

# VILLAGE OF BRONXVILLE COMMUNITY PLAN



**2009**

## VILLAGE OF BRONXVILLE COMMUNITY PLAN 2009

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*Prepared by:*  
The Bronxville Planning Board  
Bronxville, New York

ADOPTED BY THE BOARD OF TRUSTEES: March 9, 2009

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## FOREWORD

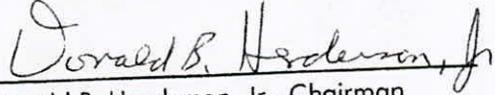
The Planning Board is pleased to present to the Board of Trustees the Village of Bronxville Community Plan of 2009, which was approved by the Planning Board on October 8, 2008 and is recommended for adoption. The plan fulfills the requirement of the Village Code that the Planning Board prepare a Comprehensive Plan and, at least every five years, review the plan and report the findings to the Board of Trustees. Rather than rendering a report, the Planning Board has elected to prepare this updated plan, using the same format as the 1992, 1997 and 2002 plans.

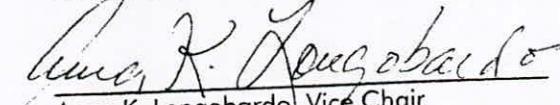
This plan provides historical and current data on the physical, economic and social conditions of the Village, discusses goals and objectives, identifies planning issues and makes recommendations intended to guide future development. During the preparation of the plan, the Planning Board received input from Village officials and a variety of other sources. With the aid of our consultants, Buckhurst Fish & Jacquemart, sections of the plan were drafted and reviewed at regular public meetings of the Planning Board subcommittee between June 2008 and September 2008.

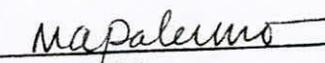
The Planning Board owes special thanks to Mayor Mary Marvin and other Trustees for their consistent support and constructive input. Village staff members including Village Administrator Harold Porr, III and Superintendent of Buildings Vincent Pici provided invaluable assistance. We also thank Design Review Committee members Anna Longobardo, chair, John Colquhoun and Jeffrey Faville for their participation.

Bronxville is a very special place. Blessed with natural and historical attributes and an extraordinary sense of community among the residents, the Village has evolved slowly and carefully to become one of the finest and most desirable residential communities in the United States. We hope that this plan, which again taps the deep well of volunteer talent, will help to preserve and enhance the special qualities of Bronxville for future generations.

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## TABLE OF CONTENTS

<b>1.0</b>	<b>INTRODUCTION AND BACKGROUND</b>	<b>1</b>
1.1	Purpose	1
1.2	Village History	2
1.3	Village Government	9
<b>2.0</b>	<b>EXISTING CONDITIONS</b>	<b>12</b>
2.1	Local and Regional Context	12
2.2	Natural Environment	12
2.3	Population	18
2.4	Zoning	22
2.5	Land Uses	24
2.6	Transportation	26
2.7	Housing	31
2.8	Central Business District	35
2.9	Institutions and Municipal Uses	40
2.10	Recreation and Open Space	46
2.11	Historic Areas and Resources	49
2.12	Tax-Exempt Land	49
2.13	Tax Base	51
<b>3.0</b>	<b>GOALS AND OBJECTIVES</b>	<b>57</b>
3.1	Overall Goals	57
3.2	Objectives	57
<b>4.0</b>	<b>PLANNING ISSUES</b>	<b>60</b>
4.1	Village Assets	60
4.2	Issues and Concerns	61
<b>5.0</b>	<b>RECOMMENDATIONS</b>	<b>70</b>
5.1	Introduction	70
5.2	2002 Plan Recommendations and Village Actions, 2002-2008	70
5.3	General Recommendations	73
5.4	2009 Recommendations	74

## FIGURES

Figure 1.1	Bronxville in the mid-1800s	3
Figure 1.2	Bronxville, 1880 – 1885	4
Figure 1.3	Hotel Gramatan, circa 1925	5
Figure 1.4	Bronxville in 1898	6
Figure 1.5	Park Place looking toward Pondfield Road	7
Figure 1.6	Sagamore, 1921	8
Figure 2.1	Regional Context	13
Figure 2.2	Local Context	14
Figure 2.3	Drainage Basins	15
Figure 2.4	FEMA Flood Map	17
Figure 2.5	Zoning Map	23
Figure 2.6	Land Use Map	25
Figure 2.7	Functional Classification of Roadways	27
Figure 2.8	Public Transportation Elements	29
Figure 2.9	Housing Styles	32
Figure 2.10	Central Business District	36
Figure 2.11a	CBD Views	37
Figure 2.11b	CBD Streetscape Improvements	38
Figure 2.12	Rendering of <i>The Kensington</i> Proposal	39
Figure 2.13	Public Buildings	42
Figure 2.14	Parks & Open Space	47
Figure 2.15	Historic Areas	50
Figure 4.1	CBD Redevelopment Sites	62

## TABLES

Table 1	Population, 1960 – 2006	18
Table 2	Comparative Age Distribution, 1990 – 2000	19
Table 3	Population Distribution by Race, 1990 – 2000	19
Table 4	Household Demographics, 1990 – 2000	20
Table 5	Types of Households, 2000	20
Table 6	Median Household Income, 2000	21
Table 7	Travel Mode to Work, 2000	21
Table 8	Bronxville District Regulations	22
Table 9	Bronxville Public Parking Spaces	31
Table 10	Age of the Housing Stock	33
Table 11	Housing Stock and Tenure, 2000	34
Table 12	Bronxville School District Enrollment Figures, 1990–2011	41
Table 13	Assessed Property Values, 1990 – 2009	55

## 1.0 INTRODUCTION AND BACKGROUND

### 1.1 Purpose

The Planning Board of the Village of Bronxville is pleased to present this 2008 Community Plan, which was adopted by the Board of Trustees on March 9, 2009. This plan will serve as a policy guide for the Village's future development. It is the sixth community plan for Bronxville; previous plans were adopted in 1971, 1980, 1992, 1997 and 2002.

The Plan fulfills the Village's statutory obligation to prepare and adopt a comprehensive plan for land use and development. Section 30.83 of the Village of Bronxville Code provides that "[t]he Planning Board shall prepare and recommend to the Board of Trustees to adopt a Comprehensive Plan...for the physical, economic and social development of the Village." The Code also provides that "[t]he Planning Board shall, at least every five years, review the Comprehensive Plan and prepare a report on the findings of such review." Based on its five-year review, the Board has prepared this updated Comprehensive Plan.

Bronxville's previous planning efforts date from 1922 when the Village's first Zoning Ordinance was adopted to guide land use and density. In 1958, the present Zoning Ordinance was enacted and has subsequently been amended on a number of occasions. In 1971, responding to New York State enabling legislation and a request from the Village Board of Trustees to develop a master plan, the Planning Commission, under the chairmanship of Marvin Bower, created the first Village plan, titled *Community Plan: Guidelines for Change in Land Use*.

In 1980, the Planning Commission, chaired by Lucille Pickwick and Alfred DeCrane, Jr., adopted a new and more comprehensive Community Plan. When the present Planning Board superseded the former Planning Commission under the legislation which created the Code of 1981, the new ordinance identified the 1980 Community Plan as the operative Master Plan "until such time as it shall be amended or repealed in whole or in part."

