

L. Demographics

1. Existing Conditions

A demographic profile for the existing population was compiled based on 2000 Census data and other data, as available, for both the City of Glen Cove and for the combined census tracts within a one-mile radius of the project area. **Exhibit III.L-1** shows the ten Census tracts that make up the demographic study area. The ten Census tracts are located in the City of Glen Cove and the Town of Oyster Bay communities of Sea Cliff and Glen Head. Certain Census tracts are wholly or largely within the one-mile radius, while small portions of others fall within the one-mile radius established in the project scope. Two Census tracts located within the one-mile radius, 5222 and 5223, cover portions of Hempstead Harbor and have no population. The project area is located along the north side of Glen Cove Creek in Census Tract 5171.01.

a) Population Profile

As shown on **Table III.L-1**, census tracts within one-mile of the project area (based on 2000 U.S. Census data) have a population of 36,313 persons. For comparison purposes, the 2000 U.S. Census indicates that the City of Glen Cove had a total population of 26,622 persons. The City of Glen Cove year 2000 population represents a 10 percent increase over the City's 1990 population (24,149 persons). The Census tracts within one-mile of the project area experienced an eight percent increase in population from 1990 to 2000; while Nassau County had a population of 1,334,544 persons, a four percent increase over the county's 1990 population of 1,287,348.

Table III.L-1 also shows the median household income, population 16 years and over, civilian labor force, civilian unemployment rate and mean travel time to work for each of the stated Census tracts and for the City of Glen Cove. Median household income within the Census tracts ranged from \$44,157 to \$78,501 and the City of Glen Cove had a median household income of \$55,503, while Nassau County as a whole had a median household income of \$72,030.

The American Community Survey (ACS) produces population, demographic and housing unit estimates for geographic areas with populations of 65,000 or more. Three-year estimates, based on data collected over a three-year period of time, are available for geographic areas with populations of 20,000 or more. The 2005-2007 ACS Three-Year Estimates for Glen Cove show a total population estimate of 24,789, an estimated labor force of 13,296 persons, an estimated mean travel time to work of 25.1 minutes and a median household income (in 2007 inflation-adjusted dollars) of \$64,185.

**Table III.L-1 General
Population and Employment**

Census Tract/ Area	Total Pop. 1990	Total Pop. 2000	Pop. % Change 1990 to 2000	Median Household Income 2000	Population 16 Years and Over 2000	Civilian Labor Force 2000	Civilian Unemployment Rate 2000	Mean Travel Time to Work (minutes) 2000
5170	3,303	3,441	4%	\$78,323	2,892	1,499	3.3	31.8
5171.01	4,636	5,111	10%	\$54,089	4,032	2,598	4.8	29.2
5171.02	2,701	2,666	(1%)	\$80,983	2,231	1,220	2.0	30.0
5172	6,014	7,376	23%	\$44,157	5,882	3,734	9.5	24.8
5173.01	2,808	3,146	12%	\$51,429	2,621	1,468	3.5	28.5
5173.02	4,687	4,882	4%	\$56,950	3,986	2,241	2.5	26.8
5174	5,054	5,066	**	\$78,501	4,088	2,852	1.7	31.4
5176	4,488	4,625	3%	\$74,453	3,652	2,211	3.4	29.4
5222	0	0	0	0	0	0	0	0
5223	0	0	0	0	0	0	0	0
TOTAL	33,691	36,313	8%		29,384	17,823		
<hr/>								
City of Glen Cove	24,149	26,622	10%	\$55,503	21,644	12,760	5.2	27.8

