Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Tuxedo Farms		
Project Location (describe, and attach a general location map): Town of Tuxedo, Orange County, NY		
Brief Description of Proposed Action (include purpose or need): Tuxedo Reserve Owner, LLC is seeking to amend the non-age restricted multi-family unit distribution mix last approved in April 2015 by the Tuxedo Town Board as part of the 2015 Amendment to the Special Permit for the Tuxedo Farms project (formerly known as "Tuxedo Reserve"). The proposed changes would increase the number of 1-bedroom apartments, 3-bedroom townhouses, and 4-bedroom townhouses, and would proportionately decrease the number of 2- and 3-bedroom apartments and 2-bedroom townhouses (the "Proposed Action"). The Proposed Action would not change the total number of non-age restricted multi-family units (293), nor would it change the total number of non-age restricted multi-family bedrooms (604) from what was previously approved. The Proposed Action involves no significant changes to earthwork, limits of disturbance, or other physical improvements related to the Preliminary Plan, last approved in April 2015. The Proposed Action is limited to a reallocation of bedrooms between previously approved multi-family units, and would retain the overall unit and bedroom count as detailed in the 2015 Special Permit.		
Name of Applicant/Sponsor: Tuxedo Reserve Owner, LLC	Telephone: 212-801-1072 E-Mail: adance@related.com	
Address: c/o Andrew Dance, The Related Companies, 60 Columbus Circle		
City/PO: New York	State: NY	Zip Code: 10023
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☑Yes ☐No	Town Board - Special Use Permit and Preliminary Plan Amendment	
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Referral	
c. City Council, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	General Municipal Law Referral	
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☑Yes ☐No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
The property is zoned RO, LIO. R-1, R-2, and R-4.

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Tuxedo Union Free School District

b. What police or other public protection forces serve the project site?
Town of Tuxedo and NYS Police Troop F

c. Which fire protection and emergency medical services serve the project site?
Tuxedo Fire District

d. What parks serve the project site?
The project includes substantial recreation space and parks. It is also in close proximity to NYS parkland (Harriman State Park). Quarry Field and Euvard Field are also in proximity.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential, commercial, recreation and retail as approved in the 2015 Special Permit.

b. a. Total acreage of the site of the proposed action? 2,376 acres
b. Total acreage to be physically disturbed? +/- 415 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2,376 acres

Includes Northern, Fox Hill, and Southern Tracts

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☑ Yes ☐ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated 3
- Anticipated commencement date of phase 1 (including demolition) * month * year
- Anticipated completion date of final phase TBD month 2025 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

***Currently under construction**

The phases will be completed as specified in the 2015 Special Permit.

f. Does the project include new residential uses? ☐ Yes ☑ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases	**The Proposed Action is consistent with the total unit and bedroom counts previously analyzed under prior SEQRA reviews (see attached Technical Memorandum).**			

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures **No changes to the previously approved non-residential aspects of Tuxedo Farms are proposed.**

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? **The Proposed Action would not affect the grading and disturbance analysis set forth in the 2010 Findings Statement or 2015 Amended Findings Statement on record with the Town of Tuxedo.**

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

i*v.* Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): The Proposed Action would not affect the wetlands analysis set forth in the 2010 Findings Statement or 2015 Amended Findings Statement on record with the Town of Tuxedo. No further impacts to wetlands or waterbodies are proposed.

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

_____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☑ No

If Yes:

The Proposed Action would result in a slight reduction in water demand (see attached Technical Memorandum).

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☑ No

If Yes:

The Proposed Action would result in a slight reduction in liquid waste generation (see attached Technical Memorandum).

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

_____

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will line extension within an existing district be necessary to serve the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

_____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☐No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

_____

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

_____

_____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐Yes ☑No

The Proposed Action would not change the previously reviewed and approved Stormwater Pollution Prevention Plan on record with the Town of Tuxedo and NYSDEC.

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

_____

_____

- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☑No

The Proposed Action would not change the previously analyzed air emissions.

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

The Proposed Action would not change the previously analyzed traffic conditions. Please refer to the 2010 FSEIS, 2010 Findings Statement, and 2015 Amended Findings Statement on record with the Town of Tuxedo.

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend

☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

_____

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

_____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:

i. Provide details including sources, time of day and duration:

_____

_____

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No

Describe: _____

_____

n.. Will the proposed action have outdoor lighting? ☐ Yes ☑ No

Lighting associated with the Proposed Action would be consistent with prior approvals.

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

_____

_____

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No

Describe: _____

_____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

_____

_____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

_____

_____

_____

_____

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____

  _____
- Operation: _____

  _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____

  _____
- Operation: _____

  _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

_____

_____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

_____

_____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

_____

_____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

_____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

_____

_____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☑ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	**Refer to the 2010 FSEIS, 2010 Findings Statement, and 2015 Amended Findings Statement on record with the Town of Tuxedo.**		
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

Baker High School

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☑ Yes ☐ No

If Yes:

i. Has the facility been formally closed? ☑ Yes ☐ No

- If yes, cite sources/documentation: NYSDEC

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

In the North Ridge area outside the proposed development area. The area was disclosed and examined in previous SEQRA reviews.

iii. Describe any development constraints due to the prior solid waste activities: _____

None

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 0 to >5 feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: **Refer to the 2010 FSEIS, 2010 Findings Statement, and 2015 Amended Findings Statement on record with the Town of Tuxedo.** _____%

d. What is the average depth to the water table on the project site? Average: 0 to > 5 feet

e. Drainage status of project site soils:
☐ Well Drained: _____% of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site
Refer to the 2010 FSEIS, 2010 Findings Statement, and 2015 Amended Findings Statement on record with the Town of Tuxedo.

f. Approximate proportion of proposed action site with slopes:
☐ 0-10%: _____% of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site
Refer to the 2010 FSEIS, 2010 Findings Statement, and 2015 Amended Findings Statement on record with the Town of Tuxedo.

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No
ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No
Please refer to the 2010 FSEIS, 2010 Findings Statement, and 2015 Amended Findings Statement on record with the Town of Tuxedo.
If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 860-50, 860-53, 860-54 Classification C, B
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size NYS Wetland (in a...
- Wetland No. (if regulated by DEC) SL-23, SL-22

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100 year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500 year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑ Yes ☐ No
If Yes:
i. Name of aquifer: Sole Source Aquifer Names:Ramapo SSA, Principal Aquifer, Primary Aquifer

m. Identify the predominant wildlife species that occupy or use the project site: _____

Refer to the 2010 FSEIS, 2010 Findings Statement, and 2015 Amended Findings Statement on record with the Town of Tuxedo.

