

2.3 VILLAGE POPULATION

This section examines Briarcliff Manor's demographic trends and characteristics. It presents information relating to population, race and ethnicity, household information, income, educational attainment, labor force participation and place of work. The primary source of information is the 2000 U.S. Census of the U.S. Census Bureau. Supplementing the Census is information provided by Westchester County and the Village of Briarcliff Manor. The purpose of this examination is to describe the social framework for the Comprehensive Plan – that is, the defining traits of Briarcliff Manor as a population.

2.3.1 Population Growth

According to the 2000 Census, 7,696 people reside in Briarcliff Manor, with 91% living in the Town of Ossining part. Between 1990 and 2000 the Village's population increased just under nine percent, 626 persons. Briarcliff Manor and several neighboring municipalities saw much faster growth than Westchester County as a whole.

Briarcliff Manor experienced relatively sharp population growth between 1950 and 1970. The population continued to increase, but more slowly until 1980 (reaching 7,115 persons), when it declined slightly over a 10-year period to 7,070 persons in 1990, after which growth resumed. As shown in Table 2-2, Briarcliff Manor's population has increased at a faster pace than Westchester County since 1950, except for the period from 1980 to 1990, when the village experienced a population decline due to school age population demographics while the County had slight population growth. As shown in Table 2-3, Briarcliff Manor's population density (persons per square mile) also increased from 1990 to 2000, but it remains less dense than most surrounding municipalities and Westchester County as a whole.

Since 2000, the population in Briarcliff Manor has grown modestly. According to the Census Bureau, the village's population is estimated to have increased from 7,696 people in 2000 to 7,900 people in 2004, representing 2.7% growth. The increase of roughly 200 residents is largely attributed to Scarborough Glen, a condominium complex developed during that period. Around 90% of Briarcliff Manor's residents lived in households (meaning family and non-family households) in 2000. The average household size is 2.84 persons. The number of households is estimated to have risen to 2,504 in 2004, from 2,435 in 2000, a 2.8% increase.



*Houses under Construction
in R40B District*



*Children's recreation in
Chilmark Park*

Table 2-2: Population Change 1950-2000, Briarcliff Manor Area Communities and Westchester County

Place	1950	1960	1970	1980	1990	2000	1990-2000	
							No.	%
Mount Pleasant	26,022	34,955	36,350	39,298	40,590	43,221	2,631	6.5%
Briarcliff Manor-part	407	535	629	795	604	686	82	13.6%
Sleepy Hollow	8,740	8,818	8,334	7,994	8,152	9,212	1,060	13%
Pleasantville	4,861	5,877	7,110	6,749	6,592	7,172	580	8.8%
Ossining (Town)	20,137	26,199	31,619	30,680	34,124	36,534	2,410	7.1%
Unincorporated part	1,952	2,967	4,068	4,164	5,076	5,514	438	8.6%
Briarcliff Manor-part	2,087	4,570	5,892	6,320	6,466	7,010	544	8.4%
Ossining (Village)	16,098	18,662	21,659	20,196	22,582	24,010	1,428	6.3%
Briarcliff Manor - total	2,494	5,105	6,521	7,115	7,070	7,696	626	8.9%
Croton on Hudson	4,837	6,812	7,523	6,889	7,018	7,606	588	8.4%
New Castle	8,802	14,388	14,642	15,425	16,648	17,491	843	5.1%
Tarrytown	8,851	11,109	11,115	10,648	10,739	11,090	351	3.3%
Westchester County	625,816	808,891	894,104	866,599	874,866	923,459	48,593	5.6%

Source: U.S. Census Bureau

Table 2-3: Change in Population by Density 1990-2000, Briarcliff Manor Area Communities and Westchester County

Municipality	Square Miles	1990 Census	2000 Census	Population Change	1990 Density People/sq mi	2000 Density People/sq mi
Westchester County	432.8	874,866	923,459	5.6%	2,021	2,134
Briarcliff Manor	5.75	7,070	7,696	8.9%	1,192	1,299
Ossining (Village)	3.2	22,582	24,010	6.3%	7,013	7,465
Ossining (Town)	11.7	34,124	36,534	7.1%	2,917	3,123
Croton-on-Hudson	4.8	7,018	7,606	8.4%	1,477	1,602
Pleasantville	1.8	6,592	7,172	8.8%	3,622	3,943
Sleepy Hollow	2.3	8,152	9,212	13%	3,591	4,055
Tarrytown	3.0	10,739	11,090	3.3%	3,604	3,725

