

ASSESSMENT OF PARK AND RECREATION FACILITIES AND FEES IN LIEU OF PARKLAND Village of Hastings-on-Hudson



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I. INTRODUCTION

Village Law of the State of New York, §7-725-a(6) and §7-730(4), authorizes a Village Planning Board to require the reservation of parkland or payment of money-in-lieu thereof before approving a residential subdivision or site plan. In addition, the Hastings-on-Hudson Zoning Code provides, in its site plan regulations:

Section 295-112.C.: Cash payment in lieu of reservation.

(1) Where the Planning Board makes a finding that the proposed site plan presents a proper case for requiring a park or parks suitably located for playground or other recreational purposes, but that a suitable park or parks of adequate size cannot be properly located on such site plan, the Planning Board may require, as a condition to approval of the site plan, a payment to the village of a sum of money determined by the Board of Trustees.

(2) In making the determination of suitability, the Planning Board shall assess the size and suitability of lands shown on the site plan which could be possible locations for park or recreational facilities, as well as practical factors, including whether there is a need for additional facilities in the immediate neighborhood.

(3) Any moneys required by the Planning Board in lieu of land for park, playground or other recreational purposes pursuant to this section shall be deposited into a trust fund to be used by the village exclusively for park, playground or other recreational purposes, including the acquisition of property.

(4) Credit for land set aside in subdivision approval. Notwithstanding Subsections A through C of this section, if the land included in a site plan under review is a portion of a subdivision plat that has been reviewed and approved, the Planning Board shall credit the applicant for any land set aside for parkland or money donated in lieu thereof under such subdivision plat approval. In the event of resubdivision of such plat, nothing shall preclude the additional reservation of parkland or money donated in lieu thereof.

A similar provision is included in Section 195-133.A(4) of the Subdivision Regulations.

Before the Planning Board can require the dedication of parkland in a residential subdivision or in a site plan with dwelling units, the Board must find that, "a proper case exists for requiring that a park or parks be suitably located for playgrounds or other recreational purposes within the village. Such findings shall include an evaluation of the present and anticipated future needs for park and recreational facilities in the village based on projected population growth to which the particular site plan [or subdivision] will contribute."

Because public open space occupies nearly one-third of the total land area of the Village and much of the land is unimproved, it is recommended that applicants pay a fee in lieu of parkland in order to fund construction of recreational facilities needed to serve the expanded population. The amount of money in lieu of parkland is to be determined by the Village Board of Trustees and deposited into a fund to be used for such recreational purposes.

The intent of this *Assessment of Park and Recreation Facilities and Fees in Lieu of Parkland* is to ascertain: (1) the consistency of existing recreational facilities in the Village of Hastings-on-Hudson with state recreational standards; (2) the recreation needs of additional residential development and (3) the appropriate amount to charge developers for money in lieu of parkland.

II. STANDARDS FOR PARKS AND RECREATION

Two sources for recreational standards were consulted in this analysis, both of which are based on National Recreation and Park Association (NRPA) standards developed in 1971 and revised in 1980. These National Recreational Standards upon which the New York State standards were based are listed in *Urban Planning and Design Criteria* (1982) by Joseph DeChiara and Lee Koppelman. These guidelines were revised in 1996 by the (NRPA) in association with the American Academy for Park and Recreation Administration and published as Park, Recreation, Open Space and Greenway Guidelines. These new guidelines were much more specific to various community needs and somewhat complicated to apply. This led the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) to develop a simplified set of guidelines in 2003 which included recommended standards for the type and size of recreational facilities that a community should provide given its population size. Table 1 shows these standards. It should be noted that Large Regional Parks and Metro Parks are not applicable to local government park planning as their purpose is to serve at least a County – wide population. However, there are several County or State facilities within close proximity of the Village of Hastings-on-Hudson and they are addressed in a later section of this report. Basically, the larger parks are shown in Table 1 to illustrate how large the typical service area is for those facilities, thus, the reason they would not be provided by Village government.

Table 1: New York State Recreation Facility Design Guidelines

Facility Type	Approx. Size in Acres	Acres per 1000 Pop.	Travel Time/ Radius of Area	Means of Access	Comments
Pocket Park	¼-½	¼	10 min./ 0.5 Mile	Bicycle or foot	Combined with residential development
Play Lot	1-2	2	10 min./ 0.5 Mile	Bicycle or foot	For office workers, shoppers, neighborhood residents
Neighborhood Park	4-7	1	20 min./ 0.5 Mile	Bicycle or foot	Should contain passive areas with landscaping, as well as active areas such as play fields, court games, tot lots, etc.
District Park	20-100	2	30 min.	Auto, transit, bicycle, hiking, trail	Should include comfort station, interests for all ages, 1/3 capacity for winter activities
City, Village or Town Park	50-100	5	30 min./ 2 Miles	Auto, transit, bicycle, hiking, trail	Extensive day use areas
Large Regional Park	40+	15	1-2 hours	Auto, charter bus, transit major trail	Camping, picnicking, should include water access and selected winter activities ski touring, snowmobiling
Metro	25	0.124	30 min.	Limited Auto or non-auto mode	Urban parks emphasizing special recreational cultural or historical themes and activities, day and evening operation during all seasons.

Source: 2003 NYS Office of Parks Recreation and Historic Preservation

III. EXISTING PARKS AND RECREATIONAL FACILITIES

Recreation facilities maintained by the Village of Hastings-on-Hudson include nine parks, two playing fields, one community center, several undeveloped tracts of land and an extensive trailway system throughout the Village. Exhibit A is the Hastings-on-Hudson Trailway Map which identifies the locations of the facilities and Table 2 is a tabulation of the recreation facilities along with basic information on each. The Census Tract and Block Group are identified for each facility to indicate approximate locations of each. Census Tract 102 is east of Broadway and Census Tract 103 is west of Broadway. Each Census Tract is divided further into Block Groups by the U. S. Census Bureau to allow finer demographic data analysis of a geographic area. Descriptions of each of the facilities and the adequacy of each type in relation to the standards follow Exhibit A.