In December 1985, a Land Use Committee chaired by William Staudt was formed to examine the Central Business District (CBD) for potential changes to the Master Plan. The proposed Master Plan Amendment by the Land Use Committee was not formally adopted by the Planning Board but some of the recommendations were accepted by the Planning Board and became the basis for amendments to the Zoning Ordinance enacted by the Board of Trustees in 1987.

A number of special Village committees and studies, described below, were initiated in the past decade that addressed conditions in the CBD, parking needs and demographic trends. In 2001, the Village commissioned a study to explore how the Village-owned Kensington Road site could accommodate additional parking. Additional studies, listed on the following page, resulted in recommendations which were incorporated into the 1992, 1997 and 2002 Community Plans.

- CBD Committee's Report, "Streetfront Retail Commentary and Evaluation," examining the CBD's retail conditions (March 1997).
- Central Business District Committee Report (October, 1992).
- Parking 2000 Report: A Comprehensive Proposal for Parking Management (November, 1991).
- Long Range Planning Task Force Reports covering Demographics; Central Business District and Village Relationships; Service Demands; Impact on Village Government; and Finance. (May, 1991).

After adoption of the 2002 Community Plan, the Village took a series of further actions to implement recommendations of the Plan:

- Adoption of floor area ratio (FAR) limits on residential buildings
- Adoption of zoning amendments limiting square footage for Central Business District (CBD) buildings, establishing regulations for dwelling units in Central Business A districts, extending the prohibition of street-level offices along Pondfield Road between Kraft Avenue and Cedar Street/Tanglewylde Avenue, and on Palmer Avenue between Parkway Road and Paxton Avenue and prohibiting street-level personal service establishments along Pondfield Road between Kraft Avenue and Cedar Street/Tanglewylde Avenue.
- Completion of a Village-wide property reassessment to bring assessed property values in line with current real estate values and land uses.
- In addition, subsequent to the Kensington Road site study and the adoption of the 2002 Plan, The Kensington, a 54-unit luxury condominium project with approximately 300 spaces of commuter parking, was proposed to be developed on the 1.63-acre site. The proposal went through the Village's approvals process, including review pursuant to the State Environmental Quality Review Act (SEQRA) in 2005 and 2006; however, the project sponsor was not able to pursue the project because of financial problems they incurred in the 2008 real estate recession.

## 1.2 Village History

According to local lore, in 1666, on Sunset Hill in what later became Bronxville, Chief Gramatan of the Mohican Indians signed the deed transferring Eastchester to white settlers. Bronxville's first European settlers can be traced to the early 1700s, with the construction of a saw mill on the Bronx River by John Underhill and the subsequent development of a village initially known as Underhill's Crossing. Other early settlers, including the Ward and Morgan families, moved to the area and helped establish the Village as a prosperous farming community during the 18<sup>th</sup> Century.

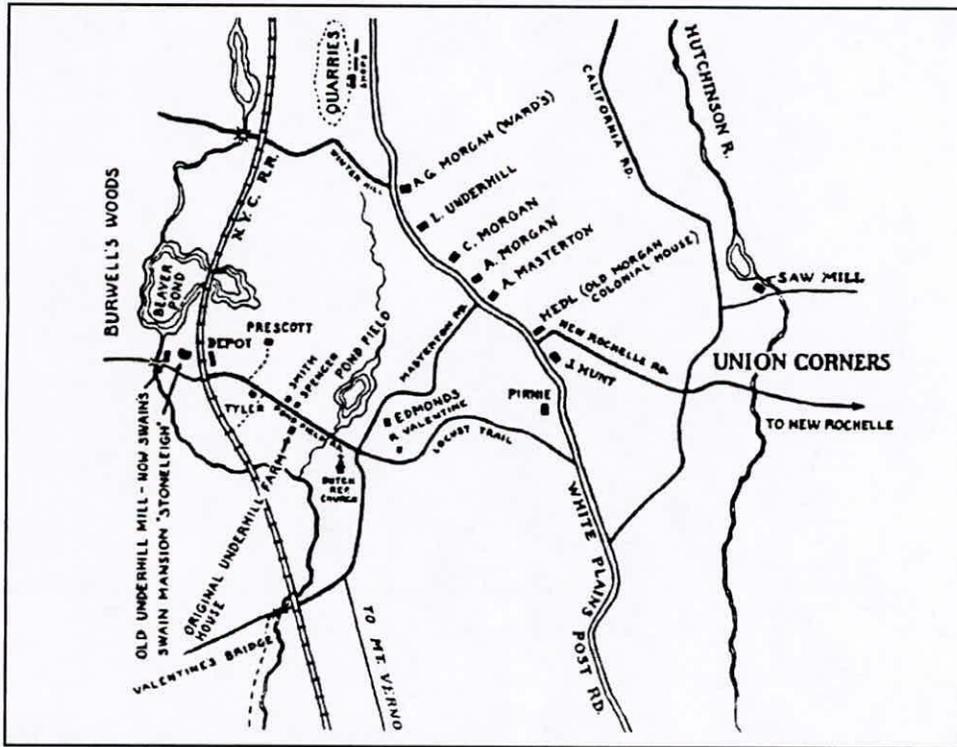


Figure 1.1. Bronxville in the mid-1800s

Source: *Bronxville, Views and Vignettes, 1898 - 1973*

Around 1850, the name Bronxville began to be used, and the early 19<sup>th</sup> Century saw the Village become an important rural community in the region. The name was derived from Jonas Bronck, who acquired much of the land between the Harlem and Aquahung (later Bronx) Rivers in 1639. A prominent resident was Alexander Masterton, who owned the nearby marble quarry at Tuckahoe which helped bring prosperity to the area. The coming of the railroad in the 1840s began to change the rural character of the Village. Settlement concentrated around the railroad depot, and additional commercial and industrial sites sprang up along Pondfield Road and along the Bronx River. James Swain established a water-powered factory in the 1840s with his father-in-law, James Minot Prescott; around 1860, it began to make cutlery. The Ward Leonard Electric Co. took over the site in the 1890s. Other factories were built along the river, including Frederick Kraft's leather tannery in 1882.

In 1852, Bronxville was awarded its own post office, and in 1850 the Reformed Church constructed its first building at the northwest corner of Pondfield Road and Midland Avenue. Twenty years later, the first public school was constructed on a site within the current commercial area of the Village. The map below illustrates Bronxville during the period 1880-1885, and shows the prominent estates belonging to Masterton and DeWitt as well as the Prescott Farm, part of which is now Lawrence Park.