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

Refer to the 2010 FSEIS, 2010 Findings Statement, and 2015 Amended Findings Statement on record with the Town of Tuxedo.

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

Refer to the 2010 FSEIS, 2010 Findings Statement, and 2015 Amended Findings Statement on record with the Town of Tuxedo.

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

Refer to the 2010 FSEIS, 2010 Findings Statement, and 2015 Amended Findings Statement on record with the Town of Tuxedo.

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☑ Yes ☐ No

Refer to the 2010 FSEIS, 2010 Findings Statement, and 2015 Amended Findings Statement on record with the Town of Tuxedo.

If Yes:

i. Nature of historic/archaeological resource: ☑ Archaeological Site ☑ Historic Building or District

ii. Name: Tuxedo Park

iii. Brief description of attributes on which listing is based:

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☑ Yes ☐ No

If Yes:

i. Describe possible resource(s): **Refer to the 2010 FSEIS, 2010 Findings Statement, and 2015 Amended Findings Statement on record with the Town of Tuxedo.**

ii. Basis for identification:

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Harriman and Bear Mountain State Parks; Sterling Forest State Park

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):

iii. Distance between project and resource: 0 to 5 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation:

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

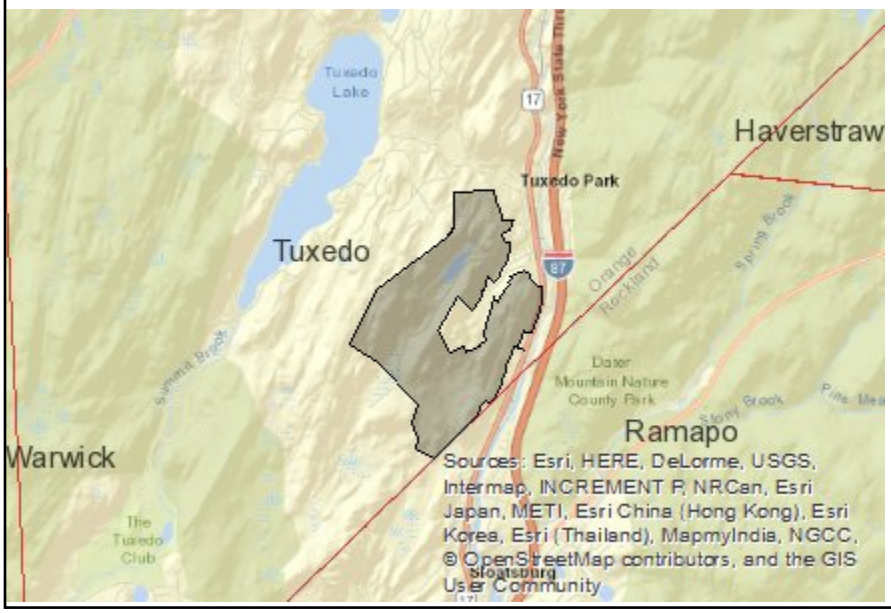
Applicant/Sponsor Name Andrew Dance for Tuxedo Reserve Owner, LLC Date September 5, 2017

Signature Title

PRINT FORM

EAF Mapper Summary Report

Wednesday, August 09, 2017 9:21 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	860-50, 860-53, 860-54
E.2.h.iv [Surface Water Features - Stream Classification]	C, B
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):19.9, NYS Wetland (in acres):15.5
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	SL-23, SL-22
E.2.h.v [Impaired Water Bodies]	No

E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Sole Source Aquifer Names:Ramapo SSA, Principal Aquifer, Primary Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	Tuxedo Park
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

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Technical Memorandum
Tuxedo Farms Multi-Family Unit Mix

September 5, 2017

A. INTRODUCTION

Tuxedo Reserve Owner, LLC is seeking to amend the non-age restricted multi-family unit distribution mix last approved in April 2015 by the Tuxedo Town Board as part of the 2015 Amendment to the Special Permit for the Tuxedo Farms project (formerly known as "Tuxedo Reserve"). The proposed changes would increase the number of 1-bedroom multi-family units, 3-bedroom townhouses, and 4-bedroom townhouses, and would proportionately decrease the number of 2- and 3-bedroom multi-family units and 2-bedroom townhouses (the "Proposed Action"). The Proposed Action would not change the total number of non-age restricted multi-family units (293), nor would it change the total number of non-age restricted multi-family bedrooms (604) from what was previously approved. Consistent with the 2015 Special Permit, the total number of multi-family units would remain 431 (including age-restricted units), the total number of residential units would remain 1,195 (all unit types combined), and the total number of non-age restricted bedrooms would remain 2,860.

The Proposed Action would not significantly alter the anticipated footprint or layout of the proposed multi-family and townhouse units. Therefore, Proposed Action involves no significant changes to earthwork, limits of disturbance, or other physical improvements related to the Preliminary Plan, last approved in April 2015. The Proposed Action is limited to a reallocation of bedrooms between and within previously approved multi-family units, and would retain the overall unit and bedroom count as detailed in the 2015 Special Permit.

B. NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)

The Tuxedo Farms project, a Planned Integrated Development (PID) comprising a total of 1,195 residential units, 14,000 square feet of commercial/retail space, and 30,000 square feet of recreational building space, along with associated infrastructure and stormwater improvements on ±2,376 acres, has been the subject of extensive environmental review under SEQRA. The original Preliminary Plan and Special Permit for the Tuxedo Farms project were issued in 2004 after publication of the Final Environmental Impact Statement in 2003, and the adoption of a SEQRA Findings Statement in 2004. In 2008 Tuxedo Reserve Owner, LLC, an affiliate of the Related Companies (the "Developer" or "Applicant"), submitted an application to amend the previously approved development plan to include new areas of disturbance and to amend the unit distribution. A Supplemental Environmental Impact Statement (SEIS) and Final SEIS were prepared, and a new SEQRA Findings Statement, amendment to the 2004 Special Permit, and amended preliminary plat approval were adopted by the Town Board in 2010. In 2015, additional minor amendments to the Special Permit and Preliminary Plat, for which the Town of Tuxedo Town Board issued an Amended Findings Statement, were pursued and approved.

The Proposed Action would require a minor amendment to the 2015 Preliminary Plat dated February 27, 2015, last revised April 20, 2015. In so far as the current Special Permit approved on or about April 20

2015, references the Preliminary Plat, the Proposed Action would require an amendment to refer to the revised Preliminary Plat.

C. DESCRIPTION OF THE PROPOSED ACTION

The Proposed Action would increase the number of 1-bedroom multi-family units, 3-bedroom townhouses, and 4-bedroom townhouses, and would proportionately decrease the number of 2- and 3-bedroom multi-family units and 2-bedroom townhouses (see **Table 1**).[1] In addition, the proposed multi-family units would be offered as rental units instead of for-sale units. The modifications are proposed to respond to changes in market demand.