Table 2: Village of Hastings-on-Hudson Parks and Recreation Facilities

FACILITY	LOCATION	Census Tract	Block Group	Acres	Facilities	Type of Park
Hillside Park	Hillside Avenue	102	1	52.0	Swimming Pool, Bathhouse, Picnic Area, hiking trails, fishing, ice skating pond and 4 tennis courts	Village Park
Hillside Woods	Edgemont Avenue	102	1	48.0	Natural wooded area, hiking trails, vernal pond	Village Park
Reynolds Field	Chauncey Lane	102	5	8.0	Large playing field for baseball, football, track and basketball, 3 tennis courts and playground Note: Village owned; Maintained by School Board	Neighborhood Play Field
Uniontown Field	Rose Street	102	3	7.9	Youth baseball field, basketball, picnic area, playground.	Neighborhood Play Field
Zinsser Park	North Broadway	103	1	7.4		Neighborhood Play Field
Riverview Park	Warburton Avenue	103	4	1.2	Skate Park and Picnic Area	Play Lot
Fulton Park	Maple Avenue	103	1	1.6	Benches, Picnic Tables, River views.	Play Lot
Draper Park	Washington Ave.	103	4	9.9	Picnic Area, Historical Society Library	Neighborhood
Mac Eachron Waterfront Park	River Street	103	4	1.3	Picnic Area, Playground	Play Lot
Senior Citizens Vest Pocket Park	Warburton Avenue @ Pinecrest	103	4	0.1	Passive recreation, benches	Pocket Park
Wagner Park	Broadway @ Warburton	103	1	0.1	Passive recreation, benches	Pocket Park
TOTAL DEVELOPED PARKS				137.5		
James Harmon Community Center	44 Main Street	103	3		Senior Citizens Multi-purpose room, youth center activity room, Recreation Dept.	Village Parks & Rec. Facility
Chemka Pool	Hillside Park	102	1		Bathhouse, wading pool, swimming pool	Facility in Village Park
Tennis Courts	Hillside Park	102	1			Facility in Village Park
Trailways	Throughout Village					
Kinnally Cove	River Street	103	4	3*	Undeveloped-adjacent to Mac Eachron Park	Boat Launch
Lefurgy Park		102	1	1.8	Undeveloped	
Dan Rile Memorial Park		102	2	1.6	Undeveloped	
Pulver's Woods		102	4	2.9	Undeveloped	
Quarry Park	Washington @ Aqueduct Lane	103	4	5.1	Undeveloped	Future Neighborhood
TOTAL UNDEVELOPED				11.4		

EXHIBIT A:

VILLAGE OF HASTINGS-ON-HUDSON TRAILWAYS AND PARKS MAP



Village Parks

Due to their size and location, Hillside Park and Hillside Woods are classified as Village Parks. This is because the facilities they offer, swimming pool, tennis courts, hiking trails and picnic grounds are included in these larger parks and the service area is Village-wide. The NPRA recommended standard for a Community Park (Village Park in this case) is five acres per thousand people as of 2003. They should range in size from 50 to 100 acres and provide for a variety of recreational activities. The service area generally includes a 2 mile radius and no more than a 30 minute drive. According to the 2000 Census, the Village of Hastings-on-Hudson population was 7,715, indicating a recommended Village Park minimum of approximately 40 acres. Hillside Park, with 52 acres, its numerous recreational facilities and central location meets or slightly exceeds the standards. Adjacent Hillside Woods includes 48 acres of forested land with hiking trails and Sugar Pond for more passive recreational pursuits. Because it is adjacent to Hillside Park, the two could be considered as one 100-acre Village Park, the recommended maximum size for such a facility.

Neighborhood Parks

Four parks in the Village of Hastings-on-Hudson are considered Neighborhood Parks. These parks include Reynolds Field (8 acres), Uniontown Field (7.9 acres), Draper Park (9.9 acres), and Zinsser Park (7.4 acres). These parks are able to accommodate a multitude of activities including baseball, football, basketball, and tennis. Draper Park, Reynolds Field and Uniontown Field also have playground and picnicking areas. Draper Park contains the Historical Society Library. These three parks are larger than the standard 4-7 acres for Neighborhood Parks but they have the facilities to be classified as such. The recommended minimum amount of neighborhood park space is one acre per 1,000 people. This standard is met as these parks total 23.3 acres which amounts to approximately three acres per thousand people.

Play Lots

The Village of Hastings-on-Hudson maintains three parks that are considered Play Lots. These parks are Riverview Park (1.2 acres), Fulton Park (1.6 acres), and Mac Eachron Waterfront Park (1.3 acres). The facilities contained in these parks consist of playgrounds, benches, picnic areas, and a skate park in Riverview Park. The recommended minimum for Play Lots is two acres per 1,000 people. These parks should also be between one and two acres, and accessible to residents within ten minutes by foot or bicycle. All three of these parks are located in Census Tract 103 (west of Broadway) and tend to serve a larger area than their immediate neighborhoods due to locations. All three of these parks have outstanding views of the Hudson River, the Palisades and the Manhattan skyline, therefore, they function almost as District Parks as they attract visitors from the entire Village and neighboring communities. The standard for Play Lots is not met for two reasons. First, the total acreage amounts to about four acres or 0.5 acres per thousand while the state standard is two (2) acres per thousand. Secondly, these Play Lots are all more than a ten minute walk or bicycle ride from most of the neighborhoods in Census Tract 102 (east of Broadway) where no Play Lots are located.