Source: US Census 2000, 1990

** Not statistically significant

Exhibit III.L-1
One-Mile Radius Study Area
INSERT SEPARATE GRAPHIC

b) Employment Profile

At the time of the Census, there were 29,384 persons age 16 years and over and a civilian labor force of 17,823 persons in the Census tracts within one-mile of the project site. In the City of Glen Cove, the population age 16 years and over included 21,644 persons and the civilian labor force consisted of 12,760 persons. The unemployment rate ranged from 1.7 percent (Census tract 5174) to 9.5 percent (Census tract 5172) in the one-mile radius Census tracts and was 5.2 percent in Glen Cove. Average travel times to work ranged from approximately 25 minutes (Census tract 5172) to 32 minutes (Census tract 5170). Mean travel time to work for Glen Cove residents was 27.8 minutes. The November 2008 unemployment rate for Nassau County was 5.1 percent, up from 4.8 percent in October 2008, and down from 5.2 percent in September 2008. The November 2007 unemployment rate for the County was 3.6 percent.¹ The November 2008 unemployment rate for the City of Glen Cove was also 5.1 percent, up from 3.8 percent in November 2007.²

As indicated in **Table III.L-2**, below, both residents within one-mile of the project area and residents of Glen Cove are primarily employed in management and professional, sales and office, and service occupations, see **Table III.L-2**.

Table III.L-2
Occupations

Census Tract/Area	Management, Professional and Related (%)	Service (%)	Sales and Office (%)	Farm, Fishing, Forestry (%)	Construction, Extraction, Maintenance (%)	Production, Transportation, Material Moving (%)
5170	44.7	14.0	33.8	0.0	3.5	4.0
5171.01	35.6	18.9	23.3	0.0	10.4	11.8
5171.02	44.8	16.2	29.4	0.0	6.2	3.4
5172	26.3	27.8	25.0	0.0	9.6	11.3
5173.01	32.7	24.6	29.1	0.4	7.6	5.6
5173.02	34.0	17.0	25.8	0.0	13.0	10.1
5174	53.4	11.2	23.6	0.0	6.1	5.7
5176	43.2	10.5	31.9	0.0	5.9	8.4
5222	0	0	0	0	0	0
5223	0	0	0	0	0	0
City of Glen Cove	34.4	20.9	26.8	0.0	9.1	8.9

Source: US Census 2000

The 2002 Economic Census provides information about industry employers (establishments) in certain geographic areas. Information available for the City of Glen

¹ New York State Department of Labor, *Local Area Unemployment Stats, LI Region*; <http://www.labor.state.ny.us/workforceindustrydata/lon/pressrelease/LAUSLI.shtm>. Accessed 12/23/2008.

² Ibid.

Cove is provided in **Table III.L-3**. However, establishment data is not available at the Census tract level. The data indicate that manufacturing, retail and health care industries are significant employers in the City of Glen Cove as of 2002 Economic Census. Since that time, several large industrial users, including Konica, PhotoCircuits, and Pall Corporation, have closed down their Glen Cove operations, which has had a significant impact on local employment.

Table III.L-3
City of Glen Cove Statistics by Economic Sector, 2002

NAICS Code	Industry Description	No. of Estabs.	Sales, Shipments, Receipts, or Revenue (\$1,000)	Annual Payroll	Number of Employees
31-33	Manufacturing	38	D	D	g
42	Wholesale trade	57	244,490	20,025	446
44-45	Retail trade	117	311,550	29,447	1,289
51	Information	12	N	3,593	61
53	Real estate & rental & leasing	31	17,228	4,974	217
54	Professional, scientific, & technical services	81	43,594	15,445	390
56	Administrative & support & waste management & remediation service	83	29,694	11,189	255
61	Educational services	6	D	D	c
62	Health care & social assistance	126	230,277	100,972	2,288
71	Arts, entertainment & recreation	18	24,012	7,049	328
72	Accommodation & food services	64	45,866	13,921	801
81	Other services (except public administration)	88	18,279	4,820	256

Source: 2002 Economic Census

Notes:

D: Withheld to avoid disclosing data for individual companies

c: 100 to 249 employees

g: 1,000 to 2,499 employees

c) Housing Profile

According to 2000 U.S. Census Bureau data, the Census tracts wholly or partially located within one-mile of the project contained 13,533 housing units, an eight percent increase over the 12,515 units in the area in 1990. The City of Glen Cove contained 9,734 housing units in 2000, representing an increase of 11 percent from the 8,798 units found in the City in 1990.