Source: U.S. Census Bureau

2.3.2 Race and Ethnicity

Briarcliff Manor’s racial composition has not changed significantly since 1990 (See Table 2-4). The Village remains predominantly non-Hispanic white, although the percentage has decreased slightly since 1990 (91% from 92%). The Asian/Hawaiian/Pacific Islander population increased somewhat as a percentage of the total population. The American Indian population, as a portion of the entire population, remained nearly constant, while the black population decreased slightly from 1990, both as a whole and as a percentage of the total population. The numbers of people identifying themselves as other rose somewhat, and for the first time, people were able to indicate more than one race on the census form. Hispanic persons can be of any race, and thus, the Hispanic count overlaps with persons counted in racial categories. The number of persons identifying themselves as Hispanic increased between the decennials from 217 to 241 (11.1%), but remained constant as a percentage of the entire population.

Table 2-4: Briarcliff Manor Population by Race and Ethnicity, 1990-2000

Race (Non-Hispanic)	1990	%	2000	%
White	6,528	92.3	6,983	90.7
Black	145	2.1	133	1.7
American Indian	2	0.0	4	0.1
Asian/Hawaiian/ Pacific Islander	343	4.9	422	5.4
Other	52	0.7	73	0.9
Two or More Races	-	-	81	1.1
Total	7,070	100	7,696	100
Ethnicity				
Hispanic	217	3.1	241	3.1

Source: U.S. Census Bureau, 2000

2.3.3 Age Distribution

Briarcliff Manor’s age distribution generally follows regional trends, with the exception of the 20 to 34 age group, which is below the percentage for Westchester County and surrounding communities (see Table 2-5). Briarcliff Manor’s median age of 39.5 years is among the highest in the region. The Village experienced a shift in age distribution between 1990 and 2000. Briarcliff Manor, the County and the region all experienced the echo boom, an increase in the school-aged population driven by the large postwar baby boom generation (1946-1964). The echo boom represents those children born in the 1980s through the 1990s, with 2001 considered the end of the echo boom. The portion of the population under 18 increased from 1990 to 2000, with the most notable growth in the 5 to 9 age group. However, as elsewhere, Briarcliff Manor’s number of school-aged children has peaked and will trend downward for another 10 years. The Village also had an increase in the number of retirees (65 and over), to 15% of the total population from 11% in 1990. The retiree population itself is skewing older; 53.5% of all retirees were 75 and older in 2000, compared with 46.5% in 1990. This shift in age has implications for senior housing, given that people 75 and over is more likely to require assisted living than younger retirees.



Playground in the Downtown



*Former Kings College,
Potential Senior Housing*

Table 2-5: Population by Age, 2000, Briarcliff Manor Area Communities and Westchester County

Municipality	Total Population	Median Age (in years)	Age Categories						
			Under 5 years	5-19 years	20-34 years	35-54 years	55-59 years	60-64 years	65 years and over
Westchester County	923,459	37.6	64,242	186,113	170,429	287,031	48,310	38,370	128,964
			7.0%	20.2%	18.5%	31.1%	5.2%	4.2%	14.0%
Briarcliff Manor	7,696	39.5	539	1,782	968	2,525	454	300	1,128
			7.0%	23.2%	12.6%	32.8%	5.9%	3.9%	14.6%
Ossining (Village)	24,010	35.7	1,488	3,923	6,253	7,810	1,088	795	2,653
			6.2%	16.3%	26.0%	32.5%	4.5%	3.3%	11.0%
Ossining (Town) (unincorporated)	5,514	37.4	327	882	698	1,913	348	302	1,044
			5.9%	16.0%	12.7%	34.7%	6.3%	5.5%	18.9%
Croton on Hudson	7,606	40.0	591	1,474	997	2,785	437	290	1,032
			7.8%	19.4%	13.1%	36.6%	5.7%	3.8%	13.6%
Pleasantville	7,172	37.9	500	1,662	1,053	2,388	347	267	955
			7.0%	23.2%	14.7%	33.3%	4.8%	3.7%	13.3%
Sleepy Hollow	9,212	33.6	721	1,827	2,323	2,715	349	306	971
			7.8%	19.8%	25.2%	29.5%	3.8%	3.3%	10.5%
Tarrytown	11,090	37.0	732	1,752	2,640	3,358	535	481	1,592
			6.6%	15.8%	23.8%	30.3%	4.8%	4.3%	14.4%

Source: U.S. Census Bureau, 2000

2.3.4 Households and Families

The census definition of household is all persons occupying a housing unit, regardless of relation. Families are a householder and/or one or more persons living in the same housing unit who are related to the householder by blood, marriage or adoption. A householder is the person in whose name the home is owned, being bought or rented. If there is no such person present, any household member 15 years and over can serve as the householder for the purposes of the Census.