Pocket Parks

Pocket Parks are typically between one-quarter and one-half acre, accessible by foot or bicycle, and within ten minutes travel time to their service area. Hastings-on-Hudson has two parks that fit into this category. These parks are Senior Citizen Vest Pocket Park and Wagner Park, each of which includes one-tenth of an acre. These parks are set up with benches and areas for citizens to enjoy passive recreational pursuits. Both are located west of Broadway in Census Tract 103, with Wagner Park at the north end and Senior Citizen Vest Pocket Park near the southern end of the Village. The state standard for Pocket Parks is one-quarter of an acre per thousand people which amounts to a recommended total of two (2) acres for Hastings-on-Hudson. Thus, the standard is not met because the total area of the two Pocket Parks is two-tenths of an acre and far less than the recommended acreage. Furthermore, there are none east of Broadway which indicates that many residents are outside the service area range of a ten minute walk. Given the extensive trailway system and the Village's efforts to create a "walkable community" it seems that Pocket Parks could be incorporated into the trailways at appropriate intervals.

Ball field Usage

There are two parks listed in Table 2 that contain ball fields. These two parks are Reynolds Field and Uniontown Field. These parks are available to the members of the community, public and private organizations, little league, adult athletic leagues by arrangement through the School Board and the Recreation Department of the Village of Hastings-on-Hudson. Both playing fields are east of Broadway in Census Tract 102 and each of these parks include approximately 8 acres. National Recreation and Park Association (NRPA) standards indicate that the ideal site size for both adult and children playfields is 15 acres. Given the fact that the 8 acre total in both of these parks includes other recreational facilities, the playing field area is considerably less than the ideal site size. The Parks and Recreation Department has indicated that the demand for ball field usage by Little League and other organized leagues in Hastings-on-Hudson far exceeds the supply, thus, indicating inadequate size and location of this type of facility. The number of ball fields and the cost required to provide them has not yet been quantified and will require a more detailed analysis than warranted in this study. The cost of recreation facilities vary widely which is the reason that Fees in Lieu of Parkland are tied to land cost rather than facility cost. Suffice it to say that demand for ball fields will continue to rise with each new household.

Undeveloped Parks

Hastings-on-Hudson has several areas that have been designated to parkland but have not been developed at this time. These parks are Lefurgy Park (1.8 acres), Dan Rile Memorial Park (1.8 acres), Pulver's Woods (2.9 acres), and Quarry Park (5.1 acres). All but one of these parks, Quarry Park, are located east of Broadway and are intended to link with the Trailway system for passive recreational use. Quarry Park is included in the Community Development Block Grant (CDBG) application to Westchester County for Fiscal Years 2006 through 2008 with plans to develop several recreational facilities primarily to serve as a Neighborhood Park. Another undeveloped recreational facility is Kinnally Cove which includes 3 acres of water with a narrow strip of land encircling 3 sides. The Village is in the process of preparing final plans for a kayak / canoe launch, picnic area and other passive recreational facilities at this site.

IV. PARKS AND RECREATION FACILITIES OUTSIDE VILLAGE JURISDICTION

Hastings-on-Hudson residents have access to numerous parks and recreational offerings outside the control of the Village. The following is a description of non-Village facilities available to Hastings-on-Hudson residents. This inventory of facilities is provided for context only, as these facilities are not factored into the discussion of costs or level of service included herein since the Village cannot insure their continuing service to the community, nor can the Village limit access of the facilities to Village residents to insure adequate service levels.

Westchester County

Westchester County owns and maintains approximately 17,000 acres of parkland and open space most of which is provided for passive recreational use. County parks are open to all county residents. According to the 2000 Census, the Westchester County population was 923,459 and the 2003 estimate is 940,302. County Parks located within close proximity of Hastings-on-Hudson include:

- Sprain Ridge Park - Sprain Ridge Park is named for its location on a ridge between the northbound and southbound lanes of the Sprain Brook Parkway. The Park's 278-acres include a developed portion with a pool complex and picnic areas. The remainder of the park is heavily wooded with a variety of hiking and mountain bike trails.
- Bronx River Parkway Reservation – The Bronx River Parkway Reservation, Westchester's oldest park, is an 807-acre paved linear park that was created as an adjunct to the Bronx River Parkway that opened in 1925. The picturesque Reservation, which runs through the heart of southern Westchester County, features ponds, wooden footbridges, and hundreds of varieties of native trees and shrubs. It is a favorite place for bicycling, walking, running and nature study.
- V.E. Macy Park- This 172 acre park is centrally located in the county and a perfect spot for group picnics.
- Tibbetts Brook Park- Tibbetts Brook Park is a 161-acre park with a large swimming pool (412 feet x 125 feet). It is one of the first parks developed by the County and offers many recreational activities throughout the year and hosts ethnic celebrations, fairs and festivals during the summer months.

New York State

There are two New York State Parks near, or partially within, the Village of Hastings-on-Hudson. These parks include:

- Old Croton Aqueduct State Historic Park–Old Croton Aqueduct State Historic Park is a linear park which runs from Van Cortlandt Park at the Bronx County/City of Yonkers border to the Croton Dam in Cortlandt. The scenic path over the underground aqueduct winds through urban centers and small communities. It passes near numerous historic sites, preserves, a museum highlighting the construction of the Aqueduct, and many homes. The Aqueduct's grassy ceiling provides abundant recreational opportunities for outdoor enthusiasts. While primarily for walking and running, parts of the trail are suitable for horseback riding, biking (except during "mud season"), bird watching, snowshoeing, and cross country skiing.

