

### 3.11 School District Services

#### 3.11.1 Existing School District Services

The Stoneleigh at New Paltz project is located in the New Paltz Central School District. School age children from the proposed project would attend Duzine Elementary School, Lenape Elementary, New Paltz Middle School and New Paltz High School. The High School was recently expanded to accommodate more than the previously designed amount of 600 students. The High School expansion was completed during the summer of 2004. There are no new school expansions, closings or openings planned.<sup>44</sup>

The enrollment for the New Paltz Central School District is outlined in the table below:

Table 26 - New Paltz Central School District Student Enrollment			
2000-2001	2001-2002	2002-2003	2004-2005
2391	2344	2386	2344

Based on the above data, student enrollment has declined since the 2000-2001 school year by 47 students, or 1.96%. It has fluctuated over this four-year period, and the enrollment trend could be considered flat.

The table below summarizes the student enrollments for each school within the district including the current 2004 – 2005 student populations.

Table 27 - New Paltz Central School District 2004- 2005 Student Enrollment		
School	Grades	Students
Duzine Elementary	K-2	452
Lenape	3-5	476
Middle School	6-8	622
High School	9-12	794
<b>Total 2004-2005 Student Enrollment</b>		<b>2344</b>

#### 3.11.2 Potential Impacts to School District Services

As the project is expected to utilize local construction workers, the construction phase of the Stoneleigh Woods @ New Paltz project would not result in a significant number of new families immediately moving into the school district. Therefore, no adverse short term impacts are expected to affect the school system due to the proposed construction.

The regional and national demographic multipliers for common configurations of standard housing types for school-age children for housing built during 1980-1987 and monitored in the 1987 American Housing Survey multiplier provided in the Urban Land

<sup>44</sup>Personal communication between Mr. Richard Linden, Assistant Superintendent, New Paltz Central School District and Ms. Barbra Gerlach, LMS Engineers, LLP on September 20, 2004.

Institute's (ULI) Development Impact Assessment Handbook suggest 0.1393 school age children per household for two-bedroom townhouses for northeast region.<sup>45</sup>

The Applicant has proposed that the 204 age restricted housing units would not include children

A conservative ratio of 0.14 for the 96 two-bedroom units was used which would generate a total of 13.44, rounded to 14 school-age children residing at Stoneleigh Woods @ New Paltz.

Table 28 - School-Aged Children Estimate Based on ULI	
96 - 2 Bedroom Townhouses	Number of Total Students
Total	13.44 or 14

The New Practitioner's Guide to Fiscal Impact Analysis provided a second means of confirming the expected number of school-aged children to attend New Paltz schools.<sup>46</sup>

Table 29 - School-Aged Children by Grade Level Estimate Based on The New Practitioner's Guide to Fiscal Impact Analysis		
96 - 2 Bedroom Townhouses	Estimated Number of Children per Dwelling Unit	Number of School Aged Children
Grade K – 6	0.103	9.888
Grade 7 – 9	0.031	2.976
High School	0.029	2.784

The New Practitioner's Guide also analyzes the percentage of school-aged children in public schools.<sup>47</sup>

Table 30 - Percentage of School-Aged Children in Public School by Grade Level Estimate Based on The New Practitioner's Guide to Fiscal Impact Analysis			
96 - 2 Bedroom Townhouses	Number of School-Aged Children	Percentage Attending Public School	Number of Public School Students
Grade K – 6	9.888	85.73%	8.477
Grade 7 – 9	2.976	97.12%	2.8903
High School	2.784	84.35%	2.3483
Total			13.7156

In order to provide a conservative estimate, the number of public school students is rounded to the next whole number for each grade category, for a total of 15 students. These numbers can then be added together to compare to the anticipated school children to be generated using the ULI estimate. The two data sources project a range

<sup>45</sup>The Development Impact Assessment Handbook. 1994, Washington, DC: Urban Land Institute.

<sup>46</sup> The New Practitioners Guide to Fiscal Impact Analysis, Burchell, Robert W., David Listokin, and William R. Dolphin 1985, Rutgers, The State University of New Jersey, Exhibit 14, page 66.