In 2000, Briarcliff Manor had 2,435 households, an 18% increase from 1990 (See Table 2-6). During this time, both the average household size and the average family size increased, from 2.78 to 2.84 and from 3.10 to 3.16, respectively. Both these figures are above the U.S. average and contrast with the national trend of declining family and household sizes. Of the total population of 7,696 persons, 6,913 people, or about 90% of all residents, were in households.

Families continue to be the dominant household type in Briarcliff Manor, making up 82% of all households in 2000. This percentage is a slight increase from 1990, when about 81% of all households were families. This increase contrasts with regional and national trends, in which declining rates of marriage and higher divorce rates have contributed to a rise in non-family households. In Briarcliff Manor, nearly all families (92%) were married-couple families in 2000. Approximately 55% of married-couple families had children, and almost all of those children were under the age of 18.

In Briarcliff Manor, 145 families, or seven percent of all families, were headed by single women in 2000, well below the national level of about 18 percent. Nationally, families headed by single women are more likely to be below the poverty level; approximately 27% of U.S. families with single female householders lived in poverty in 1999 (2000 Census), versus nine percent of all families. However, in Briarcliff Manor, no families headed by single women were below the poverty

level in 1999, while 0.8% of all families in the Village (around 16 families) lived in poverty: \$17,603 or less for a four-person family.

Table 2-6: Households and Families, 1990-2000

	Briarcliff Manor		Westchester County		New York	
	1990	2000	1990	2000	1990	2000
Total Households	2,062	2,435	320,030	337,142	6,639,322	7,056,860
Families As Percent of Total Households	81%	82%	71%	70%	67.6%	65.7%
Non-Family Households As Percent of Total Households	19%	18%	29%	30%	32.4%	34.3%
Average Household Size	2.78	2.84	2.64	2.67	2.63	2.61
Average Family Size	3.10	3.16	3.16	3.21	3.22	3.22

Source: U.S. Census Bureau

Note: Households include all persons occupying a housing unit, regardless of relation. Families include a householder and/or one or more persons living in the same housing unit who are related to the householder by blood, marriage or adoption.

Both the percentage of Briarcliff Manor households including persons aged 65 and older and the proportion of householders aged 65 and over were higher than the national levels in 2000. About 27% of all Village households in 2000 included individuals 65 and older compared with the national level of about 23 percent. Approximately 24% of Briarcliff Manor heads-of-household were 65 and over, versus 21% for the nation as a whole. Of householders who lived alone, 57% were 65 and older in 2000, versus the national level of 36 percent.

EXISTING CONDITIONS

Village Population

Briarcliff Manor householders who are aged 65 and over are significantly more likely to be renters than Village householders in general; about 22% of householders 65 and over rented in 2000, compared with about 12% of all householders. In fact, Briarcliff Manor retiree-aged residents made up approximately 41% of all renters.

2.3.5 Income Distribution

Median household income is reported for the year preceding the census date. Thus, in 1999, the median household income of Briarcliff Manor residents was \$133,272, representing an increase of 34%, from the 1989 (1990 Census) median of \$99,477. The median 1999 family income was \$157,607, up 43% from \$109,903 in 1989.

Family income is generally higher than household income, due to dual incomes and the typically more stable situation of families than households. Briarcliff Manor’s 1999 median household and family income levels were well above both the County’s (\$63,582 and \$79,881, respectively) and the state’s (\$43,393 and \$51,691, respectively).

Nearly 83% of households in Briarcliff Manor have incomes of \$50,000 or greater, compared with 60% in the County and 44% in the state. Approximately 10% of the Village’s households have incomes below \$25,000, versus about 20% in the County and about 30% in the state (See Table 2-7, below). Of the households with incomes below \$25,000, the majority (85%) are led by householders aged 65 and over.