- Rockefeller State Park- Rockefeller State Park Preserve is approximately 10 miles north of the Village of Hastings-on-Hudson. The Preserve is an idyllic spot for strolling, jogging, horseback riding, cross country skiing, and snowshoeing. The Preserve land is comprised of a portion of the Rockefeller family estate in Pocantico Hills (Tarrytown area) given to the New York State Office of Parks, Recreation and Historic Preservation in 1983. Since the Preserve's inception, additional bequeaths have extended its size by 488 acres to today's total of 1,233 acres.

Private Recreation Facilities

As shown below, a plethora of private recreational facilities are within a few miles of Hastings-on-Hudson. However, accessibility to them is limited due to cost, lack of transportation, limited hours and other external conditions. While it is an asset to have such a variety of nearby opportunities, their presence does not limit a municipality's responsibility to serve the recreational needs of all of its residents.

	<u>Batting Cages and Bowling</u>
Frozen Ropes- White Plains	Cross County Lanes- Yonkers
Sport time USA- Elmsford	AMF White Plains Lanes- White Plains
	<u>Billiards</u>
Café Billiards Club-Yonkers	Back Pockets-Yonkers
	<u>Day Camps</u>
Berkshire Hills Emanuel Camp- Elmsford	Camp Hillel Ltd- Yonkers
Mohawk Day Camps- Hartsdale	
	<u>Dance</u>
Fred Astaire Dance Studios- Hartsdale	Henry Boyer Institute of Dance-Dobbs Ferry
Joan O'Connor Dance Studio- Yonkers	On Hudson Fitness and Dance- Hastings
	<u>Exercise, Health, Physical Fitness Clubs, and Gymnasiums</u>
Ardsley Athletic Club- Ardsley	Bally Total Fitness- Yonkers
Be Yoga- Irvington	Bodyscape- Hastings-on-Hudson
Celtic Fitness- Yonkers	Curves for Women-Yonkers
	<u>Golf</u>
Dunwoodie Golf Course- Yonkers	Sprain Lake Golf Course-Yonkers
Fairview Golf Center- Elmsford	
	<u>Gymnastics</u>
Gym Cats Gymnastics Center- Yonkers	Tumble Bugs- Scarsdale
	<u>Martial Arts</u>
American Olympic Karate -Yonkers	Angry Tiger Kung Fu School- Yonkers
Burning Bush Dojo- Yonkers	Chai Karate- Ardsley
Horie Karate Dojo- Hartsdale	Kang Karate & Hapkido- Yonkers
Ryu Renshi-Dan Karate US - Dobbs Ferry	World Class Martial Arts- Yonkers
	<u>Riding Academies/Stables</u>
<u>Museums</u>	Pony Express- Yonkers
Hudson River Museum- Yonkers	
	<u>Skating Rinks</u>
EJ Murray Memorial Skating Center- Yonkers	Westchester Skating Academy- Elmsford
	<u>Swimming</u>
Westwood Swimming & Tennis Club- Hartsdale	
	<u>Tennis</u>
Colonial Heights Tennis Club-Yonkers	Westwood Swimming & Tennis -Hartsdale
Hudson Valley Health & Tennis Club- Hastings	Westchester Ave. Tennis Clubs- Yonkers

V. CONDITION OF EXISTING PARK AND RECREATIONAL FACILITIES

The underlying reason for the legislation allowing fees in-lieu of parkland was to provide additional recreational opportunities for the new residents generated by the site plan or subdivision under consideration by a municipality. These fees can be used to acquire new parkland, for new park and recreational facilities and to provide additional facilities within existing parks or expand existing facilities to serve the larger new population. However, the money cannot be used for regular maintenance or repairs of existing parkland and facilities.

Table 3 includes a list of planned or anticipated facility improvements assembled from the Hastings-on-Hudson Parks and Recreation Commission's Capital Budget, Community Development Block Grant, other grant applications and needs indicated in various community surveys and planning studies. Several of the projects included in the Capital Budget, such as truck replacement and repaving of existing parking areas, do not expand the existing capacity of Hastings-on-Hudson's recreational facilities or programs. Therefore, sources other than fees in lieu of parkland would have to be used for those types of projects. Improvements that will expand recreational capacity through the acquisition of land, the expansion of facilities, or by increasing the hours and availability of the facilities are activities which are eligible for funding through the fees in lieu of parkland fund.

Table 3: Future Parks and Recreation Projects, Village of Hastings-on-Hudson

Project Year	Location	Project	Estimate	Comments
2005-2006	Hillside	Tennis Court Rehabilitation	\$125,000	Courts have developed sink holes and weeds, subsurface needs to be repaired
2006-2007	Uniontown	Park Improvements		Repair and expand parking lot at Uniontown. Replace playground equipment at Uniontown. Repair field. Tree work.
	Zinsser			Repair field. Pave Zinsser parking lot. Tree work.
		Uniontown & Zinsser TOTAL	\$250,000	
2006-2007	Sugar Pond	Dredging	\$250,000	Dredge pond, repair spillway and silltrap.
2007-2008	Reynolds	Playground Improvements		Maintain Playground Standards
	Zinsser	Playground Improvements		Maintain Playground Standards
	McEachron	Playground Improvements		Maintain Playground Standards
		Playground TOTAL COST	\$200,000	
2008-2009	Parks Dept.	Parks Truck Replacement	\$50,000	Truck will be 8 Years old
2008-2009	Recreation Dept.	Senior Van Replacement	\$60,000	Van will be 8 Years old
TOTAL EST.	CAPITAL BUDGET		\$935,000	
		OTHER PROJECTS	Estimate	
2005-2006	Community Center		\$5,000,000	Demolition of existing 1 –story bldg. and replacement with new 2-story community center.
2005-2006	Kinnally Cove	Park Development	\$450,000	Canoe / kayak launch, picnic area, plantings and beach restoration
2006-2007	Quarry Park	Park Site Preparation	\$50,000	Feasibility Study; Site Prep
2007-2008	Quarry Park	Park Development	\$50,000	Neighborhood Park Equipment
2006-2007	Quarry Trail	Trailway Expansion	\$100,000	Cleanup and develop portion of Trail system to provide link to riverfront trail and access to Quarry Park
TOTAL EST.	PROJECTS		\$5,650,000	
Long Range	Waterfront Parcels	Hudson River Water Trail Expansion and Recreation Facilities Development	Unknown	Active and Passive recreational facilities for designated areas in LWRP Plan.