Overall, there would be no change in the total number of multi-family units or the total number of bedrooms from what was approved as part of the 2015 Special Permit. The Proposed Action is consistent with the unit and bedroom caps outlined in the 2015 Special Permit which restrict the total number of residential units to 1,195, the total number of multi-family units at 431, and the total number of non-age-restricted bedrooms at 2,860.

Table 1
Proposed Adjustment to Multi-Family Unit Mix

		Approved		Proposed		Net Change	
Unit Type[1]	Number of Bedrooms	Unit Count	Bedroom Count	Unit Count	Bedroom Count	Unit Count	Bedroom Count
Townhouse	4	0	0	13	52	13	52
Townhouse	3	0	0	100	300	100	300
Townhouse	2	61	122	0	0	(61)	(122)
Multi-Family	3	36	108	0	0	(36	(108)
Multi-Family	2	178	356	72	144	(106)	(212)
Multi-Family	1	18	18	108	108	90	90
	TOTAL	**293**	**604**	**293**	**604**	**0**	**0**

Notes: [1] Approved multi-family units were for-sale units. Proposed multi-family units would be rental units.

D. POTENTIAL EFFECTS OF THE PROPOSED ACTION

For the reasons identified below, the Proposed Action is not anticipated to result in any significant adverse impacts. The Tuxedo Farms project has been the subject of extensive environmental review under SEQRA. The Proposed Action is a limited change to the unit mix that would have a de minimis effect on the overall project, and is not anticipated to substantially change the results of the previous analyses under SEQRA.

FISCAL

As discussed above, the Proposed Action would increase the number of 1-bedroom multi-family units, 3-bedroom townhouses, and 4-bedroom townhouses, and would proportionately decrease the number of 2- and 3-bedroom multi-family units and 2-bedroom townhouses. The proposed unit mix change—which includes a greater number of higher value townhouse units—would increase the total assessed value of the Tuxedo Farms project (see **Table 2**). Therefore greater tax revenue can be anticipated to result from the Proposed Action.

[1] The 2010 FSEIS approved unit distribution for the full project can be found in Attachment A.

Table 2
Total Assessed Value Comparison

Unit Type	Market Value per Unit[1]	Approved		Proposed		Net Change	
		Unit Size	Total Assessed Value[2]	Unit Size	Total Assessed Value[2]	Unit Size	Total Assessed Value
Townhouse (4 BR)	$515,700	2,800	$0	2,800	$1,196,682	-	$1,196,682
Townhouse (3 BR)	$515,700	2,400	$0	2,400	$9,205,245	-	$9,205,245
Townhouse (2 BR)	$515,700	2,000	$5,615,199	-	$0	-	($5,615,199)
Multi-Family Unit (3 BR)	$312,320	1,350	$2,006,968	-	$0	-	($2,006,968)
Multi-Family Unit (2 BR)	$250,803	950	$7,968,764	1,014	$3,223,320	64	($4,745,444)
Multi-Family Unit (1 BR)	$179,821	750	$577,765	850	$3,466,589	100	$2,888,824
	TOTAL		$16,168,696	**-**	$17,091,836	**-**	$923,140

Notes: [1] For consistency, total assessed value utilizes the same market values as the 2010 FSEIS. Multi-family housing units were valued based on a rental income approach as described in Appendix F of the 2010 FSEIS. Since the proposed units are larger than previously analyzed this is a conservative comparison.
[2] Per 2010 FSEIS, total assessed value is calculated using an equalization rate of 17.85%.

The Proposed Action could result in a slight increase in the number of school age children attributable to the Tuxedo Farms development (see **Table 3**). Based on the school age children generation rates utilized in the 2010 FSEIS (see Attachment B), the proposed unit mix would increase the number of school age children from 427, as analyzed in the 2010 FSEIS, to 464 (an 8.6 percent increase).

Table 3
Projected Number of School Age Children

Unit Type	Number of Bedrooms	Student Generation Rate[1]	Approved		Proposed		Net Change	
			Unit Count	Total Number of Students	Unit Count	Total Number of Students	Unit Count	Total Number of Students
Townhouse	4	0.677	0	0	13	8.8	13	8.8
Townhouse	3	0.343	0	0	100	34.3	100	34.3
Townhouse	2	0.074	61	4.5	0	0.0	(61)	(4.5)
Multi-Family (Sale)	3	0.332	36	12	-	-	(36)	(12.0)
Multi-Family (Sale)	2	0.064	178	11.4	-	-	(178)	(11.4)
Multi-Family (Sale)	1	0.036	18	0.6	-	-	(18)	(0.6)
Multi-Family (Rent)	3	0.644	-	-	0	0.0	0	0
Multi-Family (Rent)	2	0.232	-	-	72	16.7	72	16.7
Multi-Family (Rent)	1	0.051	-	-	108	5.5	108	5.5
	TOTAL		**293**	**28.5**	**293**	**65.3**	**0**	**36.8**

Notes: [1] Student generation rates from BAE Memorandum dated March 16, 2010, per 2010 FSEIS.

This is attributable to two factors: (1) the addition of 3- and 4-bedroom townhouse units which are presumed to have more children than similarly sized multi-family units; and (2) the conversion of the multi-family units from for sale to rental units. As shown in **Table 4** below, if the same number of 1- and 2-bedroom multi-family units were proposed as for sale instead of rental, the number of school age

children would be reduced by 10.5. This would result in a 5.4 percent increase (instead of 8.6 percent) over the previously analyzed condition.

Table 4
Comparison of Number of School Age Children in Rental versus For Sale Multi-Family Units

Multi-Family Unit Type	Proposed Number of Units	Number of School Children[1]		Difference
		For Sale Unit	Rental Unit	
2 Bedroom	72	4.6	16.7	12.1
1 Bedroom	108	3.9	5.5	1.6
	TOTAL	**8.5**	**22.2**	**10.5**

Notes: [1] Student generation rates from BAE Memorandum dated March 16, 2010, per 2010 FSEIS.