<sup>47</sup> Ibid. Exhibit 16, p. 70.

of 14 (ULI Estimate) to 15 (New Practitioners Guide estimate). Again, to be conservative, the higher numbers are used in this analysis.

The current New Paltz Central School District's budget is \$37,400,000. This is not easily broken down to a per-student cost across the four schools. However, using this method the New Paltz School District spends approximately \$15,675 per child. The Stoneleigh Woods @ New Paltz projection of 15 children attending school in New Paltz would result in a cost of approximately \$214,989.

### 3.11.3 School District Services Mitigation Measures

A measure of the impact of new students on a school district is how a development may impact the number of students per classroom. Although many students, especially in upper levels, may not sit in the same classroom as separate courses are offered, this table provides guidance. The class size can be averaged using the published data from the 2002 – 2003 School year<sup>48</sup> posted on the New Paltz Central School District website. The class size in Grades 7-12 are not expected to increase due to the additional students from Stoneleigh Woods. The class size in the elementary school grades is calculated to possibly increase by one student. This increase is not expected to have a negative impact on the New Paltz Central School District services.

Table 31 - Impact on Student/Class Ratio				
Grade Level	Number of Children	2002-2003 Averaged Student/Class Ratio	Number of Children from Stoneleigh	Potential Student/Class Ratio
Grade K - 6	1247	22	9	22.19
Grade 7 - 9	596	21.5	3	21.64
High School	543	20.5	3	20.58

As noted above, the number of students in the School District has shown a small decline over the past four years. The number of students proposed within the Stoneleigh project is within the normal fluctuation of students seen during this time period. Further, the Stoneleigh at New Paltz project is expected to take approximately 24 months to complete which will avoid immediate adverse impacts to the school district. Since full occupancy of Stoneleigh Woods @ New Paltz cannot be expected for at least two years, the New Paltz Central School District is expected to have sufficient classroom space for all of the school aged children from the Stoneleigh Woods @ New Paltz project.<sup>49</sup>

<sup>48</sup> Data from New York State District Report Card Comprehensive Information Report, BEDS Code: 62-11-01-06-0000 for Fall Enrollment and Average Class Size 2002-2003, the most recent data available at the time of the analysis.

<sup>49</sup> Personal communication between Mr. Richard Linden, Assistant Superintendent, New Paltz Central School District and Ms. Barbra Gerlach, LMS Engineers, LLP on September 20 and 21, 2004.

Further fiscal impacts are outlined in Section 3.17 below. A summary School District Fiscal Impacts is provided here:

Table 32 - School Tax Impact of Stoneleigh Woods @New Paltz					
	Assessed Value	Valuation Rate	Tax Rate	Total School Taxes	Net Annual School Taxes
Undeveloped Property <sup>50</sup>	\$305,000	100%	16.5052	\$5,034.09	
Fully Developed Property <sup>51</sup>	\$52,500,000	100%	16.5052	\$866,523.00	\$861,488.91

As an age-restricted community, many of the residents will be eligible for STAR and Enhanced STAR Exemptions for a portion of the School Taxes. For the purpose of this analysis, it is assumed that 20% of the age-restricted units and 90% of the non-age restricted units will qualify for the STAR exemption of the first \$30,000 of the assessed value of the homes. It is assumed that 80% of the residents of the age-restricted units and 10% of the non-age restricted units will qualify for Enhanced Star benefits, qualifying for an exemption of the first \$50,000 of the assessed value of the homes. This calculation is shown below.