VI. POPULATION AND TRENDS

In determining the recreational needs of a community it is important to consider the growth of various population groups and number of households rather than total population growth. As shown in Exhibit B, the Village of Hastings-on-Hudson has been steadily losing population since the 1970 Census. While total population had increased by 5.6 percent from 1960 to 1970, it declined by 9.6 percent from 9,479 in 1970 to 8,573 in 1980. Though total population is declining at a decreasing rate, the increase from 3,061 households in 1990 to 3,093 households in 2000 indicates that population decline is due to an aging population along with smaller household sizes.

The "Baby Boom" generation includes people born between 1945 and 1964 who are now well into middle-age and approaching retirement age. Table 4 displays the change in various age cohorts from the 1990 Census to the 2000 Census. The largest increase was in 45 to 54 year age group which increased by 45 percent from 997 people to 1,454 in 2000. This represents the first wave of "Baby Boomers" born between 1945 and 1955. It is interesting to note that the only other age group to increase so dramatically between 1990 and 2000 was the 5 to 9 year old cohort at 39 percent and the 10 to 14 year age group at 16.73 percent. This is likely due to their parents moving to Hastings-on-Hudson long before the housing price "bubble" because of the excellent school system.

Between 1990 and 2000, all other age groups declined with the exception of the 75 and over age cohort which increased by one person (0.23%). The largest decreases were in young adults, as the number of 20 to 24 years olds dropped by 42.54 percent and 25 to 34 year olds decreased by 33.17 percent. The largest proportionate decrease was in people age 85 and over which was 43.93 percent less. Other significant declines were in the 60 to 64 year (20.69 %) and the 65 to 74 year (15.87 %) age cohorts. The loss of the older generation is due not only to death but also to the fact that there are few housing alternatives in Hastings-on-Hudson for those who can no longer maintain a single family residence, either financially or physically. In order to keep the large "baby boomer" population in the Village, it will be imperative to develop more condominium and rental multi-family housing. It should be noted that many of the senior citizens who passed away had been residents of the Andrus Home and were not being replaced with new Andrus Home residents prior to the 2000 Census as there was a failed proposal to replace it with an Assisted Living development. These trends and related issues are discussed further in Section VII, Projected Future Population Increase.

Based on trends observed between 1990 and 2000, and the aging of the population, the Village will need to expand its recreational program and offer more activities and facilities that cater to this upcoming group of active senior citizens. Programs such as swimming, aquatic exercise, walking and social interaction will need expansion. One way to expand the availability of the swimming pool may be to add a retractable roof so that it could be used year – round. Programs for young adults and middle-aged people such as jogging, cross-country skiing and racquet sports are less likely to see significant increased demand.