In 2000, 13,155 (97.2%) of the 13,533 housing units located in the census tracts wholly or partially within a one-mile radius of the Proposed Action were occupied and 9,461 of the 9,734 (97.2%) of the units in the City of Glen Cove were occupied. The percent of owner occupied units within the one-mile radius Census tracts ranged from 39.1 percent to 91.6 percent and renter occupancy of units ranged from 8.4 percent to 60.9 percent. In the City of Glen Cove, 58.5 percent of units were owner occupied and 41.5 percent were renter occupied (see **Table III.L-4**).

Within all Census tracts in the one-mile radius combined, there were 378 (2.8%) vacant housing units and 89 (0.7%) seasonal or occasional use units. In Glen Cove, there were 273 (2.8%) vacant housing units and 29 (0.3%) seasonal or occasional use units.

Table III.L-4
Housing Stock Occupancy

Census Tract/Area	Total Housing Units 1990	Total Housing Units 2000	Housing Units % Change 1990 to 2000	Occupied Housing Units 2000	Owner Occupied Units % 2000	Renter Occupied Units % 2000	Vacant Housing Units 2000	Seasonal or Occasional Use Units 2000
5170	1,105	1,234	12%	1,173	81.7	18.3	61	29
5171.01	1,719	1,851	8%	1,796	52.9	47.1	55	5
5171.02	789	808	2%	799	91.6	8.4	9	0
5172	2,314	2,747	19%	2,682	39.1	60.9	65	8
5173.01	1,141	1,260	10%	1,213	61.7	38.3	47	15
5173.02	1,730	1,834	6%	1,798	61.0	39.0	36	11
5174	2,066	2,082	1%	2,013	74.3	25.7	69	12
5176	1,651	1,717	4%	1,681	85.8	14.2	36	9
5222	0	0	0	0	0	0	0	0
5223	0	0	0	0	0	0	0	0
TOTAL	12,515	13,533	8%	13,155			378	89
City of Glen Cove	8,798	9,734	11%	9,461	58.5	41.5	273	29

Source: 2000 U.S. Census and 1990 US Census

Information about housing values for specified owner-occupied and specified rental units is provided in **Table III.L-5** and **Table III.L-6**. Median values of owner occupied homes located in Census tracts within a one-mile radius of the project site ranged from \$255,500 (Census tract 5173.02) to \$384,200 (Census tract 5170). The median housing value of owner occupied units was \$263,800 in Glen Cove. Median monthly rents for rental units located in Census Tracts within a one-mile radius of the project site ranged from \$967 (Census tract 5173.01) to \$1,100 (Census tract 5170.02) and \$1,002 in Glen Cove.

**Table III.L-5
Specified Housing Stock Value – Owner Occupied Units, 2000**

Census Tract/ Area	Specified Owner-Occupied Units	Median Housing Value	Less than \$50,000		\$50,000-\$99,999		\$100,000-\$149,999		\$150,000-\$199,999		\$200,000-\$299,999		\$300,000-\$499,999		\$500,000-\$999,999		\$1 Million +	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
5170	918	\$384,200	0	0	6	0.7	10	1.1	47	5.1	242	26.4	306	33.3	264	28.8	43	4.7
5171.01	777	\$225,300	0	0	5	0.6	47	6.0	196	25.2	478	61.5	51	6.6	0	0	0	0
5171.02	691	\$268,800	0	0	0	0	6	0.9	64	9.3	403	58.3	203	29.4	15	2.2	0	0
5172	771	\$242,300	0	0	20	2.6	72	9.3	93	12.1	407	52.8	172	22.3	7	0.9	0	0
5173.01	554	\$304,400	7	1.3	0	0	35	6.3	64	11.6	166	30.0	186	33.6	77	13.9	19	3.4
5173.02	835	\$255,500	4	0.5	12	1.4	37	4.4	133	15.9	364	43.6	237	28.4	37	4.4	11	1.3
5174	1,402	\$368,900	0	0	0	0	29	2.1	47	3.4	390	27.8	630	44.9	296	21.1	10	0.7
5176	1,375	\$338,200	0	0	0	0	22	1.6	66	4.8	441	32.1	660	48.0	166	12.1	20	1.5
5222	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5223	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	7,323		11		43		258		710		2891		2445		862		103	
City of Glen Cove	4,546	\$263,800	11	0.2	43	0.9	207	4.6	597	13.1	2,060	45.3	1,155	25.4	400	8.8	73	1.6