For consistency purposes, this analysis utilized generation rates prepared by the Town of Tuxedo's consultant Bay Area Economics (BAE) for the 2010 FSEIS. However, these estimates were based on the 2000 Census (the 2010 Census was not yet available) and may be inflated and inconsistent with current population trends that reflect a declining birth rate. In May 2013, Hudson Valley Pattern for Progress (HVPP) published *The Empty Classroom Syndrome*, which discussed declining enrollment projections in the Hudson Valley as a result of declining birth rates and a net out-migration. In particular, this report identified declining enrollment trends in suburban and rural parts of Orange County (see Attachment C). By 2020, HVPP projected the Tuxedo Union Free School District to have a 33 percent decline in student population from its peak of 655 students in 2006 to 440. However, this report was published before the Greenwood Lake students left the district. At this time, the Tuxedo Union Free School District has 247 students, a 62 percent decline since 2006. As discussed in the HVPP report, declining enrollment trends have caused some districts to close schools. The Tuxedo Union Free School District is currently substantially under capacity, and has been accepting students from other districts on a tuition basis to reach the economies of scale necessary to sustain the array of support services for the students. The negligible potential increase in the number of school age children would further offset the adverse effects of declining enrollment.

In addition, it is anticipated that the cost of the potential increase in school age children would be offset by the increased assessed value of the project as set forth in **Table 2** above, as well as mitigation measures that will be implemented by the Applicant as required by the 2010 Findings Statement, 2015 Amended Findings Statement, and 2015 Special Permit. As detailed in the 2015 Special Permit, the Applicant shall donate +/- 42 acres of land for athletic and playing fields to the Tuxedo Union Free School District (TUFSD), as well as gift the TUFSD a total of $2.5 million.

As has been demonstrated extensively through past SEQRA reviews—most recently in 2015 as part of the Special Permit Amendment—the value of the various land donations, public improvements, and monetary gifts exceed the cost of the Tuxedo Farms project. Therefore, this de minimis change to the unit mix distribution is not anticipated to result in any significant adverse fiscal impacts or impacts to the TUFSD.

WATER/SEWER

The Proposed Action would result in a slight decrease of 3,860 gallons per day (gpd) of water demand and waste water generation. This is primarily due to the increase in the number of 1-bedroom multi-family units (see **Table 5** below).

Since the Proposed Action would decrease the projected water demand and waste water generation, the Proposed Action would not substantively effect the provision of water and sewer services as analyzed and set forth in the 2010 FSEIS, 2010 Findings Statement, 2015 Amended Findings Statement, and 2015 Special Permit.

Table 5
Comparison of Water/Sewer Generation Rates

Unit Type	Number of Bedrooms	Flow/Unit (gpd)[1]	Approved		Proposed		Net Change	
			Unit Count	Total Flow (gpd)[2]	Unit Count	Total Flow (gpd)[2]	Unit Count	Total Flow (gpd)
Townhouse	4	380	0	0	13	4,940	13	4,940
Townhouse	3	320	0	0	100	32,000	100	32,000
Townhouse	2	240	61	14,640	0	0	(61)	(14,640)
Multi-Family	3	320	36	11,520	0	0	(36)	(11,520)
Multi-Family	2	240	178	42,720	72	17,280	(106)	(25,440)
Multi-Family	1	120	18	2,160	108	12,960	90	10,800
		TOTAL	**293**	**71,040**	**293**	**67,180**	**0**	**(3,860)**

Notes: [1] Water/Sewer Flow per Unit is based on 1988 DEC Standards with water saving devices (20% reduction), per 2010 SEIS.
[2] Total Water/Sewer Flow is gpd on 30-day average basis.

E. CONCLUSION

The Proposed Action involves no significant changes to earthwork, limits of disturbance, or other physical improvements related to the Preliminary Plan, last approved in April 2015. The Proposed Action is limited to a reallocation of bedrooms between previously approved multi-family units, and would retain the overall unit and bedroom count as detailed in the 2015 Special Permit. Therefore, for the reasons identified above, the Proposed Action is not anticipated to result in any significant adverse impacts.

Attachment A: Unit Mix Comparison

Table A-1
Detailed Unit Mix Comparison

Unit Type	Number of Bedrooms	Program Mix		
		2010 FSEIS	Proposed Adjustment	Net Change
SINGLE FAMILY				
NON-RESTRICTED				
Estate	4	27	27	0
Manor	4	101	101	0
Manor	3	0	0	0
Village	4	0	0	0
Village	3	216	216	0
Cottage	3	158	158	0
Cottage	2	0	0	0
Cottage (Alley)	3	161	161	0
Carriage	2	42	42	0
Subtotal	--	***705***	***705***	***0***
AGE-RESTRICTED				
Village	3	8	8	0
Cottage	3	26	26	0
Cottage	2	0	0	0
Cottage (Alley)	3	17	17	0
Carriage	3	0	0	0
Carriage	2	8	8	0
Subtotal	--	***59***	***59***	0
TOTAL SINGLE FAMILY	--	***764***	***764***	***0***
MULTI-FAMILY				
NON-RESTRICTED				
Townhouse	4	0	13	13
Townhouse	3	0	100	100
Townhouse	2	61	0	(61)
Multi-Family	3	36	0	(36
Multi-Family	2	178	72	(106)
Multi-Family	1	18	108	90
Subtotal	--	***293***	***293***	***0***
AGE-RESTRICTED				
Townhouse	2	58	58	0
Multi-Family	3	16	16	0
Multi-Family	2	62	62	0
Multi-Family	1	2	2	0
Subtotal	--	***138***	***138***	0
TOTAL MULTI-FAMILY	--	***431***	***431***	***0***
TOTAL PROJECT		**1195**	**1195**	**0**

Notes: [1] Approved multi-family units were for-sale units. Proposed multi-family units would be rental units.

Table A-2
Proposed Adjustment to Multi-Family Unit Mix Bedrooms

Unit Type[1]	Number of Bedrooms	Total Bedroom Count		
		Approved	Proposed	Net Change
Townhouse	4	0	52	52
Townhouse	3	0	300	300
Townhouse	2	122	0	(122)
Multi-Family	3	108	0	(108)
Multi-Family	2	356	144	(212)
Multi-Family	1	18	108	90
TOTAL		**604**	**604**	**0**

Attachment B: BAE Student Generation Rates

Table 1: Comparison of Student Generation Factors

	1990 Data	2000 Data		
	BAE 1990 Method	AKRF SEIS	BAE 1990 Method	BAE Revised Method
Single-Family Detached				
1-Bedroom (a)	0.194 (b)	0.489	0.474	0.499
2-Bedroom	0.119	0.145	0.132	0.140
3-Bedroom	0.474	0.519	0.509	0.524
4-Bedroom	0.852	0.869	0.855	0.880
Single-Family Attached				
1-Bedroom (a) (c)	0.078	0.197	0.207	0.207
2-Bedroom (c)	0.061	0.073	0.074	0.074
3-Bedroom (c)	0.246	0.331	0.332	0.343
4-Bedroom (a)	0.359	0.643	0.655	0.677
Rental Apartments				
1-Bedroom (a)	0.063 (b)	na	0.052	0.051
2-Bedroom (a)	0.244 (b)	na	0.222	0.232
3-Bedroom (a)	0.621 (b)	na	0.648	0.644
4-Bedroom (a)	0.770 (b)	na	0.396	0.396
For-Sale Apartments				
1-Bedroom	na	na	0.024	0.036
2-Bedroom	na	na	0.064	0.064
3-Bedroom	na	na	0.308	0.332
4-Bedroom (a)	na	na	0.556	0.556

For additional detail on the calculation of the 2000-based rates, see Appendix B.
(a) This factor is not actually used, as there are no units of this size/type in the current development plan.
(b) Not presented by AKRF, but available from Attachment G-2 of the 2002 BAE Memorandum.
(c) This factor was used by AKRF in the SEIS for the apartments.

