246,449, or an average of 0.89 percent growth annually from 1980 to 1990. In the 1990's, the North County's population grew at a lower rate. The increase during the 1990's of 18,345 persons to a total of 264,794 persons in 2000 represented an average of 0.74 percent growth annually. In comparison, the population of the Town of Yorktown grew at a faster rate, by an average of 0.85 percent annually during the 1990-2000 period, or from a total of 33,467 persons to 36,318 persons. Table 3.14-1 compares historical population trends in Yorktown to Westchester and Putnam Counties.

Based on a total 2000 population of 36,318 persons, the Town of Yorktown has a population density of 919 persons per square mile, compared to 847 persons per square mile in 1990, or an average annual increase in population density of 0.9%. The northern portion of the Town has the highest population density, with more than 1,772 person per square mile. The southern portion of the Town has the lowest population density, with less than 392 persons per square mile. This compares with an average density throughout northern Westchester County of 825 persons per square mile in 2000 and 768 persons per square mile in 1990, representing an average annual increase in county population density of 0.7%.

Table 3.14-1 Historical Population Growth Yorktown, Westchester and Putnam County, 1950-2020				
Year	Town of Yorktown	Average Annual Growth Rate Over Prior 10-year Period (%)		
		Town of Yorktown	Westchester County	Putnam County
1950	4,731	--	--	--
1960	16,453	13.3	2.6	1.1
1970	28,064	5.5	1.0	1.6
1980	31,988	1.3	-0.3	3.3
1990	33,467	0.5	0.1	1.2
2000	36,318	0.8	0.5	1.9

Source: Westchester County Department of Planning, Data Book 2001, US Census. Town of Yorktown Comprehensive Plan Draft 2003

As indicated in Table 3.14-1, Yorktown has experienced a higher growth rate during the last decade compared to Westchester County as a whole, but a lower growth rate compared to nearby Putnam County.

Households

Over the last several decades, the average number of persons per household in the Town of Yorktown has declined dramatically; from 3.9 persons per household in 1970 to 3.3 in 1980 and 2.6 in 1990. During the decade of the 1990's, this decline leveled off and there was a slight increase in the number of persons per household, which was 2.8 in 2000. For comparative purposes, in 1970 the average number of persons per household for Westchester County was 3.1, and by 1990 this number had declined to 2.6.

While declines in average household size have been distributed throughout Westchester County, the largest declines have occurred in the southern and central portions of the county. Due to the presence of somewhat larger households, the average household size in the North County area has increased to 2.8 in 2000, compared to 2.7 in the Central and South County areas. Table 3.14-2 further illustrates the housing characteristics of the Town of Yorktown and Westchester County.

Table 3.14-2 Household Information in the Town of Yorktown North Westchester County and Westchester County - 2000				
Area	Total Households	Avg. Household Size	Avg. Family Size	% Owner-occupied
Town of Yorktown	12,568	2.8 persons	3.2 persons	86
North West. County	91,202	2.8 persons	3.2 persons	NA
Westchester County	337,142	2.7 persons	3.2 persons	60

Source: 2000 US Census

3.14.2 Population Projections

The population projection for the Yorktown Farms subdivision is based on demographic information for the "Single-family" housing type for the northeastern United States derived from the 1987 American Housing Survey, as reported in the Development Impact Assessment Handbook, published by the Urban Land Institute in 1994.

The proposed 34 four-bedroom, single-family homes are projected to add 123 persons to the Town's population, including 30 school age children. The remainder of the population is projected to be comprised of a mixture of age groups of persons 18 years and older, and younger than five.

3.14.3 Potential Impacts and Proposed Mitigation

The addition of 123 persons to the Town's total population represents a 0.34 percent increase over the 2000 recorded population. The New York State Economic Development Department projects a continued growth trend in the Town, with a projected increase of approximately 3.61 percent between 2000 and 2010. The level of growth associated with the Yorktown Farms subdivision project is consistent with this anticipated level of growth. No significant population impacts are anticipated. Therefore, no mitigation measures are proposed.