Table 2-7: Household Income Distribution, Selected Areas, 1999

Area	Under \$10,000	\$10,000 -14,999	\$15,000 -24,999	\$25,000 -34,999	\$35,000 -49,999	\$50,000 -74,999	\$75,000 -99,999	\$100,000 or more
Briarcliff Manor	89	56	97	72	92	267	241	1,511
	3.7%	2.3%	4.0%	3.0%	3.8%	11.0%	9.9%	62.3%
Westchester County	24,492	14,518	27,654	28,000	39,970	56,607	41,497	104,748
	7.3%	4.3%	8.2%	8.3%	11.8%	16.8%	12.3%	31.1%
New York	809,507	453,320	822,611	807,043	1,047,001	1,297,712	746,384	1,077,017
	11.5%	6.4%	11.7%	11.4%	14.8%	18.4%	10.6%	15.3%

Source: U.S. Census 2000 Summary File 3

The Census Bureau measures poverty by using a set of money income thresholds that vary by family size and composition. If a family's total income is less than the threshold, then the family, and every individual in it, is considered poor. In 2000, the thresholds were set at \$8,794 for a single person and \$17,603 for a family of four.

In 1999 (2000 Census), approximately 172 residents, or 2.5% of the Briarcliff Manor population, lived in poverty, well below the national average of twelve percent. This figure, which comprises all members of the household, represents a decrease from 1989 (1990 Census), when 213 Briarcliff Manor residents, or about four percent of the population, lived in poverty. About 66 households, or three percent of all households, lived in poverty in 1999. Village residents aged 65 and older were more likely to live in poverty; about seven percent of these residents were below the poverty line.

2.3.6 Housing Units

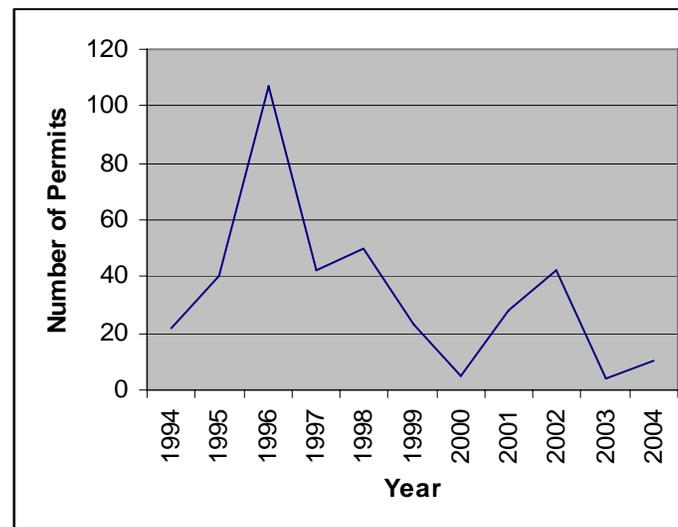
Between 1990 and 2000, the number of housing units in Briarcliff Manor increased approximately 14%, to 2,501 total housing units from 2,200, and the vacancy rate declined to about three percent from six percent. Most occupied housing units (87%) are owner-occupied, with 13% renter-occupied. However, the Village has several nursing homes and assisted-living facilities, and the tenure in these housing units is less clear and could be either owned or rented.

Briarcliff Manor's nursing home and assisted living facilities could explain, in part, its prevalence of retiree-aged residents. The largest of these facilities is Atria Briarcliff Manor, with a capacity of 130 beds, located on Pleasantville Road. The Elant at Brandywine facility, on Sleepy Hollow Road, has a total capacity of 179 beds, consisting of 48 beds in an adult care facility and 131 beds in an assisted-living facility. Although these adult-care facilities likely swell Briarcliff Manor's elderly population, their presence is not the primary reason the Village has a significant retiree-aged population. In 2000, just under one-quarter of

Briarcliff Manor residents aged 65 and older (271 residents) lived in nursing homes or assisted-living facilities.

The Village is among the Westchester County municipalities with the highest growth in housing units from 1990 to 2000. Elmsford and Buchanan experienced 35% and 20% growth, respectively, while Rye Brook and Somers each had 14% growth.

Table 2-8: New Residential Building Permits, 1994-2004



Source: Westchester County Databook, U.S. Census Bureau
 Note: New residential building permits include rebuilt homes when the home is totally rebuilt on an existing foundation. If the rebuilt homes are attached to an existing structure (wall, chimney, etc.) they are not included in the count of new residential permits.

