

### **3.11 COMMUNITY FACILITIES AND SERVICES COMMENTS AND RESPONSES**

**Comment 3.11-1 (Letter 1, Yorktown Planning Department, June 13, 2005):** The DEIS assumes the proposed project will add 30 school age children to the School system. The DEIS does not state what this assumption is based upon. The DEIS assumes proposed project will house 123 people. Assuming two adults per household, or 68 adults and 30 schoolchildren, what is assumed for the remaining 25? If it is likely or possible that these may be schoolchildren as well, there should be an analysis of the school tax implications of those higher numbers of schoolchildren. The DEIS does not specify explicitly the spending/per child of the Lakeland District and should verify those numbers.

**Response 3.11-1:** *The DEIS states on page 3.11-3 that the estimate of school age children residing at the project site of 0.8738 children per household is based on demographic multipliers published in the Urban Land Institute's Development Impact Assessment Handbook. This source is the current planning standard for demographic multipliers and its data have been substantiated by recent data published in Residential Demographic Multipliers<sup>1</sup>.*

*In a letter received from the Lakeland School District (see letter from Barnett Sturm, Ed.D, Superintendent of Schools, Lakeland School District dated June 6, 2005), Superintendent Sturm indicated that a higher estimate of school children would be more appropriate for the Lakeland School District. Two alternative published sources for this type of data are The New Practitioners Guide to Fiscal Impact Analysis<sup>2</sup>, which indicates that new four bedroom homes in the Middle Atlantic region generate, on average, 1.328 school age children per household, and Residential Demographic Multipliers, which indicates that four bedroom homes in New York State generate, on average, 0.87 school age children in public schools per household. In a discussion on June 13th, 2005, Superintendent Sturm indicated that the higher rate from The New Practitioners Guide would be appropriate for use in estimating the anticipated increase in school enrollment.*

*Applying this higher, conservative rate to the current plan for 22 homes would result in an estimate of 30 school age students residing at Yorktown Farms. As indicated in the DEIS, approximately 13 percent of the school-aged population residing in Lakeland School District attend private or parochial schools. Therefore, the total increase in enrollment in the District as a result of the Yorktown Farms project is expected to total 26 students.*

*The total budget for Lakeland School District 2007-2008 school year (listed in the NYS Education Department's Property Tax Report Card) is \$133,004,710, with a total enrollment of 6,300 students.<sup>3</sup> Approximately 28 percent of the District's total budget is funded through State Aid revenues, the balance being the local tax levy: \$95,514,969. Approximately nine percent of the District's budget is spent on administrative and*

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<sup>1</sup> Residential Demographic Multipliers, Burcell, Listokin, Dolphin, Rutgers University, Center for Urban Policy Research, June 2006.

<sup>2</sup> The New Practitioners Guide to Fiscal Impact Analysis, Burcell, Listokin, Dolphin, Center for Urban Policy Research, Rutgers University,

<sup>3</sup> NYSED EMSC "2007 Property Tax Report Card Data", all data for 2007-2008.

*general support expenditures that would not be expected to increase as a result of the additional public school children. Dividing the total budget, less administrative and general support expenditures, by the enrollment, per pupil cost of the Lakeland School District is approximately \$19,212.*

*Total annual costs of educating the estimated 26 new public school students from the project would be approximately \$499,507. Assuming that the District will fund 72 percent of this cost, with the remainder funded through State Aid, costs to the Lakeland Central School District are estimated to total \$358,712.*

*A revised estimate of annual property tax revenues was prepared for the Reduced Plan (included in Response 3.15-1). Based on updated tax rates, the Lakeland Central School District is projected to receive \$296,985 in annual property taxes from the Yorktown Farms Subdivision once fully occupied. The revised fiscal impact analysis yields an anticipated cost to the School District of \$61,727 resulting from the project.*

**Comment 3.11-2 (Public Hearing, May 9, 2005; Letter 19, David Kiely, May 22, 2005; Letter 18, Marie and Richard Panella, May 22, 2005):** Data used in the DEIS that relies on assumptions of the Urban Land Institute's (ULI) *Development Impact Assessment Handbook* is not up-to-date. This publication is from 1994. Updated rates should be applied for the calculation of community facility and other project-related impacts. It is ridiculous to see a claim in the DEIS that there would be less than one school aged child per home. The proposed homes have four bedrooms. You couldn't possibly believe that people will buy a four bedroom house because they have small families. **(Larry Armstrong, Public Hearing June 25, 2007):** How will the reduction in homes relate to the no fiscal impacts projected in the DEIS?

