

8.0 FISCAL ANALYSIS COMMENTS AND RESPONSES

8.1 Comparison of the DEIS Plan and the FEIS Conservation Plan

The Conservation Plan proposed in this FEIS reduces the number of proposed residences from 38 to 37. Accordingly, projections for total population and student population estimated to be introduced by the proposed project have been adjusted as follows:

- **DEIS:** 138 persons total and 33 students introduced to the Town’s population.
- **FEIS:** 132 persons total and 32 students introduced to the Town’s population.

The total population and number of public school-aged children that would be expected from the proposed development has been estimated based upon multipliers are those prepared by noted practitioners of fiscal impact analysis, Robert W. Burchell, David Listokin, and William R. Dolphin of Rutgers University’s Center for Urban Policy Research (CUPR). These multipliers are published in the Urban Land Institute’s Development Assessment Handbook (1994). The data include estimates of household size based on bedroom number and the region within which housing is located. The Development Assessment Handbook estimates that 0.87 public school age children (grades K-12) would be generated by a four-bedroom dwelling and 0.78 by a three-bedroom dwelling.

Table 8-1					
Estimated Number of School-age Children Generated					
Bedrooms per unit	Units Proposed	Total Household Multiplier	Total persons generated	School age Children Multiplier	School age Children generated
3	7	3.3163	23.21	0.78	5.45
4	30	3.6248	108.74	0.83	26.21
		Total persons	132	Total school age children	32
Source: American Housing Survey, 1987 in Development Impact Handbook, Urban Land Institute, 1994.					

Revenues Projected for the Proposed Project

According to the Assessor’s office in the Town of Blooming Grove, Section 3 Block 1 Lot 59.21, was assessed at \$87,800 in 2008, which represents no change in assessed value since the DEIS was prepared. The projection of future taxes for the proposed development is based on the average selling price of the homes. The proposed residential development will have 37 single family residences with an estimated sales price of up to \$475,000.

Based on this estimate, the projected total market value of the proposed project would be \$17,575,000. Using the current residential equalization rate of 12.9% the total assessed value of the proposed project would be \$2,267,175. The projected, future assessed valuation under the FEIS Conservation Plan will be approximately \$2,179,375 above the current assessment of \$87,800.

The net project-generated annual tax revenues to the Town of Blooming Grove would be approximately \$78,256 (over 15 times the revenues currently generated by the property). The net difference between the total current tax revenues to the Town generated by the site and the

total future project-generated revenues for the subdivision is projected to be approximately \$75,313.

The net project-generated annual tax revenues to the Washingtonville Central School District would be approximately \$281,088 or over 24 times the revenues currently generated by the property. The net increase between the total current tax revenues generated by the site and paid to the School district and the total future project-generated revenue for the subdivision is projected to be approximately \$269,658.

Tax projections based on current rates and the 2008 property assessment of \$87,800 are shown in Table 8-2.

Table 8-2 Current & Projected Taxes Generated by Project Site				
Taxing Authority	Tax Rate*	Current Taxes (\$)	Projected Taxes - Total (\$)	Difference Between Current & Projected Taxes (\$)
Orange County	\$22.9366	\$2,013	\$52,001	\$49,987
Town of Blooming Grove	\$12.9931	\$1,140	\$29,458	\$28,317
Highway	\$69.5809	\$841	\$21,722	\$20,880
Part Town	\$3.2215	\$282	\$7,304	\$7,021
Salisbury Mills Fire District	\$6.5030	\$570	\$14,743	\$14,172
Beaverdam Lake O&M**	\$74.9394	\$0	\$2,248	\$2,248
B D L Net Capital Improvement**	\$0.3501	\$0	\$11	\$11
B G Ambulance	\$1.2222	\$107	\$2,771	\$2,664
Washingtonville Central School***	\$122.4948	\$10,755	\$277,717	\$266,424
Washingtonville Central Library	\$1.4867	\$130	\$3,371	\$3,234
TOTAL		\$16,386	\$411,345	\$394,958
Notes:				
*Tax Rate per \$1,000 of Assessed Valuation, unless otherwise noted.				
**Tax Rate per unit				
***Taxes are annual per household				

Costs Associated with the Proposed Project

Town of Blooming Grove

According to the Office of the Supervisor for the Town of Blooming Grove, in 2008 the municipal budget for the Town amounted to \$14,819,518 and the estimated service area population for the Town was approximately 18,000. Dividing the overall budget by the estimated population ($\$14,819,518 / 18,000 = \823) provides an estimate of per capita municipal costs of \$823. Approximately 67 percent of this amount, or \$9,982,834, would be raised by the property tax, or approximately \$555 per capita.

The FEIS Conservation Plan is projected to increase the population of the Town of Blooming Grove by 137 persons, including 32 school aged children. Since the current annual per capita property tax levy for municipal services is estimated at \$555, the additional 132 persons projected for the Lake Blooming Grove residential development would induce approximately \$76,260 in additional costs payable through the property tax.

As presented in Table 8.3, overall revenues to the Town from the proposed Lake Blooming Grove would amount to a total of \$78,256. Thus, a surplus of \$1,996 is projected to the Town of Blooming Grove.

Table 8-3 Revenue & Cost Summary: Lake Blooming Grove			
Jurisdiction	Projected Taxes	Projected Costs	Surplus/Deficit
Town of Blooming Grove	\$ 78,256	\$76,260	\$1,996
Washingtonville Schools	\$281,088	\$275,007	\$6,081
	\$359,344	\$351,267	\$8,077

Source: Tim Miller Associates, Inc.

Washingtonville Central School District

The projected school district costs of the Conservation Plan proposed in this FEIS are based on the budget for the Washingtonville Central School District 2007-2008 school year which totaled approximately \$76,339,811, according to Ms. Joan McCue from the Washingtonville School District. With an enrollment of approximately 4,859 students, per-student costs based on the budget were approximately \$15,711. For the 2007-2008 school year, approximately 60 percent of the district's budget was met through the property tax levy, which totaled \$46,078,228.00, or approximately \$9,483.00 per student.

Based on 30 four-bedroom and 7 three-bedroom residential units, bedrooms per single family residential unit, 32 school-age children are projected to live within the proposed Lake Blooming Grove residential development after all homes have been constructed and occupied. An estimated 10 percent of those children are expected to attend private or parochial schools. Therefore, an estimated 29 children from the Lake Blooming Grove Subdivision would attend the Washingtonville Central School District schools. Multiplying the per student cost met through the tax levy (\$9,483), 29 students would result in a projected cost to the school district of \$275,007.

Summary of Revenues and Costs

Table 8-3 summarizes the revenues and costs projected for the Lake Blooming Grove residential development to the Town of Blooming Grove, and the Washingtonville Central School District.

The proposed Lake Blooming Grove development is projected to generate \$281,088 in property tax revenue to the school district and approximately \$275,007 in costs. Therefore the projected revenue to the schools is estimated to exceed estimated costs. The introduction of 29 children into various grade levels over a multi-year period would ameliorate the effect of the increase in school district enrollment associated with the project.

Comments and Responses

There were no comments on this section of the DEIS.