EXISTING CONDITIONS

Village Population

As shown in Table 2-8, Briarcliff Manor had a spike in residential growth in 1996 and dips in 2000 and 2003, but excluding these unusual activity levels, the Village issued an average of approximately 32 new residential buildings permits a year from 1994 to 2004, ranging from a high of 50 permits in 1998 to a low of 10 permits in 2004. Nearly all new residential permits were for single-family homes.

The value and cost of homes have risen in the last decade, and Briarcliff Manor remains above the County-wide median cost of homes. The Village's median (self-reported) 1990 value for single-family homes was \$386,000, and the median rent was \$631. By 2000, the median value for single-family homes had increased to \$450,700, and the median rent to \$1,068. By comparison, the median value for single-family homes in Westchester rose to \$325,800 in 2000 from \$283,500 in 1990, and the median rent increased to \$839 from \$543.

Housing is considered affordable when it costs no more than 30% of a household's monthly household income for rent and utilities. Designated affordable housing is housing guaranteed to remain affordable for a set period of time to households who qualify under specific income guidelines.

In Briarcliff Manor, approximately 30% of renters and 27% of homeowners paid 30% or more of their monthly household income toward housing costs in 1999. About 18% of renters paid at least 50% of their monthly household income for rent. Among homeowners with annual household income under \$50,000, the majority paid 35% or more of their 1999 monthly household income for selected monthly owner costs.

Westchester County's Affordable Housing Allocation Plan allocates affordable housing responsibilities to each of the County's 43 municipalities through a formula that gives equal weight to the municipality's land area, employment growth in the previous decade, number of overcrowded units, and the portion of the municipality's

aggregate 1989 household income that exceeds the amount resulting from multiplying the total number of households by 80% of the median income of the County. A fifth factor has been added that covers the availability of public transportation – as measured by the Bee-Line Bus road mileage as a percentage of County-wide mileage. Taking each of these five factors into equal consideration is meant to avoid unfair skewing among municipalities.

According to the Westchester County Planning Department, as of July 2005, Briarcliff Manor had not constructed any of the 67 affordable housing units requested of the Village by the County plan. The County has now requested that an additional 76 units be built through 2015, bringing the total requested to 143 units. Currently, there are no immediate plans or timetable for construction of the requested affordable housing units. However, with the construction of 37 moderate income units at

Wyndcrest and Scarborough Glen, the Village has taken steps toward providing more affordable units within the Village.



Wyndcrest

2.3.7 Employment Characteristics

Of Briarcliff Manor's population 16 years and over, 63% of the population was in the labor force in 2000, and 33% of those employed worked outside the County. According to the 2000 Census, approximately 13% of all workers residing in Briarcliff Manor both live and work in the Village, down from about 18% in 1990. The mean travel time to work for Briarcliff Manor residents was 37.1 minutes in 2000.

The largest business sectors in Briarcliff Manor in terms of employment in 2000 were education, health, and social services, representing approximately 25% of the total employed civilian population, and professional, scientific, management, administrative and waste management services with about 21% of the total employed civilian population. The agriculture, forestry, fishing and hunting, and mining sectors and the transportation and warehousing and utilities sectors each employed less than 2% of the total employed civilian population. Table 2-9 shows the employment by industry in Briarcliff Manor.

More than two-thirds of Briarcliff Manor’s employed residents were in management, professional and related occupations in 2000, according to Census data. Another 22% were in sales and office occupations, with approximately 6% of the total employed civilian population in service occupations. Table 2-10 shows the Village’s employment by occupation.

Table 2-9: Employment by Industry, 2000

Industry	Employment	% of Total
Agriculture, Forestry, Fishing & Hunting, Mining	8	0.2
Construction	124	3.7
Manufacturing	206	6.2
Trade	333	9.9
Transportation/Warehousing, Utilities	40	1.2
Information	199	6.0
Finance, Insurance, Real Estate, Rental/Leasing	590	17.7
Professional, Scientific, Mgmt., Admin., Waste Mgmt. Services	716	21.4
Education, Health, Social Services	832	24.9
Arts, Entertainment, Recreation, Accommodation, Food Services	116	3.5
Other Services (including public administration)	176	5.3
Total	3,340	100

Source: U.S. Census, Summary File 3

Table 2-10: Employment by Occupation, 2000

Occupation	Employment	% of Total
Management/Professional	2,272	68.0
Service	184	5.5
Sales/Office	725	21.7
Farming/Fishing/Forestry	8	0.2
Construction/Maintenance	78	2.3
Production/Transportation	73	2.2
Total	3,340	100

Source: U.S. Census, Summary File 3