**Response 3.11-2:** *The ULI's Development Impact Assessment Handbook is an accepted standard that is the most commonly used source for estimating and projecting population, school enrollment, and other community service impacts from development. Its demographic data have been substantiated by recent data published in Residential Demographic Multipliers. The DEIS utilizes the ULI's Development Impact Assessment Handbook for multiplier rates to estimate 1) projected future site population and number of school age children expected to reside at the project site once fully occupied 2) the number of Police and Fire personnel that the proposed project is expected to generate a need for; 3) anticipated need for additional neighborhood parkland to serve future site residents; and, 4) estimated daily water demand. It should be noted that the ULI's projected rate of 3.62 persons per four-bedroom household is greater than the actual Westchester County rate indicated in the 2000 Census of 2.67 persons per household.*

*The estimation of project-related manpower demand for fire fighting and police protection (based on ULI data) does not account for the fact that the Town of Yorktown has existing facilities and manpower. Therefore, the increase in demand indicated by the ULI multipliers for these services may be a conservative overestimate since the new residences would generate an incremental increase in demand for services that are already provided, rather than generating demand for new services that do not currently exist. Since this comment was made, the project has been reduced in size to include 22 proposed homes.*

*An alternative method for calculating water demand would be that used by the County: 75 gallons per day per capita with two persons per bedroom. For a four-bedroom home,*

*this would result in a daily demand of 600 gallons per day per home, or a water demand of 13,200 gallons per day for the 22 proposed homes, compared to the DEIS estimate of 13,800 for 34 homes. This alternative method would result in demand totaling 0.3 percent of the 4.1 million gallons of water per day (average) to be provided by the Consolidated Water District of the Town of Yorktown. According to this alternative method of calculating water demand, there would still be adequate capacity available to meet the anticipated demand of the proposed project.*

*See Response 3.11-1 regarding school impacts.*

**Comment 3.11-3 (Letter 15, Ann B. De Felice, May 22, 2005):** With a plan for 34 houses, going to the national average of children per household at 1.3 that would mean a minimum of 44 children. This would entail at least 2 more teachers at Thomas Jefferson Elementary School since most of the homeowners will probably have small children. With salary and benefits, the minimum impact on the Lakeland School District for these two teachers would be somewhere in the neighborhood of \$110,000. With 44 children you would need another bus on the route with the cost of driver and fuel and possibly a new bus.

**Response 3.11-3:** *See Response 3.11-1. A revised estimate of the number of school age children expected to attend the Lakeland School District indicates an estimated increase in enrollment of 26 students. The proposed residences are expected to be constructed and sold over a multi-year period, allowing for the additional students to be introduced to the Lakeland schools gradually. Given the normal age distribution in the population, new students would be added over the range of grade levels. Approximately 83 percent of the cost to the School District as a result of the projected increase in enrollment associated with the Yorktown Farms project would be offset by projected annual school tax revenue from the proposed project. This influx of students would approximately equate to one additional class and a portion (one-half to one-third) of one additional bus, although the age distribution of the new students would distribute the students to several different existing classes and several different existing bus routes.*

**Comment 3.11-4 (Letter 6, Scott Marrone, May 22, 2005):** The Town Board needs to consider the impact on the education of our children and tax burden of this community. Specifically, each homeowner pays approximately \$3,500 in school taxes. The Lakeland School District spends approximately \$12,000 per student. Based on Census and builder estimates, at least 68 children would reside at the proposed project, resulting in an \$800,000 increase in expenses for the district, offset only by \$119,000 in tax revenues. We can expect more students and higher expenses raising the cost to over \$1,000,000 per year, impacting taxpayers in our community.

**Response 3.11-4:** *See Response 3.11-1.*

**Comment 3.11-5 (Letter 19, Daniel Kiely, May 22, 2005):** On a straight-line basis, the site is almost 2 miles from the fire station, not less than one mile.

**Response 3.11-5:** *Comment noted. The distance from the project site to the Jefferson Valley Fire Station, located at 500 Lee Boulevard, was measured to be approximately 1.8 miles. Emergency access is proposed to the site from Route 6. Fire Department response time to the project site is estimated to be two to three minutes.*

**Comment 3.11-6 (Letter 19, Daniel Kiely, May 22, 2005):** The inclusion of state and county parks to support the conclusion that there is adequate parkland without using the state and county populations against those same parklands seriously distorts the availability of parkland to Yorktown residents.

***Response 3.11-6:*** *The 2,267 acres of State and County parks located within the Town of Yorktown help to meet the recreational demands of the Town's population, irrespective of the use of these facilities by out-of-town residents. Therefore, these are considered in the open space analysis in the DEIS, which found that the Town has more than 62 acres of parkland per 1,000 population.*

**Comment 3.11-7 (Letter 6, Scott Marrone, May 22, 2005):** Of the new students, approximately two thirds, or 45, will need to enter Thomas Jefferson Elementary School, which is already overcrowded and cannot accommodate these new children. A building addition would be needed, requiring a capital expense.

***Response 3.11-7:*** *The revised estimate of 26 new public school students residing at the Yorktown Farms site once fully occupied includes 18 students in grades K-6, based on the demographic multiplier (0.803 child per unit) published in The New Practitioners Guide to Fiscal Impact Analysis. Spread out over the various grade levels, this amounts to two to three students per elementary school grade. The school tax revenues generated by the proposed project would be available to offset any increase in operational or capital costs of the District.*

**Comment 3.11-8 (Letter 2, Bruce Barber, June 13, 2005):** Applicant should provide cost of community services analysis and summary to compare residential and office uses.

***Response 3.11-8:*** *Residential use would have greater impacts on community services in large part due to costs related to increased school enrollment. Impacts to traffic and community character are the primary concerns related to office use on the project site. While a specific cost cannot be assigned to these quality of life impacts for nearby residents, they represent primary considerations in planning for various land uses in the Town as a whole. However, office use is no longer a planned use for the project site through the Town Comprehensive Plan, and is not consistent with the goals and objectives of the Applicant for the project site.*