Source: BAE, based on information from AKRF, HR&A, and the U.S. Census Bureau.

Application of Student Generation Rates to Development Program. As a final step, BAE has applied the various student generation rates to the currently proposed development program. The results are shown in Table 2. To simplify the Table, the age-restricted units, which would not generate additional public school students, are not shown.

Using the AKRF/SEIS student generation rates, BAE estimates that the proposed development would add 428 public school students to the population of the Town of Tuxedo. This is one pupil more than the estimate in the SEIS, perhaps due to independent rounding. Using the 1990 methodology, BAE projects a total of 415 students, and using the revised methodology, BAE's estimate of additional public school students is 428. It should be noted that the two BAE estimates use a student generation factor for the multifamily units that is derived from a different unit based, namely for-sale apartments, than the AKRF estimate, which uses the rates for single-family for-sale

detached units. As shown, the difference in the results appear to be neglible. In fact, the sample size for the for-sale apartments is relatively small, and the substitution of the rates for single-family detached units would not be unreasonable (with another possible solution being the combining of rates for all the multifamily unit types, from single-family attached through larger apartment buildings. The findings would not be substantively changed in any case.

Table 2: Estimated Public School Students, 2009 Development Program for Non-Age Restricted Units

			AKRF SEIS		BAE 1990 Method		BAE Revised Method	
Unit Type	Bed-rooms	Number of Units	Student Generation Factor	Total Students	Student Generation Factor	Total Students	Student Generation Factor	Total Students
SINGLE FAMILY								
Estate	4	27	0.869	23	0.855	23	0.880	24
Manor	4	101	0.869	88	0.855	86	0.880	89
Village	3	216	0.519	112	0.509	110	0.524	113
Cottage	3	158	0.519	82	0.509	80	0.524	83
Cottage (Alley)	3	161	0.519	84	0.509	82	0.524	84
Carriage	2	42	0.145	6	0.132	6	0.140	6
Subtotal		705		395		387		399
MULTIFAMILY								
Townhouse	3	0	0.331	0	0.332	0	0.343	0
Townhouse	2	61	0.073	4	0.074	4	0.074	5
Multifamily	3	36	0.331	12	0.308	11	0.332	12
Multifamily	2	178	0.073	13	0.064	11	0.064	11
Multifamily	1	18	0.197	4	0.024	0	0.036	1
Subtotal		293		33		27		29
GRAND TOTAL				**428**		**415**		**428**

Source: BAE, based on information from AKRF and the U.S. Census Bureau.

Summary of PUMS Analysis

While to date BAE has not able to determine precisely how AKRF derived its public school student generation factors, they are clearly of the correct order of magnitude. In fact, using a slightly revised method for calculating the student generation rates, BAE arrived at the same overall estimated public school student count.

One issue that was a factor in the HR&A analysis and BAE's 2002 analysis was the age of the data used; by the time the FEIS was issued in 2003, the PUMS data used was over 13 years old. A similar problem arises today; the 2000 Census data is 10 years old. As noted by BAE in 2002 and confirmed by the newer student generation factors, the average number of children per household rose between 1990 and 2000. Since the 2010 Census is only now underway, BAE has not been

Attachment C: HVPP Report

THE EMPTY CLASSROOM SYNDROME

A Discussion Brief on the State of School Enrollment Projections in the Hudson Valley

Facing the Crisis of Future Enrollment Declines

May 2013

HUDSON VALLEY

PATTERN FOR PROGRESS

Improving Hudson Valley Quality of Life Through Regional Solutions Since 1965

Enrollment Drops, and No End in Sight

The news of closing schools and tight budgets is everywhere. While it seems as if discussions about school closures have hit a saturation point and will now start abating, the numbers suggest otherwise.

According to projections through 2020, the conversation about closing schools and reorganizing districts is just beginning for many of school districts in the Hudson Valley and in New York State.

The constraints of the state's tax cap and Gap Elimination Adjustment (money taken from school aid to close the state's budget deficit) have their impacts. So do hefty pension costs plus contracted health care, salary and step increases. However, there is nothing that indicates the region is facing a crisis more strongly than present and projected enrollment declines. For most of the Valley, school-age populations are falling and they are not bouncing back. We have stopped growing.

One year ago, in Spring 2012, Hudson Valley Pattern for Progress laid out the issues facing the region's school districts. For those counting on student population growth, the picture was not pretty. In this update, we examine future enrollment realities for the 114 public school districts in Columbia, Dutchess, Greene, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester Counties

In 94 of the districts (or 82%), the enrollment is either flat or declining. Of the declining districts, half are predicted to shrink by 10% and more from their peak enrollments over the past 20 years.

The numbers predict a sobering reality for more than half of the districts involved. Public school enrollment is in a freefall for the majority of the region's districts and many are not bottoming out — at least until after 2020, according to current projections from Cornell University's Program on Applied Demographics. Factoring out Westchester County, a flat or falling enrollment is nearly universal.

There are many reasons for the decline. Among them:

- Babies: there are fewer of them. The number of babies born in our counties each year has been flat or declining. From 2001-2011, the number of babies born in the Hudson Valley dropped by 11%, or about 1% each year.
- Continuing unemployment and a sparse influx of new jobs, is impacting family size; so is the cost of housing. To some extent, young couples are weighing whether they can afford to support more than one or two children.
- Families with children are not moving to the Hudson Valley from urban areas at the rate they once did. Taxes and the high cost of living in New York State are two reasons for this. The population spike of those fleeing New York City post 9/11 is over.
- Growth in the region and the state has slowed. Orange County, once among the fastest growing counties in New York State, slowed to an annual growth rate of less than 1% in the 2012 census figures. Only two counties in the state showed a growth of more than 1%; none grew more than 2%.
- School age populations are among the fastest shrinking. In the region, the fastest growing age brackets by far are those 65 and older, often growing at 10-times the rate of the 0-19 year old set.