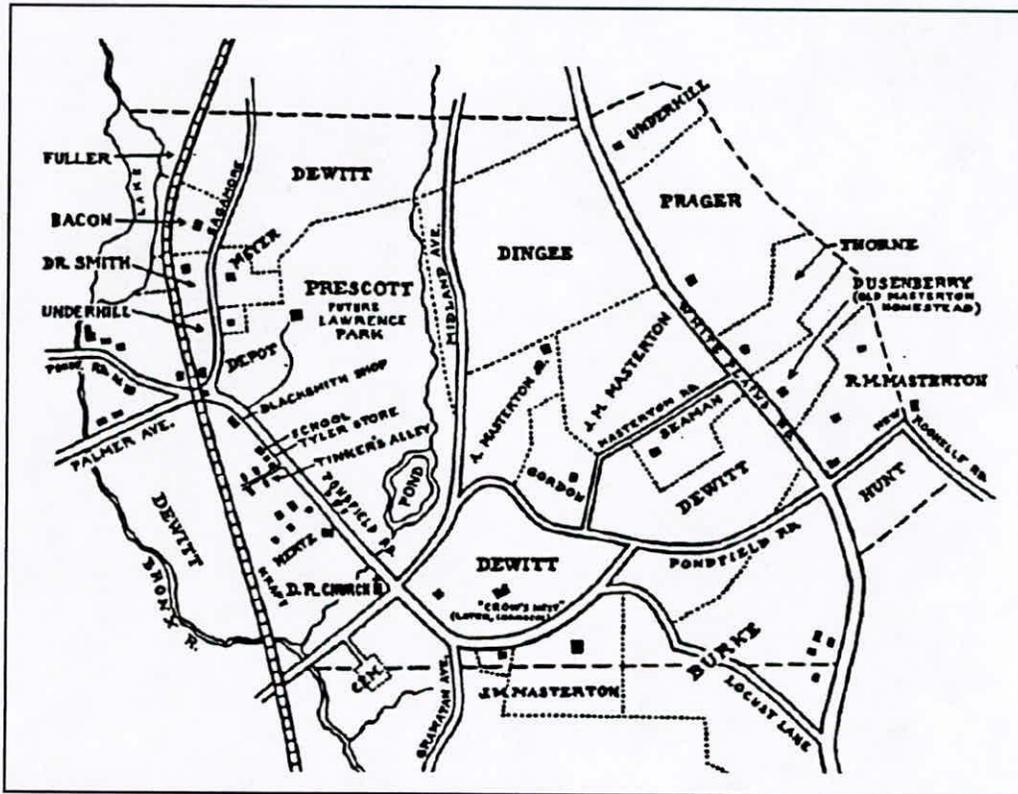


Figure 1.2. Bronxville, 1880 - 1885  
 Source: Bronxville Views and Vignettes, 1898 - 1973

In 1890, William Van Duzer Lawrence purchased the 86-acre Prescott Farm. He subdivided the land and commissioned William A. Bates, an architect, to design a number of speculative houses. Bates' designs drew on a variety of historic European and English precedents, but included the Shingle and Colonial Revival architectural styles. The architecture, set in a series of highly individual narrow roads along with the steep topography, gave the area a unique and attractive image which has been retained to this day.

The former Prescott farm became known as Lawrence Park, a desirable residential area for artists and writers, with its popularity further confirmed by the building of the Gramatan Inn in 1897 and later the Lawrence Arcade. Both buildings were close to the railroad station and were the cornerstone of Bronxville's growing commercial center. Figure 1.4 illustrates the Village layout in 1898, and shows the Lawrence Park subdivision and nearby development proximate to the railroad station.

In 1898, Bronxville became incorporated as a Village in the Town of Eastchester. After the Gramatan Inn was destroyed by fire in 1900, Lawrence erected the grand Hotel Gramatan, which opened in 1905. The first Village Hall, located at Kraft Avenue and Pondfield Road opposite the railroad station, was completed in

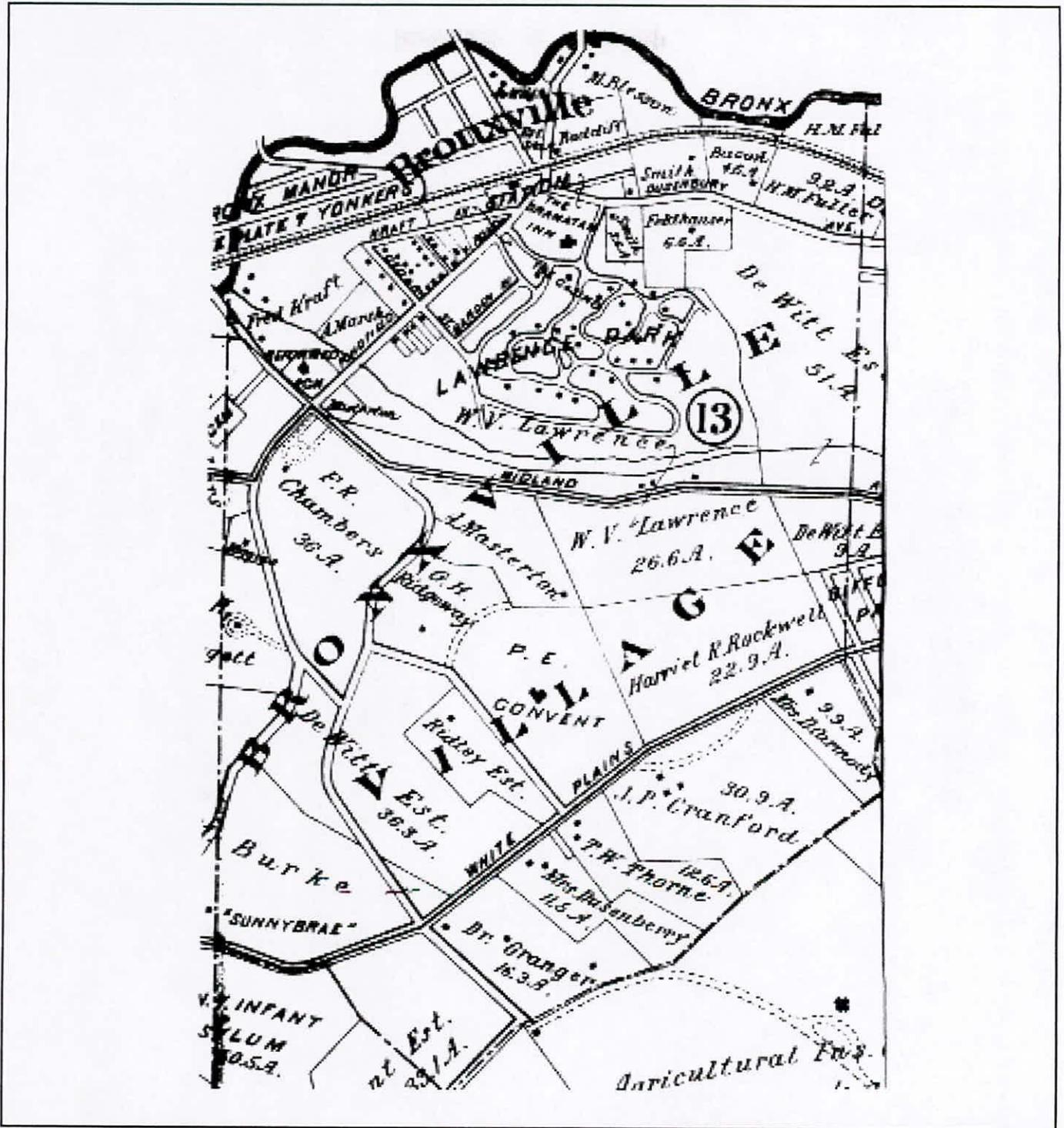
1906. Other notable buildings followed, including Lawrence Hospital in 1909 and Concordia College in 1910. The railroad underpass was completed in 1916.