Table 33 - School Tax Impact of Stoneleigh Woods @New Paltz With STAR Exemptions								
	# Age Restricted Units	Assumed %, Basic STAR Eligible <sup>52</sup>	Assumed %, Enhanced STAR Eligible <sup>53</sup>	# Non-Age Restricted Units	Assumed %, Basic STAR Eligible	Assumed %, Enhanced STAR Eligible	Total	
Fully Developed Property Reduction in Assessed Value	204	20%	80%	96	90%	10%		
		\$1,224,000	\$8,160,000		\$2,592,000	\$480,000		\$12,456,000

Therefore the estimated total School taxes generated by the project are the Total Valuation of \$52,500,000, less the STAR exemptions of \$12,456,000 resulting in a value of \$40,044,000. This is then multiplied by the school tax rate of \$16.5052 per \$1,000 of assessed value, for a total of \$660,934. Therefore the Net Annual increase in School Taxes to the New Paltz Central School District is \$655,900.14.

To evaluate the net impact on the School District Budget, the per capita cost per student is calculated. This cost is then assigned to the new students from the Stoneleigh Woods

<sup>50</sup> Current Taxes.

<sup>51</sup> Assuming 204 age-restricted 2-bedroom dwelling units and 96 2-bedroom non-age-restricted townhouses. Average sale price of \$175,000.

<sup>52</sup> Basic STAR exempts the first \$30,000 of Assessed Value from School Taxes.

<sup>53</sup> Enhanced STAR Exempts \$60,000 from School Taxes if income is less than \$60,000 and Primary Owner is 65 or older.

project, and the taxes are then compared to the per child costs to determine if the project will have a positive or negative impact on the School District budget.

Table 34 - Per Capita Cost to New Paltz Central School District						
Annual Budget <sup>54</sup>	Number of Students	Per Capita Costs	No. of New Students from Stoneleigh Woods	Increased Costs (Per Capita Method)	Anticipated Annual Net Increase in Revenue	Net Annual Fiscal Impact
\$37,400,000	2,386	\$15,674.77	16	\$250,796.32	\$655,900.14	\$405,103.82

In summary, the project is expected to have a significant positive impact on school taxes.

*Alternatives*

The 10 project alternatives to be considered as part of the environmental review have been analyzed for potential impacts on the School District. Some alternatives have no impact on the number or occupancy of the units, and therefore no impact on the School District other than what has been provided above. All project alternatives and the potential impact are identified below.

- The “No Build” Alternative;

The “No Build” Alternative, although not consistent with the Project Sponsor’s objectives, and not consistent with New Paltz Zoning or Comprehensive Plans, would result in no additional school children being added to the New Paltz Central School District, and no additional taxes generated by the project. As discussed in Table 25 above, the anticipated net increase in school taxes (beyond the current per student costs) of \$420,778.59 annually would no longer be available to the school district.

- An alternative that designates 10% of the dwelling units as affordable, per HUD guidelines;

The HUD definition of affordable housing includes housing which costs no more than 30% of a household’s monthly income. The projected sales price of the units within Stoneleigh Woods @ New Paltz is in the \$160,000 to \$180,000 range. This puts these units within reach of families earning \$50,000 to \$60,000 per year.<sup>55</sup> This represents the largest block of potential homeowners.<sup>56</sup> Therefore, the analysis currently includes affordable housing.

- An alternative if the site is entirely age-restricted;

A project which includes all age-restricted housing would result in no additional school children into the New Paltz Central School District. Therefore, there would be no additional need for services within the schools. The school taxes generated by the project would differ slightly, since the assumptions regarding the number of residents

<sup>54</sup> <http://www.newpaltz.k12.ny.us/local/index.htm>

<sup>55</sup> Assumes 20% down payment, 5.625% interest rate for 30 years, 25% of take-home pay allocated to mortgage costs, and a take-home pay equal to 70% of gross income.