Exhibit B: Population Change in Hastings-on-Hudson 1970-2000

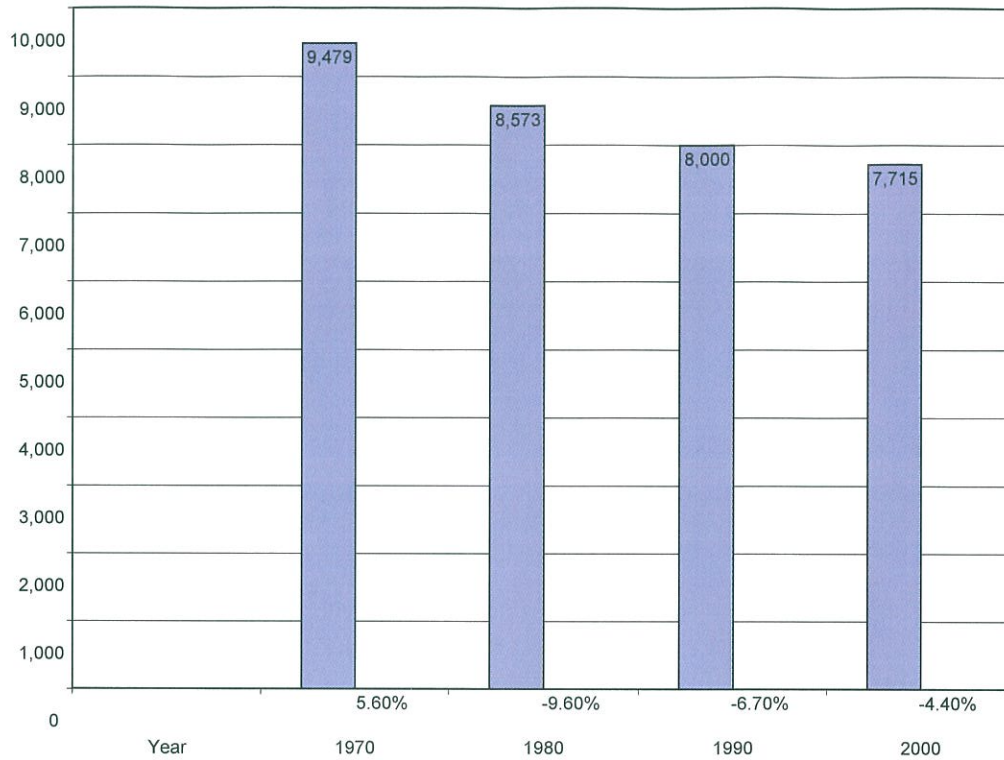


TABLE 4: POPULATION BY AGE GROUP

Age Group	Hastings-on-Hudson 1990 Census*	Hastings-on-Hudson 2000 Census*	Percent Change	Numeric Change	Percent of 2000 Population
Under 5 Years	499	407	-18.44%	-92	5.3%
5 to 9 Years	432	602	39.35%	170	7.9%
10 to 14 Years	532	621	16.73%	89	8.1%
15 to 19 Years	421	359	-14.73%	-62	4.7%
20 to 24 Years	409	235	-42.54%	-174	3.1%
25 to 34 Years	1,049	701	-33.17%	-348	9.2%
35 to 44 Years	1,353	1,295	-4.29%	-58	16.9%
45 to 54 Years	997	1,454	45.84%	457	19.0%
55 to 59 Years	476	444	-6.72%	-32	5.8%
60 to 64 Years	435	345	-20.69%	-90	4.5%
65 to 74 Years	750	631	-15.87%	-119	8.3%
75 to 84 Years	433	434	0.23%	1	5.7%
85 Yrs & Over	214	120	-43.93%	-94	1.5%
TOTAL	8,000	7,648	-4.40%	-352	100.00%

* Total Population revised to 7,715 by US Census Bureau in May, 2003.

VII. RECREATION STANDARDS COMPARED TO HASTINGS-ON-HUDSON RECREATION FACILITIES

In order to ascertain whether the amount of parkland and recreational space in the Village is adequate, the Recreational standards included in Table 1 of this report were compared with acreage and location of existing recreation facilities and parks in Hastings-on-Hudson.

Table 5: Hastings-on-Hudson Compared to Recreation Standards

Facility Type	State Standard Acres per 1000 pop	Acres Required for Hastings Population	Hastings Existing Acres of Park Land	Park Area Needed (acres)	Approx. Design Size (acres)	Radius of Area Served (miles)	Minimum Additional Parks Needed
Pocket Park	0.25	2.0	0.2	1.8	.25-5		
Play Lot	2.00	15.5	4.1	11.4	1-2	0.5	
Neighborhood Park	1.00	8.0	33.2	0	4-7	0.5	
Community (Village) Park	5.00	38.5	100.0	0	50-100	2.0	
Subtotal	8.25	64	137.5				
District Park	2.00	15.0			20-100	3.0	
Total	10.25	79					

The per capita amount of local park and recreational land recommended by New York State is 10.25 acres per 1,000 people if District Parks are included. Due to the numerous State and County recreational areas near Hastings-on-Hudson, it is not necessary for the Village to consider more than a Village-wide service area. Therefore, the recommended parkland in this case is 8.25 acres per thousand. The total Parkland in Hastings-on-Hudson is 137.5 acres – more than double the 64 acres recommended.

There is, however, a need for 1.8 acres of Pocket Parks and 11.4 acres of Play Lot area. These types of facilities need to be sited in those neighborhoods that have no such facilities. In the case of Pocket Parks, locations could be identified along various pedestrian routes through the Transportation Plan project which is currently underway.

Hastings-on-Hudson has a few undeveloped parkland tracts that could be used as playlots and pocket parks. Table 6 identifies undeveloped parkland, and based on the recommended criteria, proposes a facility type for each tract that would increase compliance with the State recommended standards. The proposed uses for the undeveloped tracts in Table 6 have been assigned based on the size of the parcel and the needs of the community in meeting the State standards. It should be noted that only portions of these sites could be developed as play lots because they are environmentally constrained or were acquired to be preserved for passive rather than active recreation.

Table 6: Undeveloped Parkland and Potential Use

Tract	Acres	Potential Use
Kinnally Cove	3	
Lefurgy Park	1.8	Playlot
Dan Rile Memorial Park	1.6	Playlot
Pulver's Woods	2.9	Neighborhood
Quarry Park	5.1	Neighborhood
	11.4	

VIII. PROJECTED FUTURE POPULATION INCREASE

Although the population in Hastings-on-Hudson has decreased over the past forty years, there is some indication that it will begin to increase moderately by the 2010 Census. The trend for smaller household size will continue but it is expected that there will be increased development of single family attached, condominiums, cluster housing and other housing alternatives more conducive to empty nesters, single person households, and generally smaller families. There are currently two downtown multiple residential developments that will begin construction by the end of Summer, 2005, one of which is a 14 unit rental apartment building and the other a 27-unit condominium apartment building. In addition, a 60 – unit live / work development with three buildings is proposed for a site at the east Village limit of Hastings-on-Hudson on Saw Mill River Road.

The 2000 Census indicated that the overall household size in the Village is 2.47 persons per household. For the 2,043 owner-occupied units this was 2.72 persons per household and the 1,050 renter-occupied units averaged 1.97 persons per household. It is expected that most of the households of these new developments will be small, therefore, the renter-occupied average is more appropriate in estimating the population that they will generate. Multiplying these 101 units by 1.97 amounts to 199 new residents.

The 2003 population of Hastings-on-Hudson as estimated by the Census Bureau was 7,771, an increase of 0.75 percent during that three – year period. Assuming full occupancy of the units currently in the pipeline by the end of Fiscal Year 2006 -07 along with a continued increase of 0.75 percent from 2004 to 2007, the population of Hastings-on-Hudson is projected to be approximately 8,028 by 2007 (7,771+58+199). Although there are several large privately owned tracts that may be developed with either cluster housing or some new residential lots, any other residential development of significant size is not anticipated prior to the 2010 Census.