**Figure 1.3. Hotel Gramatan, circa 1925**

Source: Bronxville, Views and Vignettes, 1898 - 1973

After World War I, a building boom occurred which quickly transformed the rest of the Village, as well, to a suburban community. The opening of the Bronx River Parkway in 1925 made automobile traffic more accessible. By the end of the 1920s, most of the available land within Bronxville had been developed. Several large-scale tracts were designed and developed as planned unit developments, with individual houses often designed by well-known architects in a variety of traditional styles.



VILLAGE OF BRONXVILLE  
2009 COMMUNITY PLAN

Figure 1.4 : Bronxville in 1898



**Figure 1.5. Park Place looking toward Pondfield Road, 1920 - 25**

Source: Bronxville, Views and Vignettes, 1898 - 1973

Sagamore, north of Lawrence Park, was developed from 1910 through the 1920s. (Figure 1.6). Tracts of land on the east side of town in Masterton Woods, the former Burke estate and parts of the Crow's Nest property were developed. In 1925, a new public school was built, utilizing an open field and pond fronting Pondfield Road and Midland Avenue. In 1926-27, new edifices were constructed for the Reformed Church, St. Joseph's Roman Catholic Church, Christ Church and the Bronxville Women's Club, and the Christian Science Church was completed in 1929. Later buildings include the Village Hall and Library, built in 1942, and the Lutheran Church.

## Sagamore Development Company

Gramatan Bank Building, Bronxville  
Westchester County, New York

Telephone Bronxville 387

### OFFICERS

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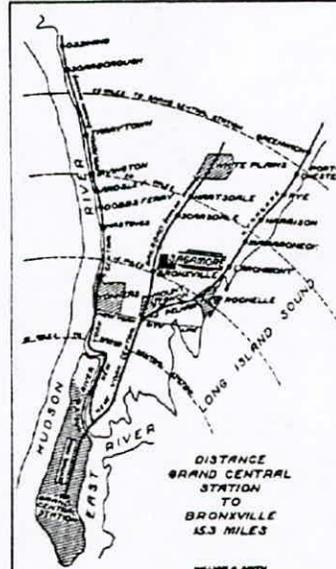
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Detailed information about Sagamore will be gladly furnished  
by the Company, Officers, Bronxville Real Estate  
Brokers or your own Broker



## MAP OF SAGAMORE BRONXVILLE

WESTCHESTER CO., N.Y.  
SHOWING PLOTS OWNED BY  
SAGAMORE DEVELOPMENT CO  
AND ITS STOCK HOLDERS  
MARCH, 1921

LEONARD KEBLER PRESIDENT  
TEL. WOODLAWN 1806

E. A. MORANGE SECRETARY  
TEL. LONGACRE 3712

William A. Smith  
Civil Engineer  
Bronxville, N.Y.  
Tuckahoe, N.Y.



VILLAGE OF BRONXVILLE  
2009 COMMUNITY PLAN

Figure 1.6: Sagamore - 1921

Construction in the years since World War II has been limited by the lack of available land for large-scale development. While many split-level style and a few modern homes were constructed on remaining land parcels scattered throughout the Village, the most recent large-scale development involved the residential complex built on the site of the Hotel Gramatan, which was torn down in 1972. Other projects in the years since 1980 include the construction and expansion of the Lawrence Hospital parking garage; conversion of two service stations in the CBD to retail stores; the construction of the Avalon residential development on the west side of the CBD; acquisition by the Village of the Kensington Road garage and former power plant site; and the ongoing refurbishment of the Village's parks and recreation areas, including the completion in 2002 of a new baseball diamond at Scout Field.

Altogether, the Village today is similar in appearance to the image it presented in the 1930s. As noted by the author Kenneth Jackson in 1985, Bronxville has earned a reputation as a "suburb endlessly copied and never matched."<sup>1</sup>

### 1.3 Village Government

The Village of Bronxville is incorporated as a municipal corporation under the laws of the State of New York. It is subject to the State's Village Law which provides for a Mayor and Board of Trustees with power to manage local affairs through taxes, adoption of an annual budget, and adoption of laws to protect the health, safety, property and general welfare of the Village residents.

The Mayor and four Trustees are elected to serve staggered two-year terms and serve without pay. The Board of Trustees hires a Village Administrator to manage the day-to-day operations of the Village.

The Board of Trustees is also empowered by Village Law to establish various Boards and Committees, all of which serve without pay, to assist with different areas of Village government and administration. The Village's Boards and Committees are:

- the **Zoning Board of Appeals**, which considers applications for variances from the zoning ordinance and hears appeals which arise from decisions made by any administrative official or board charged with Zoning Code implementation;
- the **Planning Board**, which reviews plans for development, monitors and prepares updates to the Village Master Plan, and grants special permit requests.
- the **Design Review Committee**, an advisory sub-committee of the Planning Board, which reviews design aspects of sign, site plan and other development applications;
- the **Finance Committee**, which advises on Village financial affairs; and

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<sup>1</sup> Jackson, Kenneth T. Crabgrass Frontier, the Suburbanization of the United States. Oxford University Press 1985.

- the **Ethics Board** which administers the local code of ethics applying to elected and appointed officials.