Source: 2000 U.S. Census

According to the 2000 U.S. Census, Nassau County had a median value of specified owner-occupied units of \$242,300. This was less than the median value in the City of Glen Cove (\$262,800) and less than the median value in six of the eight occupied Census tracts within one-mile of the project site. In the City of Glen Cove, 70.7% of specified owner-occupied units were valued between \$200,000 and \$499,999, compared to 59.6 percent in the County as a whole. The percent of owner-occupied units valued \$500,000 or greater was almost the same in Glen Cove (10.4%) as in the County (10.3%). Housing values within the individual Census tracts varied significantly as shown in **Table III.L-5**.

**Table III.L-6
Specified Renter Occupied Units – Gross Rent (Monthly), 2000**

Census Tract/ Area	Specified Renter Occupied Units	Median Rent	Less than \$200		\$200-\$299		\$300-\$499		\$500-\$749		\$750-\$999		\$1,000-\$1,499		\$1,500 +		No Cash Rent	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
5170	206	\$975	0	0	0	0	0	0	23	11.2	75	36.4	46	22.3	41	19.9	21	10.2
5171.01	847	\$1,045	5	0.6	0	0	24	2.8	100	11.8	245	28.9	298	35.2	143	16.9	32	3.8
5171.02	67	\$1,100	0	0	0	0	0	0	8	11.9	13	19.4	19	28.4	14	20.9	13	19.4
5172	1,631	\$979	54	3.3	56	3.4	145	8.9	186	11.4	398	24.4	562	34.5	201	12.3	29	1.8
5173.01	468	\$967	53	11.3	19	4.1	39	8.3	21	4.5	118	25.2	116	24.8	69	14.7	33	7.1
5173.02	704	\$1,084	5	0.7	0	0	28	4.0	77	10.9	177	25.1	269	38.2	106	15.1	42	6.0
5174	520	\$1,056	0	0	0	0	7	1.3	62	11.9	173	33.3	182	35.0	96	18.5	0	0
5176	238	\$1,013	0	0	0	0	0	0	21	8.8	87	36.6	64	26.9	50	21.0	16	6.7
5222	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5223	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	4,681		117		75		243		498		1,286		1,556		720		186	
City of Glen Cove	3,923	\$1,002	117	3.0	75	1.9	236	6.0	415	10.6	1,026	26.2	1,310	33.4	574	14.6	170	4.3

Source: 2000 U.S. Census

According to the 2000 U.S. Census, the median rent of specified renter-occupied units in Nassau County was \$964. This average was less than the median value in the City of Glen Cove (\$1,002) and less than the median rent in eight occupied Census tracts within one-mile of the project site.

Table III.L-7 Housing Stock, provides information about the numbers of units in structures. Most Census tracts within a one-mile radius of the project site consisted predominately of single-family detached structures at the time of the 2000 Census. Census tract 5171.02 had the highest concentration of single-family detached structures, at 97.2 percent of housing units. Within Census tract 5172 and Census tract 5173.01 less than half of the housing units were single family detached structures, at 35.6 percent and 49.9 percent respectively. Within the City of Glen Cove, single-family detached homes account for approximately 55.2 percent of residential units. Census tract 5172 and 5173.01 contained the highest percent of housing stock with 20 or more units at 16.5 percent and 12.4 percent, respectively, and in the City of Glen Cove, 6.6 percent of units were in structures of 20 or more units.

The housing stock in Census tracts within one-mile of the project site and in the City of Glen Cove can generally be described as 'older'. Over one-half of all housing units within the one-mile radius Census tracts and the City of Glen Cove were constructed before 1960. The amount of housing constructed prior to 1960 (combined columns '1940 to 1959' and '1939 or earlier') ranges from a low of 55.4 percent of units in Census tract 5170 to a high of 85.3 percent of units in Census tract 5174. In the City of Glen Cove, 64 percent of housing units were built before 1960 (see **Table III.L-8**).