Further residential development is anticipated beginning 2010 on the waterfront parcels that are currently in various stages of remediation and clean-up. The Waterfront Redevelopment Plan prepared for the Village by Regional Plan Association indicates that most of the residential development is likely to be cluster housing or multiple residential. There are plans to include recreational facilities on portions of the waterfront to serve not only the existing population but the new residents as well because of its central location, outstanding views and its designation as part of the Regional Hudson River Water Trail. Thus, the Village may need to acquire (either by purchase or by gift from the owner) some portions of these privately-owned waterfront parcels after clean-up and develop public waterfront recreational facilities. If Federal grants were to be used for a recreation facility, then the Village would have to own the site.

IX. RECREATIONAL NEEDS OF RESIDENTS OF DIFFERENT HOUSING TYPES

Census 2000 data indicates that 66 percent of the 3,093 households in Hastings-on-Hudson are owner-occupied and 34 percent are renter-occupied. Average household size of owner-occupied residences is 2.72 persons per household while renter-occupied residences average 1.97 persons per household. Overall, the average Hastings-on-Hudson household size was 2.47 persons per household.

Given the environmental constraints of the few developable parcels, the costs of construction, and declining household size, it is reasonable to assume that most new residential developments in Hastings-on-Hudson will be planned developments such as cluster housing, condominiums and multiple family developments rather than single family detached subdivisions. Some developments may include recreational amenities, but there will be site limitations and other circumstances which will make Village-provided parks and recreational facilities that serve an entire neighborhood a more feasible and sensible approach. If, in the Planning Board's estimation, a site plan or subdivision provided an adequate amount of parkland and recreational amenities, a reduced per unit fee could be paid. It should be kept in mind that most residents will be using some Village Parks and Recreation facilities, even if on-site amenities are provided.

As discussed previously, the "baby boomer" generation is fast approaching retirement age and, if new multiple residential and planned developments are constructed, many new residents will be empty-nesters and other people of this age group. The Parks and Recreation Department has had a widely – used senior citizen activities program and the Community Center is being replaced with a larger facility in anticipation of this larger group of users. The Village can expect that, even if on-site recreation is provided in a planned development, a large proportion of senior citizens in these developments will use the municipal services. Thus, the Village may need to expand these senior services and programs to accommodate the larger population of this age cohort.

X. COMPUTATION OF FEE IN LIEU OF PARKLAND

Methods for computing fees in lieu of parkland vary widely among the communities that require them and many provide procedures for periodic adjustment as land value increases. Growing suburbs with less expensive land costs and greater potential for new large subdivision development tend to assess fees on a per lot basis. However, potential development in mature urban communities like Hastings-on-Hudson, is more likely to be cluster housing, infill or some type of planned multiple residential development. Although some new subdivisions may be developed, the cost of land plus time and expense of subdividing property for relatively few lots makes this scenario less likely to occur. Thus, it appears that assessing the recreation fee on a "per dwelling unit" basis rather than a "per lot" basis, is the more efficient and reasonable approach to determine the fee.

In order to calculate an appropriate fee per dwelling unit, the methodology consisted of several steps to arrive at a cost per housing unit for recreation space. The first step is to determine the estimated cost of land in the Village per acre. A recent search on Realtor.com indicated that only two lots were listed for sale in Hastings-on-Hudson. One was 0.18 acre and the other was 0.24 acre and both were listed for \$199,000, indicating a unit cost of \$20 to \$25 per square foot or approximately \$1.1 million per acre. There was one recent sale of a 7.4 acre parcel for \$2,250,000 which amounts to unit costs of approximately \$7 per square foot of \$304,000 per acre. This illustrates the vast difference in price between a buildable lot and a large parcel of raw land.

Given the fact that future parkland needs in Hastings-on-Hudson will be dispersed as needed through the Village for use as Pocket Parks, Play Lots and Neighborhood Parks that range in size from 0.25 to 2 acres, it is reasonable to expect that the cost of acquisition will tend to be higher than \$304,000 per acre yet not as high as the \$1.1 million per acre for a buildable lot. Furthermore, Pocket Parks will be less than an acre and some Play Lots will be somewhat less than an acre indicating that an adjusted per acre cost of approximately \$450,000 may be a reasonable estimate.

The next step involves the recommended amount of recreation area, determined in Section VII to be 8.25 per thousand people, which includes pocket parks, neighborhood parks, play lots and community parks (shown in the first column of Table 6). At an estimated cost of \$450,000 per acre, total land cost for 8.25 acres amounts to \$3,712,500. Per capita, this amounts to \$3,713 per person.

Based on the calculation in Section VIII, the average number of persons in smaller (two bedrooms or less) units in multi-family developments is 1.97. Multiplying that number by the per capita cost of \$3,713 for recreation space amounts to \$7,315 per dwelling unit with two bedrooms or less.

For larger units in multi-family developments (three bedrooms or more) and for one and two family homes, the 2.72 persons per household discussed in Section VIII is more appropriate. Multiplying 2.72 by \$3,713 amounts to \$10,099 per house or dwelling unit with three bedrooms or more.

In conclusion, and for ease of calculating, it is recommended that the fee in lieu of parkland be rounded to \$7,500 per unit for two-bedrooms or less and \$10,000 per unit for units with three bedrooms or more. For subdivision lots, it is expected that dwelling units with three bedrooms or more will be built, thus, the \$10,000 fee is appropriate. Note that if the fee is paid when a subdivision is approved, then that amount will be credited toward the site plan.

XI. NEED FOR MONEY VS. NEED FOR LAND

Although there is some indication that some additional parkland may be needed, the fact remains that there are areas where the needs of future residents can be served through expanding the recreational opportunities available through the existing large parks and community centers. It should also be noted that the above calculations do not take into account the cost of developing existing public land into ball fields, tennis courts and other active recreation facilities. The Village has an abundance of land but will continue to have a need to construct active recreation facilities for new residents. Therefore, it is recommended that developers pay a fee to develop parkland rather than set-aside additional parkland.