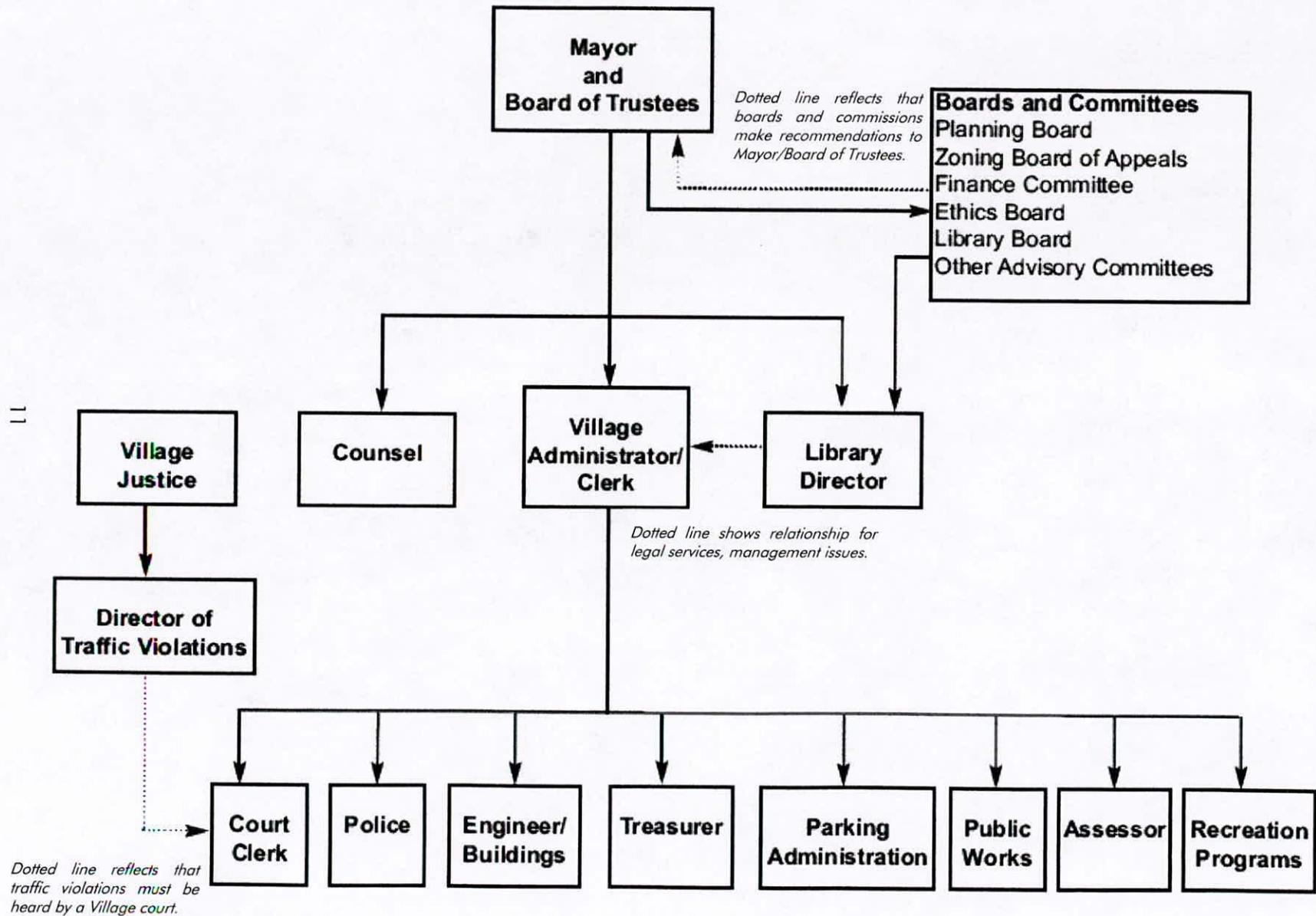
In addition, the Planning Board, Zoning Board of Appeals or Board of Trustees may each be charged with ensuring that applications under their purview conform to SEQRA, depending on which board is declared lead agency. The Board of Trustees would normally be lead agency in cases of rezoning or other legislative actions, the Planning Board would be lead agency for site plan or subdivision review cases and the Zoning Board of Appeals would act as lead agency in cases of zoning variances.

Each of the above-listed Boards and Committees, as well as the Board of Trustees, is served by legal counsel.

The Village Administrator is responsible for managing the various operating departments of the Village:

- the **Police Department**, responsible for public safety and law enforcement;
- the **Department of Public Works**, which maintains the streets, public property and infrastructure systems, and which collects and disposes of refuse and recyclables;
- the **Department of Buildings**, which administers the New York State Uniform Fire Prevention and Building Code, issues building and alteration permits, inspects construction and enforces zoning and building regulations;
- the **Office of Treasurer**, responsible for taxation and finance, and
- the **Traffic Violations Bureau**, which collects parking revenues and fines.

The diagram on the following page is a flow chart illustrating the organizational structure of Bronxville's government.



## **2.0 EXISTING CONDITIONS**

### **2.1 Local and Regional Context**

The Village of Bronxville is an incorporated Village within the Town of Eastchester in lower Westchester County, approximately 16 miles from midtown Manhattan and two-and-a-half miles from the border with the Bronx. The Village covers an area of just over one square mile (666 acres). Adjacent communities are the Village of Tuckahoe to the north, the Town of Eastchester on the east and the Cities of Mount Vernon and Yonkers on the south and west respectively. Bronxville is located within the 10708 postal zip code zone, which it shares with the western portion of Yonkers, including Lawrence Park West and Cedar Knolls, and an unincorporated portion of the Town of Eastchester, including Chester Heights and the Union Corners/California Road area.

The Village is one of the most attractive and accessible communities located within the New York metropolitan area. It has retained its small-town scale and sense of history and is almost fully developed. In contrast, southern Westchester County has experienced significant new urban growth in recent years, involving corporate office parks, new retail centers and a variety of major new housing developments.

The community is well served by major highways. The Bronx River and Sprain Brook Parkways are located immediately to the west of the Village, and the Cross County and Hutchinson River Parkways are both within a mile of the Village borders. These parkways provide connections to I-95 to the east and the New York State Thruway and Saw Mill River Parkway to the west.

Bronxville is also conveniently located for major public transportation services. The Metro-North Harlem Line runs through the center of the business district, providing a 30-minute commute to New York City. Westchester County Airport is located about 12 miles to the north; LaGuardia Airport is located approximately 15 miles to the south via the Hutchinson River Parkway and the Whitestone Bridge; and John F. Kennedy Airport is located about 25 miles to the southeast.

Figure 2.1 illustrates the regional context and major highways in the southern Westchester and the northern Bronx region. The local context and surrounding communities are indicated in Figure 2.2.