The US Census Bureau collects building permit data by place each year. **Table III.L-9 Building Permits Issued 2000 to 2007 City of Glen Cove**, provides information about development that may have occurred since the 2000 Census. It is important to note that there is a minimal risk of duplication of units in year 2000 data. The Census includes units constructed through March 2000. Building permit data is not available at the Census tract level.

Between 2000 and 2007 a total of 175 building permits were issued for residential units within Glen Cove. This equates to a 1.8 percent increase in the housing stock, based on the 9,734 units identified in the 2000 Census. Building permits were only issued for one family (131 permits) and two family (44) units. This data does not reflect units that may have received building permits prior to 2000, but were completed after March 2000 (date of the Census housing unit count).

**Table III.L-7
Housing Stock**

Census Tract/ Area	1 Unit Detached		1 Unit Attached		2 Units		3 or 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units		Mobile		Boat, RV, other	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
5170	914	74.1	158	12.8	44	3.6	68	5.5	27	2.2	0	0	17	1.4	6	0.5	0	0
5171.01	1,027	55.5	99	5.3	487	26.3	205	11.1	28	1.5	0	0	5	0.3	0	0	0	0
5171.02	785	97.2	0	0	18	2.2	5	0.6	0	0	0	0	0	0	0	0	0	0
5172	979	35.6	182	6.6	612	22.3	250	9.1	211	7.7	60	2.2	453	16.5	0	0	0	0
5173.01	629	49.9	71	5.6	204	16.2	43	3.4	14	1.1	137	10.9	156	12.4	0	0	6	0.5
5173.02	1,038	56.6	103	5.6	592	32.3	79	4.3	14	0.8	0	0	8	0.4	0	0	0	0
5174	1,625	78.0	14	0.7	164	7.9	138	6.6	91	4.4	40	1.9	0	0	10	0.5	0	0
5176	1,383	80.5	141	8.2	107	6.2	48	2.8	31	1.8	0	0	7	0.4	0	0	0	0
5222	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5223	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	8,380		768		2228		836		416		237		646		16		6	
City of Glen Cove	5,372	55.2	613	6.3	1,957	20.1	650	6.7	294	3.0	197	2.0	639	6.6	6	0.1	6	0.1

Source: 2000 U.S. Census

**Table III.L-8
Year Structure Built
Percent of Total Housing Units**

Census Tract/ Area	1999 to March 2000	1995 to 1998	1990 to 1994	1980 to 1989	1970 to 1979	1960 to 1969	1940 to 1959	1939 or earlier
	%	%	%	%	%	%	%	%
5170	2.1	4.9	4.5	6.2	7.0	19.9	49.4	6.0
5171.01	0.7	1.7	1.5	3.7	7.2	12.0	37.7	35.5
5171.02	0.6	0.0	0.0	2.0	13.4	22.3	60.5	1.2
5172	1.5	4.7	2.3	5.1	12.4	13.3	34.6	26.2
5173.01	0.9	4.6	2.0	7.5	14.1	13.5	33.7	23.7
5173.02	0.5	0.7	1.1	3.1	7.6	16.3	49.8	21.0
5174	0.2	0.9	0.4	1.7	7.6	3.7	24.2	61.1
5176	0.3	2.2	3.4	6.4	11.6	9.2	45.8	21.1
5222	0	0	0	0	0	0	0	0
5223	0	0	0	0	0	0	0	0
City of Glen Cove	1.1	3.0	2.0	4.6	10.1	15.2	42.0	22.0

Source: 2000 U.S. Census

**Table III.L-9
Building Permits Issued
2000 to 2007
City of Glen Cove**

Unit Type	2000	2001	2002	2003	2004	2005	2006	2007	Total
	# Units	# Units	# Units	# Units	# Units	# Units	# Units	# Units	
Single Family	38	22	26	2	6	13	21	3	131
Two Family	10	6	0	4	12	0	10	2	44
Three and Four Family	0	0	0	0	0	0	0	0	0
Five or More Family	0	0	0	0	0	0	0	0	0
TOTAL	48	28	26	6	18	13	31	5	175

Source: US Census Bureau, Building Permits, 2000 to 2007.