Will Closing School Buildings Close the Gap?

There are 3,050 public school buildings in New York State, according to the NYS Association for Superintendents of Buildings and Grounds. The Hudson Valley is home to 538 of them.

From 1999 through the end of this school year, more than 30 school buildings across the region have closed or will close.

School leaders are trying to keep up with enrollment contractions by shrinking the physical infrastructure of their districts.

Below is a list of selected districts that are wrestling with decisions to close schools. Also given is district enrollment as of 2010 alongside projections through 2020.

Marlboro — has proposed closing Milton Elementary and Middlehope Elementary. *From 2010 to 2020, district enrollment is projected to drop by 148 students.*

Newburgh — has discussed, but is holding off on closing one of its elementary schools. *From 2010 to 2020, district enrollment is projected to drop by 445 students.*

Valley Central — will close Maybrook Elementary School. *From 2010 to 2020, district enrollment is projected to drop by 364 students.*

Warwick – will close Kings Elementary School this year. Has talked about closing Park Avenue Elementary School. *From 2010 to 2020, district enrollment is projected to drop by 310 students.*

Wappingers — has discussed closing the Evans Elementary School; as of March 2013, the school was spared. *From 2010 to 2020, district enrollment is projected to drop by 342 students.*

Has Money Helped to Hide the Problem?

When Pattern set out to examine the scope of the enrollment crisis, one question arose repeatedly. It was about the role that public money may have played in masking the problem from public view.

Much of the public discussion about closing schools focuses on the issue of affordability and that a decline in state aid is, in part, to blame. *Yet state aid figures show the opposite to be true.* ***Even when enrollment has fallen, for the ten years ending in 2010, overall state aid has risen in the vast majority of school districts.*** The increase in aid over that time period is sometimes dramatic.

A prime example of this occurs in the small, rural Sullivan County school district of Eldred where state aid doubled while enrollment declined by more than 100 students (13%) from 2000 to 2010. Another is Newburgh. Its student enrollment decreased by more than 900 students in this same time period and its state aid increased from $74 million to $124 million. [To see the detail on recent state aid increases for districts across the state, visit www.pattern-for-progress.org]

The state aid formula in New York State, legendary for its layers of complexity, is also noted for the political considerations that impact it each year. The result is a formula that, while it begs for reform and has been the subject of many attempts, still resists it at its most basic level.

A number of factors may account for increased state aid despite dropping enrollments. Among these are:

Staffing: Schools may have fewer students, but that does not necessarily mean a district can get by with fewer teachers. whether there are 25 students in the class or 15, a school still needs a third grade teacher. In a related factor, the rise in pension and health benefit costs at the district level have outpaced almost all other costs.

"Save Harmless:" A mechanism called Save Harmless or Hold Harmless was instituted in the state aid formula in New York State in 1962. In the simplest of terms, it guarantees school districts that state aid will not drop from one year to the next. It was meant to stabilize aid in the event of enrollment drops or fluctuations in property values.

The fiscal effect of substantial state aid increases in districts where enrollments have dropped is an ever-increasing cost per pupil*. In the Eldred example, the annual cost per pupil went from $11,080 to $26,083 in the course of the ten years examined. The cost per pupil in Newburgh went from $10,798 to $21,163. [Recent costs per pupil for all districts in the state can be found at www.pattern-for-progress.org]

Across the state, the cost per pupil over the 10-year period went from $11,871 to $20,410. Enrollment dropped from 2.87 million to 2.78 million in the same time period.

***Cost per pupil reflects the NYS Education Department formula using total expenditures.**

Enrollment Drops, State Aid Rises

Public School Districts**	Enrollment 2000*	State Aid 2000 (in millions)	Enrollment 2010*	State Aid 2010 (in millions)	% Enrollment Change 2000 to 2010	% Change in State aid
Onteora	2,351	$7.26	1,545	$8.18	**-34%**	**13%**
Rondout Valley	2,991	$15.58	2,265	$21.05	**-24%**	**35%**
Livingston Manor	742	$4.35	577	$5.21	**-22%**	**20%**
Eldred	784	$2.67	675	$5.44	**-14%**	**104%**
Hyde Park	4,689	$17.11	4,050	$23.11	**-14%**	**35%**
Kingston	8,178	$34.66	7,166	$46.97	**-12%**	**36%**
Mount Vernon	10,092	$57.07	8,904	$69.92	**-12%**	**23%**
Spackenkill	1,804	$3.82	1,615	$6.31	**-10%**	**65%**
Washingtonville	4,859	$21.45	4,422	$26.54	**-9%**	**24%**
Ellenville	1,942	$11.55	1,768	$16.07	**-9%**	**39%**
Ardsley	2,140	$3.03	1,982	$5.78	**-7%**	**91%**
Port Jervis City	3,237	$20.18	3,037	$29.03	**-6%**	**44%**

Data: NYS Education Department. *State aid enrollment-count method varies slightly from that used in State Report Card numbers.
**** Selected to represent various counties in the region from among districts where enrollment is declining.**

The View to 2020: Students Are Disappearing

Enrollment declines are now affecting the vast majority of school districts in the Hudson Valley. The Cornell Program on Applied Demographics, a leader in demographic research facilities, has projected school enrollments through 2020 in New York State, and the drop in student numbers is pronounced.

Rural schools are projected to see the worst of it. In Pattern's nine-county area, Columbia and Greene Counties are projected to see the greatest decreases with enrollments dropping more than 25% county-wide. Ulster and Sullivan counties come next.

Urban schools in low-employment areas are not far behind. Kingston is a good example; it is set to see an enrollment decline of 23% from its recent peak in 2001 and has already closed school buildings. Newburgh is projected to see a decline of 15% from its peak in 2003, and has wrestled with the idea of closing at least one elementary school.

Even those suburban districts that initially appear to fare well in the Cornell projections are now also flattening out. Cornwall Central School District, for instance, with its new high school and "good-results" reputation, has now ceased its upward enrollment climb, said Orange-Ulster BOCES Chief Operating Officer Terrence Olivo looking at the newest enrollment numbers released to BOCES last month. The trend of in-migration for Cornwall has now slowed as has the birth rate, two factors affecting many other districts.

It's a crisis, yes, said Olivo. But it is one that provides the motivation for reforms that have been talked about for years but never fully explored or acted upon. "It's forcing us to take a long, really hard look at doing things differently, " he said. "We have held onto the agrarian model for too long. It's clear we held onto the real property-based model for too long."

"The school enrollment crisis certainly gives a reason to think that different organizational structures should be investigated."