### **2.2 Natural Environment**

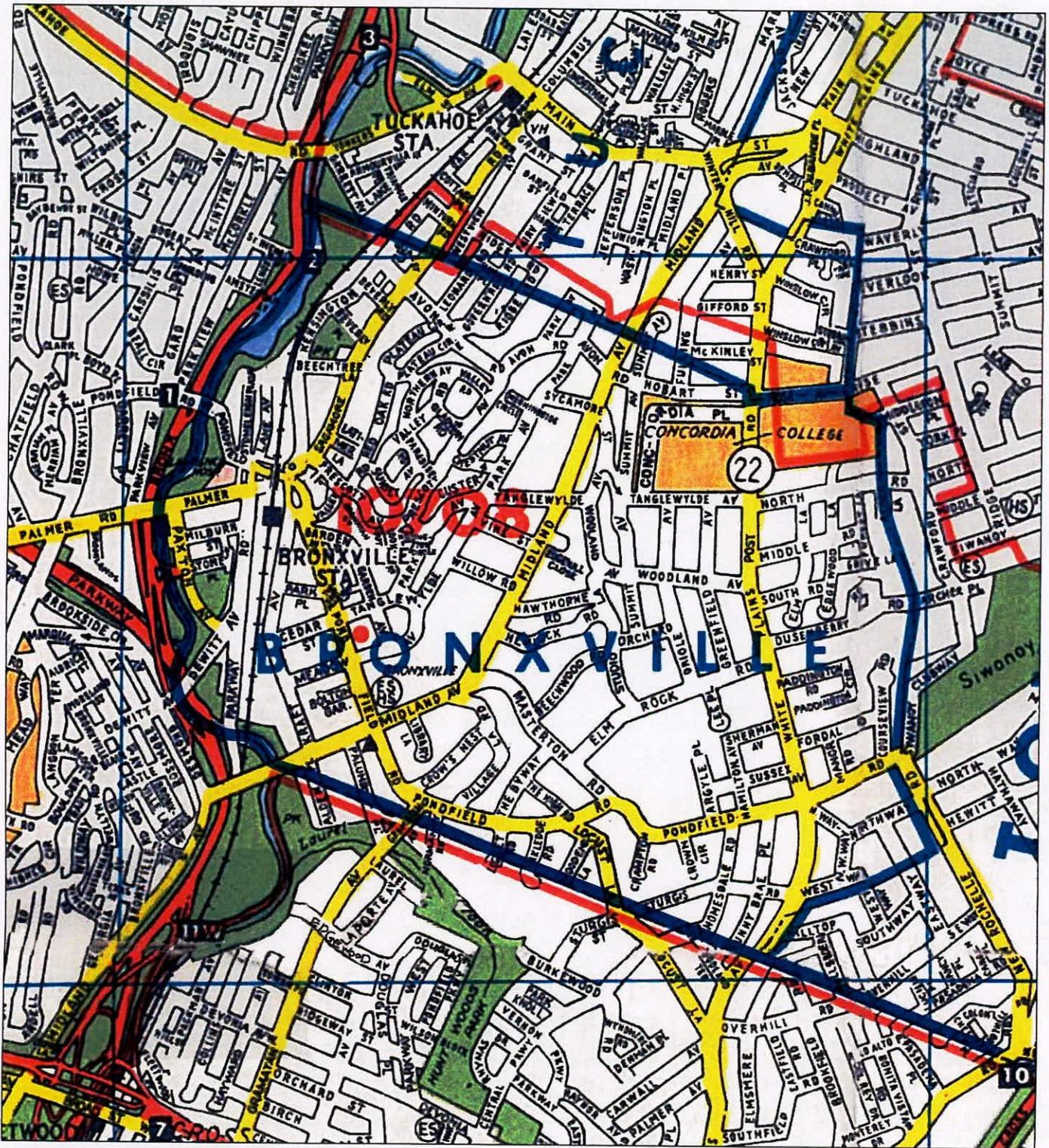
The most significant features of Bronxville's natural environment are its irregular topography, ranging from nearly flat areas to steeply sloped grades, and the Bronx River, which flows southward into Bronxville from Tuckahoe. Two valleys form major features of the Village's environment: the Bronx River Valley on the west; and the valley running along Midland Avenue in the central portion of the Village, which runs north-south. White Plains Road runs along the ridgeline between the two valleys, separating the Bronx River and Hutchinson River drainage basins (see Figure 2.3).