2. Potential Impacts

a) Population

As previously discussed in Section 3.8, Community Facilities, the population expected to be generated by the Proposed Action is approximately 1,844 persons, of which 161 would be generated by the workforce units. This represents an estimated increase in population of 5.1 percent for the Census tracts within a one-mile radius and a 6.9 percent increase for the City of Glen Cove. Estimates of potential public school child generation have also been prepared using state-wide residential demographic multipliers published by the Center for Urban Policy Research (CUPR), and are presented in **Table III.L-10**.

The New York State Department of Education District Report Cards indicate that the City of Glen Cove School district had a total of 3,139 student in the 2000-01 school year. There were 2,959 students in the 2008-09 school year. This represents a 5.7 percent decline in enrollment over the six year period. The addition of 116 public school students (see **Subsection III.I.2.f Educational Services** in the *Community Facilities Section*) would raise the student population to 3,075 students, an increase of 3.9 percent. The total number of students would, however, still be less than in the 2000-01 school year.

**Table III.L-10
Estimate of New Housing Occupants**

Unit Types		Total Persons Multiplier	Est. of Total Persons
594 Condominium Units			
1 Bedroom	148	1.77	262
2 Bedroom	297	1.88	558
3 Bedroom	149	3	447
Sub total			1,267
180 Rental Units			
1 Bedroom	63	1.67	105
2 Bedroom	90	2.31	208
3 Bedroom	27	3.81	103
Sub total			416
86 Workforce Units			
1 Bedroom	13	1.86	24
2 Bedroom	73	1.88	137
Sub total			161
TOTAL EST.			1,844

Source: Residential Demographic Multipliers – Estimates of the Occupants of New Housing, New York-All Persons in Unit: Total Persons and Persons by Age, Rutgers University, Center for Urban Policy Research, June 2006.

Note: The following assumptions have been made: one-bedroom condominium units will have a value of more than \$269,500; two-bedroom condominium unit will have a value greater than \$329,500; three-bedroom condominium units were based on “all values; one-bedroom rental units will have a rent value of more than \$1,000; two-bedroom rental units will have a rent value of more than \$1,100; three-bedroom rental units will have a rent value of more than \$1,250. Workforce units were assumed to be townhome units clustered in groups of five or more and “all values” multipliers were applied as the potential values had not been calculated.

b) Employment

The proposed project is estimated to generate direct permanent employment of about 768 full time equivalent jobs with associated annual compensation of approximately \$28.8 million (see **Section III.K Economics** for details). As described in **Section III.K**, these jobs include approximately 357 jobs associated with the hotel/spa, 36 jobs associated with the retail space, 56 restaurant positions, 252 office positions, six marina jobs and 63 building support positions. Average wages are expected to range from \$23,000 for marina positions to \$72,000 for office jobs. **Section III.K Economics** provides a complete analysis on anticipated employment impacts.

c) Housing

The Proposed Action would expand the City of Glen Cove's housing stock by 860 new multifamily units, including 86 workforce housing units. This would also represent an increase in the multi-family housing stock for the Census tracts within a one-mile radius of the project site. This new housing stock would support the Master Plan goal of providing for a diversity of housing types and affordability and would help satisfy an identified County-wide need for workforce housing. The population increase anticipated as a result of the Proposed Action would have positive impacts on both the project area and the downtown by introducing a new daytime and nighttime population that would bring increased energy and activity to nearby downtown uses that would help strengthen the downtown.

3. Mitigation Measures

No adverse effects of the housing stock increase, including workforce units, or the population or employment generation are anticipated as a result of the Proposed Action have been identified, therefore, no mitigation is proposed. See **Section III.I Community Facilities and Services**, for discussion about potential impacts on the public school system.