Terrence Olivo
Orange-Ulster BOCES,COO

Hudson Valley schools are not alone; regions north of Albany and in central New York State are in even steeper declines, said New York State Education Department Deputy Commissioner Charles Szuberla. Szuberla, once the head of facilities throughout the state, told Pattern that the department is proceeding with extreme caution before approving any plans for school expansions. New York State Education Department Commissioner John King has issued a renewed call for district consolidation saying that the state's system of 684 separate districts is simply unsustainable.

Rank Within Region	Public School Districts* (with peak year since1993)	Rank Within County	1993	2000	Peak	2010	2020 projection **	Change From Peak Year to 2020
Columbia County								
5	New Lebanon CSD (1998)	C-1	655	635	**690**	470	**414**	**-40%**
14	Germantown CSD (1997)	C-2	748	807	**840**	589	**569**	**-32%**
16	Hudson City SD (1993)	C-3	2,500	2,406	**2,500**	1,880	**1,706**	**-32%**
18	Kinderhook CSD (1994)	C-4	2,464	2,385	**2,476**	1,961	**1,713**	**-31%**
20	Chatham CSD (1997)	C-5	1,550	1,512	**1,569**	1,262	**1,121**	**-29%**
25	Taconic Hills CSD (1999)	C-6	1,709	1,885	**1,898**	1,510	**1,420**	**-25%**
	Columbia County Totals				***9,973***		**6,943**	***-30%***
Dutchess County								
8	Northeast CSD (1993)	D-1	1,085	944	**1,085**	771	**655**	**-40%**
7	Pine Plains CSD (1994)	D-2	1,529	1,491	**1,565**	1,108	**943**	**-40%**
24	Spackenkill Union Free SD (2003)	D-3	1,483	1,761	**1,835**	1,613	**1,372**	**-25%**
27	Hyde Park CSD (2002)	D-4	4,352	4,611	**4,729**	4,050	**3,601**	**-24%**
36	Rhinebeck CSD (2000)	D-5	1,227	1,298	**1,298**	1,162	**1,045**	**-19%**
45	Arlington CSD (2005)	D-6	7,852	9,462	**10,322**	9,724	**8,683**	**-16%**
46	Beacon City School District (2004)	D-7	2,903	3,312	**3,601**	3,292	**3,036**	**-16%**
50	Dover Union Free SD (2001)	D-8	1,644	1,820	**1,833**	1,560	**1,559**	**-15%**
52	Pawling CSD (2007)	D-9	1,134	1,298	**1,462**	1,354	**1,252**	**-14%**
54	Red Hook CSD (2005)	D-10	2,060	2,339	**2,364**	2,163	**2,048**	**-13%**
72	Millbrook CSD (2008)	D-11	1,004	1,182	**1,229**	1,180	**1,144**	**-7%**
78	Wappingers CSD (2006)	D-12	11,021	11,836	**12,504**	12,314	**11,972**	**-4%**
80	Poughkeepsie City SD (2003)	D-13	3,882	4,331	**4,676**	4,451	**4,515**	**-3%**
	Dutchess County Totals				***48,503***		**41,825**	***-14%***
Greene County								
2	Hunter-Tannersville CSD (1997)	G-1	513	565	**589**	409	**296**	**-50%**
9	Windham-Ashland-Jewett CSD (1998)	G-2	521	542	**556**	399	**341**	**-39%**
10	Cairo-Durham CSD (2001)	G-3	1,511	1,780	**1,825**	1,442	1,190	**-35%**
23	Greenville CSD (2000)	G-4	1,283	1,465	**1,465**	1,248	**1,089**	**-26%**
44	Catskill CSD (2003)	G-5	1,717	1,757	**1,817**	1,672	**1,523**	**-16%**
53	Coxsackie-Athens CSD (1993)	G-6	1,642	1,622	**1,642**	1,527	**1,414**	**-14%**
	Greene County Totals				***7,894***		**5,853**	***-26%***

Creating further urgency for new thinking is the new reality that schools can no longer turn to taxpayers to fill budget gaps. The tax cap, while it can be surpassed by a 60% majority vote, has put an end to that practice. The effect is already on the horizon. In a recent survey conducted by the NYS School Boards Association, 40% of school superintendents predicted that, within four years, they will be unable to balance their budgets and still provide mandated levels of education. Even so, an April 2013 State Comptroller's report shows only 5% of school districts plan to override the tax cap in 2013.