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2009 COMMUNITY PLAN

Figure 2.1: Regional Context

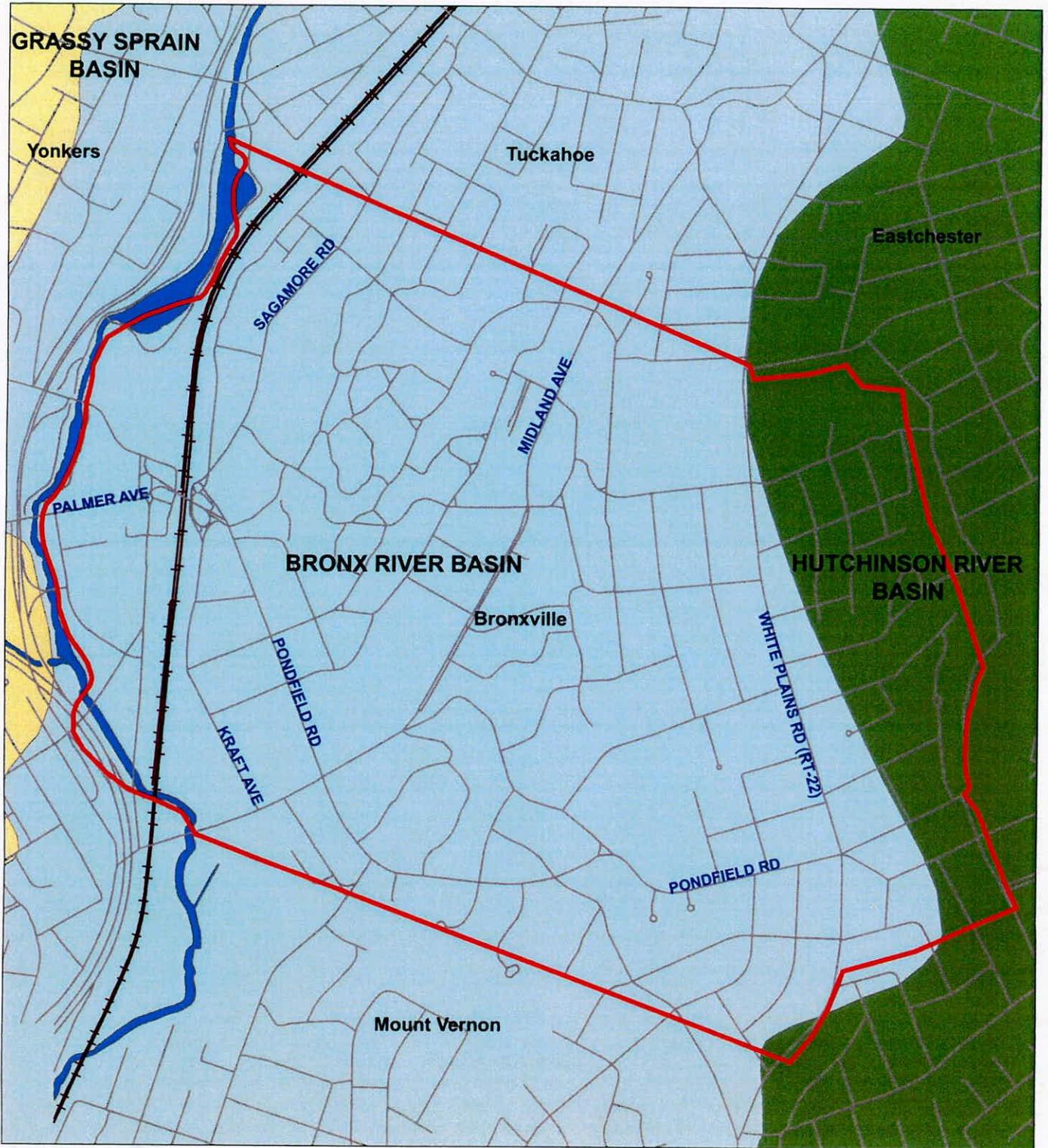
 Village of Bronxville



VILLAGE OF BRONXVILLE  
2009 COMMUNITY PLAN

Figure 2.2: Local Context

- Bronxville Boundary
- Zip Code Boundary
- Post Office
- ▲ Village Hall



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2009 COMMUNITY PLAN

Figure 2.3: Drainage Basins

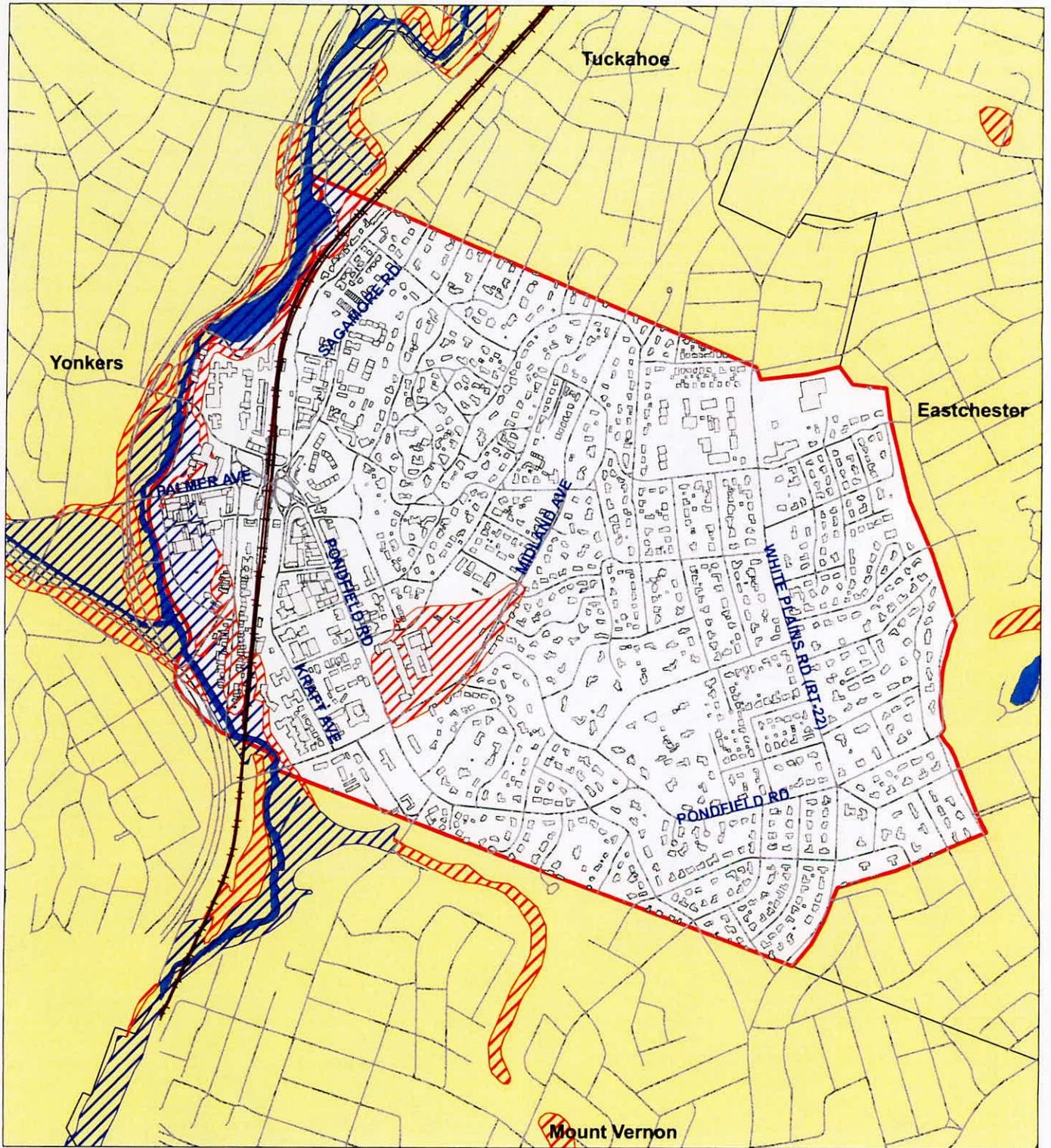
The Bronx River is a tributary of the East River and rises in New Castle in northern Westchester County. The river's original channel had formed the entire western boundary of the Village, separating it from the City of Yonkers. Due to channel relocations that occurred during the construction of the Bronx River Parkway, the existing river channel today wanders across the Bronxville/Yonkers boundary several times before flowing into Mount Vernon to the south.

For land use planning purposes, the regulatory floodplain is typically viewed as all lands within reach of a 100-year flood, or a flood with 1% chance of occurring in any given year. The Federal Emergency Management Agency (FEMA) produces floodplain maps defining which land falls within the 100-year floodplain in order to implement the National Flood Insurance Program (NFIP). Figure 2.4 shows both the 100-year and 500-year FEMA floodplains (as of 2007) within Bronxville.

The Bronx River has caused flooding in the areas adjacent to its banks during severe storms. Areas especially prone to inundation are Paxton Avenue between Palmer Avenue and Stone Place, and the lower portions of Milburn Street and Stone Place. For the most part, the floodplain of the Bronx River is occupied by Westchester County parkland and the Bronx River Parkway. In the vicinity of Parkway Road, a few residential buildings are in the floodplain, and at Paxton Avenue several commercial buildings are located in the floodplain. The properties along the southern section of Parkway Road adjacent to the Bronx River have suffered repeated flooding, heightened somewhat at this location by the restrictive effects of the arched openings in the railroad embankment crossing the river. The Bronxville School District property has also had a significant flooding problem, due to its location within the valley running along Midland Avenue. Because the school is located in a relatively low-lying area, the building and fields experience flooding and occasionally backflow from the Bronx River during severe storms. In April 2007, the school experienced significant flooding that caused substantial damage and forced a temporary closure. This flood, and its impacts to the school's future planning needs, is discussed in greater detail in Section 2.9.

In July 2007, Bronxville commissioned a stormwater flooding report to develop flood mitigation alternatives for relief of flooding at the Bronxville School campus and surrounding area. A combined at-grade stormwater detention system to be located on the school property with a pumping system was one option listed for flood protection. In July 2008, a draft follow-up study was completed to analyze the potential flooding impacts of this proposed stormwater detention and pumping system on the Bronx River Drainage Basin.

The Village is a member of the Bronx River Watershed Coalition, formed in 2003 as a partnership among Westchester County municipalities and agencies and nonprofit organizations seeking to improve the river's water quality. The Coalition has developed a comprehensive management plan with a strategy for limiting the amount of pollution entering the river and its tributaries via stormwater runoff.



VILLAGE OF BRONXVILLE  
2009 COMMUNITY PLAN

Figure 2.4: FEMA Flood Map

-  100-Year Floodplain
-  500-Year Floodplain

Bronxville's climate is moderate without long periods of excessively warm or cold weather. The average temperature ranges from approximately 39°F in January to 86°F in July. Precipitation averages 46 inches annually, and is evenly distributed over the months of the year, with slightly higher than average amounts in the spring and summer months.

Soil cover is generally thin within the Village and exhibits high runoff properties even where vegetated, with the exception of the extreme northeast and northwest corners of the Village, which have deep and well-draining soils and yield very little runoff volumes when vegetated. Vegetation throughout the Village is generally of the urban variety, consisting of shrubs, lawns and ornamental and shade trees.

### 2.3 Population<sup>1</sup>

In 2006, the Village's population was 6,486 persons, a decrease of 57 persons, or 0.9%, since 2000. This decline contrasts with the growth experienced by the Town of Eastchester and Westchester County from 2000 to 2006: the County's overall population grew by 2.8% and the Town's by 0.69%. Bronxville's population decrease between 2000 and 2006 maintained a decline that began in the 1960s and has continued since, except for the period from 1990 to 2000.

