

APPENDIX D

Seasonal Use impacts

Memorandum:

To: Stephen Lopez, TMA
Cc: Robert Geneslaw
From: Ann Cutignola, AICP
Date: January 11, 2012
Subject: Raleigh Heiden Development Project
Seasonal Summer Community Service Impacts

The following is a response to Mr. Geneslaw's request for revisions to the Fiscal Analysis in the DEIS as outlined in his memo dated December 16, 2011.. Specifically, comment #4 of Mr. Geneslaw's memo requests that we more accurately calculate public fiscal impacts of a seasonal religious community.

According to the Business Administrators of the Fallsburg and Monticello School Districts¹ there are no educational services, no bus transportation services, and no social services provided to members of the seasonal religious community. A very small percentage of the seasonal residences utilize Fallsburg addresses as the primary address to claim the star exemption against Fallsburg School taxes. This would minimally reduce the projected \$1,088,681 combined school tax revenue to the Fallsburg and Monticello School Districts. This revenue will result in a significant net benefit to the school districts since there will be no additional costs incurred

In an effort to determine the impact to municipal services, calls were placed to the Fallsburg Police Department, the Fallsburg Parks Department, the Supervisor's Office and the sewer plant operations manager. In addition a review of the Town of Fallsburg Budget was conducted.

Detective Pavese is the records officer for the Fallsburg Police Department. According to his records average call volumes increase up to 300 percent during the summer months. There are no additional police officers hired for the summer season, but the Town Budget does have a line item for police overtime which is typically used during the summer. The police department does hire civilian traffic enforcement officers during the summer season to assist in traffic control.

Discussion with the Fallsburg Fire Department indicated that no additional staffing occurs during the summer. If necessary additional calls for mutual aid can be requested, however this is not a financial consideration.

Ambulance service is provided by MobileMedic EMS, a private commercial paramedic on a fee for service basis, thus this is not a municipal fiscal impact. During the summer months the Catskill Hatzalah provides auxiliary volunteer ambulance service in conjunction with MobileMedic EMS.

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¹ Phone conversation with Daniel Grecco, January 4, 2012 and Denise Cederia, January 12, 2012.

According to the Supervisor's² office the population increase is estimated to approximately triple during the summer season. This is corroborated by a review of sewer usage which indicates the population can grow to more than 50,000 persons during the summer months.³

Discussion with Town of Fallsburg Parks Manager⁴ indicates the summer seasonal population does make some use of the local parks and recreation facilities. While specific times are set for exclusivel use of pools used by women, it is unclear that this responds specifically to the needs of the religious community.

The 2010 US Census estimates the Town of Fallsburg population to be 12,870 persons. Based upon the anecdotal estimates of various Town Departments, it is estimated the summer seasonal population is conservatively an additional 25,000 persons. The 918 persons expected to live at the Raleigh Heiden project represents approximately a 4% increase in the summer population.

Based upon this analysis, the fiscal impacts of the summer seasonal population appear to most directly affect the police coverage and the provision of parks and recreation services. It was also considered that various Town Departments have Deputy positions or additional clerk positions in order to handle the seasonal population increase. Based upon a review of the Town of Fallsburg 2011 Adopted Budget, costs for these services are estimated to be \$774,253 or an annual per capita expense for a seasonal resident of approximately \$31. Based upon the projected seasonal population of 918 persons at the Raleigh and Heiden project, the total municipal expense is estimated to be \$28,458, compared to anticipated municipal taxes of \$654,237 to be derived from the project. This analysis indicates the project can be considered a significant fiscal net benefit both to the School Districts and the Town of Fallsburg.

It should also be noted that the summer seasonal population is composed of various population groups. This analysis conservatively considers the costs of all seasonal residents. Based upon it's design elements, the prospective residents of the Raleigh and Heiden project will specifically be an orthodox religious community and as such may only minimally utilize the services provided, thus costs relative to this population may be overstated.

Beyond the direct tax levy to the local taxing districts, there are expected to be secondary benefits to the local economy as a result of construction activities and the future spending by new residents of this project. The spending of residents expected to live at the proposed development will benefit commercial businesses in the local area and the region, and will generate local jobs.

² Phone conversation with Steven Vegliante January 11, 2012.

³ Interview with Greg Tavormina, Sewer Plant Manager, January 12, 2012

⁴ Phone conversation with Henry Lesczynski January 11, 2012.