XII. COMPARISON WITH OTHER NEARBY COMMUNITIES

Table 8 is a listing of many towns and villages in Westchester County that assess a fee in lieu of parkland. Most of the fees have not been reevaluated in some time and, therefore, do not reflect current real estate values. Some are in the process of raising their fees and, given the tremendous increase in real estate, will probably raise their fees significantly.

The fees recommended for Hastings-on-Hudson, \$7,500 for units with two bedrooms or less and \$10,000 for units with more than three or more bedrooms, are comfortably within the range of such fees in other Westchester County communities.

TABLE 8: FEES IN LIEU OF PARKLAND – WESTCHESTER COUNTY COMMUNITIES

	Fee Per Dwelling Unit (D. U.) or Lot	Fee Per 0 - 1 Bedroom Unit	Fee Per 2 – 4 + Bedroom Unit	Other Basis
Briarcliff Manor	\$10,000 / D. U.			
Cortlandt	\$6,000 / lot \$6,000 / D. U.			No fee for first two units of site plan.
Eastchester (T)				10% of appraised market value of project
Greenburgh (T)	\$4,000 / lot			\$1,000 / DU for rent \$2,000 / DU for sale
Irvington	\$15,000/ lot			
Lewisboro	\$7,500 / lot \$7,500 / D. U.			
Mount Kisco	\$7,500 / D. U.			
Mount Pleasant				
Pleasantville		\$2,500 / 0-1 BR	\$5,000 / 2+ BR	
Pound Ridge	\$7,500 / lot \$7,500 / D. U.			
Scarsdale	\$6,000-9,000 / lot \$40,000-60,000/lot			Depends on minimum lot size
Sleepy Hollow	\$2,500 / D. U.			
Somers	\$11,500 / House	\$5,750 / 0-1 BR	\$8,050 / 2 BR \$9,775 / 3 BR \$11,550 / 4+BR	
Tarrytown	\$7,796 / D. U.			
Yorktown	\$5,000 / lot \$2,000 / D. U.			

XIII. PERIODIC UPDATE OF FEE

The recommended fee in lieu of parkland was based on the average cost of land required to meet the recommended standard of parkland per person appropriate for the Village. As land prices rise and as the waterfront land is cleaned up and ready for development, the recommended fee may no longer reflect the reality of what it costs to provide parkland and recreational facilities.

The Village Assessor calculates a Residential Assessment Rate (RAR) annually and reports it to the NYS Office of Real Property Assessment. The RAR is a percentage of market value at which the Village is currently assessing residential property, and is a tool for evaluating the equity of residential assessments. The 2005 RAR for the Village of Hastings-on-Hudson is 2.81. While equalization rates measure both commercial and residential value, residential assessment rates measure only residential. The RAR is useful in monitoring the relative increase in residential real property value between full revaluations. Since RAR applies only to residential property and future parkland acquisitions tend to be in or near residential areas it is more appropriate than equalization rates for this purpose.

Another reason to use the RAR is that it is inversely proportional to land values. Thus, the RAR will decrease as land prices increase, resulting in an increased fee in lieu of parkland. Conversely, the RAR will increase as land values decrease, thereby reducing the fee in lieu of parkland accordingly. One way of adjusting the fee may be to apply the difference between 2005 RAR of 2.81 and the RAR for the year that the fees are being adjusted to the \$7,500 and \$10,000 fees and increase or decrease them accordingly. For example, if the RAR increased to 3.21 the numeric difference would be 0.40, an increase of 14 percent. This would result in upward adjustments to \$8,550 ($\$7,500 \times 1.14$) and \$11,400 ($\$10,000 \times 1.14$). Conversely, if the RAR declined to 2.41, a 14 percent decrease, downward adjustments to \$6,450 ($\$7,500 \times 0.86$) and \$8,600 ($\$10,000 \times 0.86$) would be appropriate. Other methods for recalculating the fee in lieu of parkland are to use the Equalization Rate as a basis, or to wait until property is revalued Village – wide to have a more accurate estimate of land value.

XIV. CONCLUSION

The population of the Village is projected to grow moderately and is also expected to continue aging given the 45 percent increase in the 45 to 54 year age group between 1990 and 2000 Censuses. Future recreational programs and facilities will need to be expanded to target a very large senior citizen generation and a generation very different from their parents' generation. While the elderly population is expected to increase dramatically, as they down-size their living arrangements, single family homes will continue to be sold to families with children. Therefore, there will still be a need to expand recreation programs for youth to reflect changing demands in activities.

Large parks, trailways and passive recreation areas are well established in Hastings-on-Hudson, but the existing park and recreational system does not meet standards for smaller pocket parks and play lots for some neighborhoods. The Village may wish to acquire land for additional play lots and pocket parks along pedestrian routes.

The recreational needs of future residents will continue to be primarily served through expansion of programs and recreational facilities in the large Village Parks and the community center rather than acquiring large new ones. To meet these future demands on the Village Parks and Recreation facilities, the Village should establish a Trust Fund to be financed by charging a fee in lieu of parkland for all new subdivision lots and site plan dwelling units.

Based on the estimated market value of land, the recommended fee in lieu of parkland is \$7,500 per dwelling unit with up to two bedrooms and \$10,000 per dwelling unit with three bedrooms or more and for each new subdivision lot. As stated previously, these fees are comparable to fees in other Westchester County communities. If a developer proposes to include more than the required 10 percent affordable dwelling units in a multiple residential development, the Planning Board may consider a discounted fee (such as 25 to 50 percent less per unit) for each additional affordable unit over the ten percent required. This could be an incentive to augment the Village's Affordable Housing policy. The Village should establish a mechanism to adjust the fee annually or bi-annually to reflect changing land costs.