**Table 1: Population, 1960-2006**

Year	Population	Percent Change
1960	6,744	n/a
1970	6,674	-1.0%
1980	6,267	-6.1%
1990	6,028	-3.8%
2000	6,543	8.5%
2006	6,486	-0.9%

Sources: 2002 Bronxville Community Plan,  
U.S. Census Bureau, 2006 data

#### Age Distribution

The age distribution of Bronxville's population is typical for a residential suburb, with most residents falling within the 25 to 55 age groups. However, the median age of the population fell from 1990 to 2000, from 38.8 to 38.3, due in part to growth in the population under 18 and a decrease in the population over 65.

The share of the population under 18 rose from 22% in 1990 to 29% in 2000, with the most notable increases in the 5 to 9 and 10 to 14 age groups. This pattern, which is consistent with the "echo boom"<sup>2</sup> occurring throughout the

<sup>1</sup> With the exception of total population count, demographic data compiled by the U.S. Census Bureau has not been updated since the 2000 Census. Thus, most information in this section has not changed since the 2002 Community Plan.

<sup>2</sup> The "echo boom" refers to the children of the baby boom population, who were born between the late 1970s and the early 1990s.

County and metropolitan area, prompted expansion and renovation projects in the Bronxville School District to accommodate the growing school-age population. Concurrent with the increase in school-age population was the decrease in the share of the 65+ population, from 16% in 1990 to 12% in the year 2000. However, this age group might gain an increasing share of the population as the 25 to 55 age cohorts shift into higher brackets in coming decades.

**Table 2: Comparative Age Distribution 1990 - 2000**

Age	1990		2000		Change in Share of Population
	Number	Percent Share	Number	Percent Share	
Under 5	381	6.3	458	7.0	0.7
5 to 9	314	5.2	612	9.4	4.2
10 to 14	374	6.2	585	8.9	2.7
15 to 19	468	7.8	428	6.5	-1.3
20 to 24	473	7.8	294	4.5	-3.3
25 to 34	675	11.2	611	9.3	-1.9
35 to 44	882	14.6	1,086	16.6	2.0
45 to 54	860	14.3	1,048	16.0	1.7
55 to 59	335	5.6	345	5.3	-0.3
60 to 64	312	5.2	280	4.3	-0.9
65 to 74	467	7.7	407	6.2	-1.5
75 to 84	351	5.8	260	4.0	-1.8
85 +	136	2.3	129	2.0	-0.3
<b>Total:</b>	<b>6,028</b>	<b>100%</b>	<b>6,543</b>	<b>100%</b>	
<b>Median Age</b>	<b>38.8</b>		<b>38.3</b>		

Source: U.S. Census Bureau, 1990 and 2000 data

### **Racial Composition**

Bronxville's racial composition remained fairly stable between 1990 and 2000. Asians comprise the largest minority group living in Bronxville, reflecting an influx of Asian residents into many areas of southern Westchester County in the 1990s.

**Table 3: Population Distribution by Race, 1990-2000**

		1990	2000	Change
		White	Number	5,558
	Percent	92.2	91.9	-0.3
African-American	Number	44	75	31
	Percent	0.7	1.1	0.4
Asian, Pacific Islander	Number	395	329	-75
	Percent	6.6	4.9	-1.7
Hispanic Origin (of any race)	Number	172	192	20
	Percent	2.9	2.9	0.0
Native American	Number	7	3	-4
	Percent	0.12	0.05	-0.07
Other/More than One Race <sup>3</sup>	Number	24	133	109
	Percent	0.4	2.0	1.6

<sup>3</sup> The marked increase in the number of Bronxville residents identifying themselves as "Other/More than Once Race" reflects a change enacted in 1997 in the federal standards for race and ethnicity, allowing Census respondents to select more than one race.

Source: U.S. Census Bureau, 1990 and 2000 data

### **Households and Families**

In 2000, the Village had 2,312 households, a 2.4% increase from 1990. Both the average household size and the average family size increased during this time as well, as shown in Table 4, as did the proportion of households classified as families.<sup>4</sup>

**Table 4: Household Demographics, 1990-2000**

	1990	2000	Change, '90 - '00
Total Households	2,258	2,312	54
Family Households	1,556	1,660	104
As Percent of Households	68.9%	71.8%	2.9%
Non-Family Households	702	652	-50
As Percent of Households	31.1%	28.2%	-2.9%
Average Household Size	2.54	2.71	0.17
Average Family Size	3.13	3.27	0.14

Source: U.S. Census Bureau, 1990 and 2000 data

Family households are divided into two categories: those headed by married couples and those headed by a single parent. In Bronxville, 90% of family households are headed by married couples, and 10% by single parents, with most single-parent households headed by women. More than 50% of married couple and single-parent families have children under the age of 18. For those residents living in non-family households, 86% live alone, and roughly one-half (47%) are over the age of 65.

**Table 5: Types of Households, 2000**

Family Households:	
Married Couple Families	1,490 (89.9%)
Female Householder Families	144 (8.7%)
Families with Children under 18	943 (56.8%)
Non-Family Households:	
Living Alone	562 (86.2%)
65 and Over	263 (46.8%)

Note: Number in parentheses indicates the percent of total families or households from Table 4.

Source: U.S. Bureau of Census, 1990 and 2000 data

### **Income**

Household incomes in Bronxville have consistently exceeded national, state, and county median figures. Between 1989 and 1999, Bronxville's median household income increased from \$95,310 to \$144,490. After adjusting the 1989 median income to current dollars for inflation, the actual increase in median income is

<sup>4</sup> According to the US Census Bureau, a *household* is defined as "all persons who occupy a housing unit," while a *family* is defined as "a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together." The household classification contains both the family and non-family subgroups.

10%. In the 2000 Census, approximately one-half of Bronxville households reported incomes over \$150,000; another 22% of households reported incomes of between \$50,000 and \$150,000, and 18% reported incomes below \$50,000.

**Table 6: Median Household Income, 2000**

Income Distribution	Number of Households	Percent of Households
Less than \$10,000	56	2.4
\$10,000 to \$14,999	43	1.9
\$15,000 to \$24,999	110	4.8
\$25,000 to \$34,999	86	3.7
\$35,000 to \$49,999	129	5.6
\$50,000 to \$74,999	193	8.3
\$75,000 to \$99,999	170	7.3
\$100,000 to \$149,999	392	16.9
\$150,000 to \$199,999	210	9.1
\$200,000 +	926	40.0
	2,315	

Source: U.S. Census Bureau, 2000 data

**Employment and Travel Mode to Work**

As reported in the 2000 Census, a total of 3,041 Bronxville residents, or 62.4% of residents over the age of 16, participate in the labor force. The majority of Bronxville residents work in three industry sectors: the finance, insurance and real estate industries (25.5%); professional, scientific, management, administrative and waste management services (19%); and educational, health and social services (19%).

Almost half of working Bronxville residents commute via public transportation, while another 35% drive to work either alone or in a carpool. The mean travel time to work is 38.5 minutes.

**Table 7: Travel Mode to Work, 2000**

Travel Mode	Number	Percent
Drove Alone	937	31.8
Carpooled	125	4.2
Public Transportation	1363	46.2
Walked	255	8.6
Other means	34	1.2
Worked at Home	237	8.0
Mean travel time to work	38.5 minutes	

Source: U.S. Census Bureau, 2000 data