<sup>56</sup> *Closing Gaps.... Opening Doors*, Ulster County Planning Board., supra.

taking advantage of the STAR and Enhanced STAR programs would be modified. Within this alternative, the percentage of age-restricted units qualifying for the STAR and Enhanced STAR programs is assumed to be consistent, with 20% of the units qualifying for STAR and 80% qualifying for Enhanced STAR. This analysis is provided below:

**Table 35 - School Tax Impact of Stoneleigh Woods @New Paltz if the Occupancy is entirely Age-Restricted With STAR Exemptions**

	# Age Restricted Units	Assumed %, Basic STAR Eligible	Assumed %, Enhanced STAR Eligible	# Non-Age Restricted Units	Assumed %, Basic STAR Eligible	Assumed %, Enhanced STAR Eligible	Total
Fully Developed Property Reduction in Assessed Value	300	20%	80%	0	90%	10%	
		\$1,800,000	\$12,000,000		\$ 0.00	\$ 0.00	\$13,800,000

Therefore the estimated total School taxes generated by the project under this alternative are the Total Valuation of \$52,500,000, less the STAR exemptions of \$13,800,000 resulting in a value of \$38,700,000. This is then multiplied by the school tax rate of \$16.5052 per \$1,000 of assessed value, for a total of \$638,751. Therefore the Net Annual increase in School Taxes to the New Paltz Central School District is \$633,717.15.

As there will be no new students in the District, no new costs to the School District are associated with this project, and therefore the additional \$633,717.15 in annual School taxes represents the net positive fiscal impact on the School District budget.

- An alternative if the site is entirely non-age restricted;

Developing the site without an age-restricted component would generate significantly more school-aged children than the preferred alternative. Holding all other variables constant, such as the type of units, number of bedrooms, and sales prices, the analysis below uses regional and national multipliers to estimate the number of school children which would be generated by this alternative:

A conservative ratio of 0.14 for the 300 two-bedroom units was used which would generate a total of 42 school-age children residing at Stoneleigh Woods @ New Paltz.

Table 36 - School-Aged Children Estimate Based on ULI	
300 - 2 Bedroom Units	Number of Total Students
Total	42

The New Practitioner’s Guide to Fiscal Impact Analysis provided a second means of confirming the expected number of school-aged children to attend New Paltz schools.<sup>57</sup>

Table 37- School-Aged Children by Grade Level Estimate Based on The New Practitioner’s Guide to Fiscal Impact Analysis		
300 - 2 Bedroom Units	Estimated Number of Children per Dwelling Unit	Number of School Aged Children
Grade K – 6	0.103	30.9
Grade 7 – 9	0.031	9.3
High School	0.029	8.7

The New Practitioner’s Guide also analyzes the percentage of school-aged children in public schools.<sup>58</sup>

Table 38 - Percentage of School-Aged Children in Public School by Grade Level Estimate Based on The New Practitioner’s Guide to Fiscal Impact Analysis			
300 - 2 Bedroom Units	Number of School-Aged Children	Percentage Attending Public School	Number of Public School Students
Grade K – 6	30.9	85.73%	26.4906
Grade 7 – 9	9.3	97.12%	9.0322
High School	8.7	84.35%	7.3385
Total			42.8613

In order to provide a conservative estimate, the number of public school students is rounded to the next whole number for each grade category, for a total of 45 students. These numbers can then be added together to compare to the anticipated school children to be generated using the ULI estimate. The two data sources project a range of 42 (ULI Estimate) to 45 (New Practitioners Guide estimate). Again, to be conservative, the higher numbers are used in this analysis.

Again, using the data as developed above, the New Paltz School District spends approximately \$15,675 per child. The Stoneleigh Woods @ New Paltz projection of 45 children attending school in New Paltz would result in a cost of approximately \$703,365.

The class size impact was also analyzed for this alternative, using the data developed above. As shown in Table 29, average class size is expected to increase by approximately ½ student for all grade levels.

Table 39 - Impact on Student/Class Ratio				
Grade Level	Number of Children	2002-2003 Averaged Student/Class Ratio	Number of Children from Stoneleigh	Potential Student/Class Ratio
Grade K - 6	1247	22	31	22.6
Grade 7 - 9	596	21.5	10	21.89
High School	543	20.5	9	20.81

<sup>57</sup> The New Practitioners Guide to Fiscal Impact Analysis, Burchell, Robert W., David Listokin, and William R. Dolphin 1985, Rutgers, The State University of New Jersey, Exhibit 14, page 66.

<sup>58</sup> Ibid. Exhibit 16, p. 70.

The school taxes generated by the project would differ slightly, since the assumptions regarding the number of residents taking advantage of the STAR and Enhanced STAR programs would be modified. Within this alternative, the percentage of age-restricted units qualifying for the STAR and Enhanced STAR programs is assumed to be consistent, with 90% of the units qualifying for STAR and 10% qualifying for Enhanced STAR. This analysis is provided below:

**Table 40 - School Tax Impact of Stoneleigh Woods @New Paltz if the Occupancy is entirely Non-Age-Restricted With STAR Exemptions**

	# Age Restricted Units	Assumed %, Basic STAR Eligible	Assumed %, Enhanced STAR Eligible	# Non-Age Restricted Units	Assumed %, Basic STAR Eligible	Assumed %, Enhanced STAR Eligible	Total
Fully Developed Property	0	20%	80%	300	90%	10%	
Reduction in Assessed Value		\$ 0.00	\$ 0.00		\$8,100,000	\$1,500,000	\$9,600,000

Therefore the estimated total School taxes generated by the project under this alternative are the Total Valuation of \$52,500,000, less the STAR exemptions of \$9,800,000 resulting in a value of \$42,900,000. This is then multiplied by the school tax rate of \$16.5052 per \$1,000 of assessed value, for a total of \$708,073. Therefore the Net Annual increase in School Taxes to the New Paltz Central School District is \$703,038.99.

To evaluate the net impact on the School District Budget, the per capita cost per student is calculated. This cost is then assigned to the new students from the Stoneleigh Woods project, and the taxes are then compared to the per child costs to determine if the project will have a positive or negative impact on the School District budget.

**Table 41 -Per Capita Cost to New Paltz Central School District**

Annual Budget <sup>59</sup>	Number of Students	Per Capita Costs	No. of New Students from Stoneleigh Woods	Increased Costs (Per Capita Method)	Anticipated Annual Net Increase in Revenue	Net Annual Fiscal Impact
\$37,400,000	2,386	\$15,674.77	45	\$705,364.65	\$703,038.99	(\$2,325.66)

In summary, the project is expected to have a small negative impact of costs to the School District exceeding taxes by approximately \$2,325.66 per year.

- An alternative showing access from North Putt Corners Road;

This alternative has no impact on the number or occupancy of the units, and therefore no impact on the number of students which will attend the New Paltz Central School District Schools, and no impact on taxes generated to the School District other than what has been provided above.

<sup>59</sup> <http://www.newpaltz.k12.ny.us/local/index.htm>

It is conceivable, however, that an alternative showing access to the site from North Putt Corners Road and Sunset Ridge Road would increase the levels of traffic passing the adjacent Duzine School greater than that generated by the Stoneleigh @ New Paltz project under the preferred alternative.

- An alternative site configuration locating all structures 100' from wetlands and outside the area designated for the proposed Mill Brook Greenway;

This alternative is consistent with the preferred plan and therefore has no impact on the number of students which will attend the New Paltz Central School District Schools, and no impact on taxes generated to the School District, other than what has been provided above.

- An alternative that utilizes "conservation subdivision design" techniques;

This alternative is consistent with the preferred plan and therefore has no impact on the number of students which will attend the New Paltz Central School District Schools, and no impact on taxes generated to the School District, other than what has been provided above.

- An alternative site configuration based on Traditional Neighborhood Development patterns;

This alternative is assumed to have the same number of units, and the same mix of units as the preferred plan. Therefore, this alternative has no impact on the number of students which will attend the New Paltz Central School District Schools, and no impact on taxes generated to the School District, other than what has been provided above.

- Use of alternative sources of renewable energy.

This alternative has no impact on the number or occupancy of the units, and therefore no impact on the number of students which will attend the New Paltz Central School District Schools, and no impact on taxes generated to the School District other than what has been provided above.

- Use of alternative paving materials

This alternative has no impact on the number or occupancy of the units, and therefore no impact on the number of students which will attend the New Paltz Central School District Schools, and no impact on taxes generated to the School District other than what has been provided above.