Rank Within Region	Public School Districts* (with peak year since1993)	RANK Within county	1993	2000	Peak	2010	2020 projection**	Change From Peak Year to 2020
Orange County								
13	Tuxedo Union Free SD (2006)	O-1	439	549	**655**	623	**440**	**-33%**
11	Greenwood Lake UFSD (1996)	O-2	725	781	**844**	547	**554**	**-34%**
21	Highland Falls CSD (2002)	O-3	1,043	1,172	**1,229**	1,019	**893**	**-27%**
26	Port Jervis City SD (1998)	O-4	3,483	3,427	**3,555**	2,957	**2,665**	**-25%**
30	Washingtonville CSD (2002)	O-5	4,429	4,999	**5,122**	4,451	**4,010**	**-22%**
41	Warwick Valley CSD (2003)	O-6	3,453	4,265	**4,681**	4,166	**3,856**	**-18%**
43	Valley Central SD (2002)	O-7	4,468	5,014	**5,319**	4,810	**4,446**	**-16%**
51	Newburgh City SD (2003)	O-8	11,057	12,255	**12,672**	11,227	**10,782**	**-15%**
55	Pine Bush CSD (2005)	O-9	5,536	5,819	**6,174**	5,696	**5,358**	**-13%**
64	Minisink Valley CSD (2005)	O-10	3,571	4,182	**4,680**	4,425	**4,180**	**-11%**
71	Florida UFSD (2003)	O-11	634	804	**903**	849	**838**	**-7%**
87	Monroe-Woodbury CSD (2007)	O-12	5,396	6,829	**7,503**	7,375	**7,388**	**-2%**
91	Goshen CSD (2009)	O-13	2,337	2,660	**2,973**	2,951	**2,996**	**1%**
97	Chester UFSD (2010)	O-14	859	932	**1,055**	1,055	**1,091**	**3%**
104	Middletown City SD (2010)	O-15	5,392	6,235	**6,828**	6,828	**7,174**	**5%**
114	Cornwall CSD (2010)	O-16	2,465	2,848	**3,457**	3,457	**4,278**	**24%**
	Orange County Totals				***67,650***		**60,949**	***-10%***
Putnam County								
6	Garrison UFSD (2002)	P-1	255	271	**299**	260	**180**	**-40%**
37	Brewster CSD (2003)	P-2	2,878	3,471	**3,726**	3,421	**3,000**	**-19%**
38	Mahopac CSD (2004)	P-3	4,040	4,943	**5,377**	4,949	**4,342**	**-19%**
67	Putnam Valley CSD (2002)	P-4	1,256	1,360	**1,945**	1,819	**1,774**	**-9%**
70	Carmel CSD (2002)	P-5	4,402	4,856	**4,956**	4,581	**4,591**	**-7%**
93	Haldane CSD (2009)	P-6	745	846	**902**	892	**912**	**1%**
	Putnam County Totals				***17,205***		**14,799**	***-14%***
Rockland County								
49	Clarkstown CSD (2006)	R-1	8,531	8,990	**9,473**	9,028	**8,034**	**-15%**
57	East Ramapo CSD (Spring Valley) (1998)	R-2	8,701	9,028	**9,299**	8,118	**8,157**	**-12%**
74	South Orangetown CSD (2006)	R-3	2,423	2,986	**3,478**	3,441	**3,273**	**-6%**
79	Haverstraw-Stony Point CSD (2003)	R-4	6,969	7,730	**8,229**	7,925	**7,883**	**-4%**
81	Nanuet UFSD (2006)	R-5	1,719	1,997	**2,314**	2,299	**2,240**	**-3%**
84	Pearl River UF SD (2009)	R-6	1,898	2,403	**2,664**	2,649	**2,587**	**-3%**
86	Ramapo Central SD (Suffern) (2005)	R-7	3,894	4,357	**4,751**	4,707	**4,617**	**-3%**
102	Nyack UFSD (1995)	R-8	2,965	2,917	**3,082**	2,922	**3,226**	**5%**
	Rockland County Totals				***43,290***		**40,017**	***-8%***
Sullivan County								
3	Roscoe CSD (1993)	S-1	368	303	**368**	235	**190**	**-48%**
15	Sullivan West CSD (1999)	S-2	**N/A**	1,672	**1,755**	1,276	**1,197**	**-32%**
17	Livingston Manor CSD (1995)	S-3	735	683	**768**	507	**531**	**-31%**
32	Eldred CSD (1996)	S-4	707	759	**779**	647	**614**	**-21%**
33	Liberty CSD (1995)	S-5	1,763	1,725	**1,866**	1,499	**1,473**	**-21%**
56	Tri-Valley CSD (2004)	S-6	1,137	1,192	**1,246**	1,130	**1,084**	**-13%**
58	Monticello CSD (2010)	S-7	3,600	3,467	**3,955**	3,955	**3,483**	**-12%**
61	Fallsburg CSD (2006)	S-8	1,367	1,348	**1,460**	1,347	**1,298**	**-11%**
	Sullivan County Totals				***12,197***		**9,870**	***-19%***
Ulster County								
4	Onteora CSD (1998)	U-1	2,311	2,318	**2,469**	1,533	**1,331**	**-46%**
12	Rondout Valley CSD (1998)	U-2	2,760	2,838	**2,974**	2,223	**1,971**	**-34%**
29	Kingston City SD (2001)	U-3	7,554	8,206	**8,237**	6,851	**6,339**	**-23%**
34	Saugerties CSD (1997)	U-4	3,316	3,424	**3,472**	2,978	**2,751**	**-21%**
40	Ellenville CSD (1994)	U-5	1,947	1,962	**2,002**	1,705	**1,637**	**-18%**
62	New Paltz CSD (2000)	U-6	2,225	2,391	**2,391**	2,229	**2,126**	**-11%**
65	Marlboro CSD (2005)	U-7	2,046	2,119	**2,137**	2,060	**1,912**	**-11%**
66	Wallkill CSD (2006)	U-8	3,166	3,476	**3,658**	3,435	**3,310**	**-10%**
69	Highland CSD (2005)	U-9	1,813	1,883	**1,943**	1,852	**1,799**	**-7%**
	Ulster County Totals				***29,283***		**23,176**	***-21%***
Data: Cornell University Program on Applied Demographics								

In school enrollment projections published by the Cornell Program on Applied Demographics, the region's rural districts are seeing the greatest declines, but almost every district is touched by the downward trend.

Even Cornwall, which had been leading the region in growth, is now slowing to a near halt from its peak which occurred in 2010, new Information from BOCES reveals.

**Projections include the vast majority of school districts in the region. In rare cases, data was unavailable due to reconfiguration.*

***Of the projections tracks available from Cornell, shown are the "robust" figures, i.e. those that are less influenced by a single outlying value.*

Westchester Story: Splitting the Difference

Westchester's proximity to New York City paints a somewhat different picture for its school populations. Factors including high paying jobs that are nearby, easier and greater commuting options and an influx of immigrant families are projected to mean growth for 18 of the 42 districts included in the Cornell Program on Applied Demographic figures. Growth, for the most part, is modest and is predicted, with some exceptions to occur in those districts closest to metropolitan New York.

Meanwhile, projected enrollments through 2020 say more than half the districts will see decreases in their student bodies and in 18 of these the decline will be more than 5%. The tiny Mount Pleasant district has already shrunk to half its 2008 peak-year size. Some city school districts are also in the enrollment slide. Mount Vernon School District is predicted to decline to 7,518 students by 2020 from a peak of more than 10,000 students in 1999.

Rank Within Region	Public School Districts* (with peak year since 1993)	Rank Within County	1993	2000	Peak	2010	*2020 Projection***	Change From Peak Year to 2020
1	Mount Pleasant-Blythedale UFSD (2008)	W-1	104	135	**239**	103	*118*	**-51%**
19	Greenburgh CSD (1995)	W-2	1,967	1,893	**2,085**	1,630	*1,464*	**-30%**
22	Mount Vernon City SD (1999)	W-3	9,609	9,884	**10,167**	8,454	*7,518*	**-26%**
28	Ardsley UFSD (2003)	W-4	1,658	2,152	**2,343**	2,042	*1,797*	**-23%**
31	Yorktown Central SD (2004)	W-5	3,395	4,081	**4,234**	3,796	*3,323*	**-22%**
35	Irvington UFSD (2004)	W-6	1,206	1,744	**1,998**	1,799	*1,588*	**-21%**
39	Pocantico Hills CSD (2004)	W-7	289	326	**338**	280	*273*	**-19%**
42	Briarcliff Manor UFSD (2005)	W-8	1,071	1,568	**1,797**	1,631	*1,501*	**-16%**
47	Hendrick Hudson CSD (2004)	W-9	2,287	2,778	**2,887**	2,621	*2,442*	**-15%**
48	Katonah-Lewisboro UFSD (2005)	W-10	2,934	3,987	**4,115**	3,773	*3,481*	**-15%**
59	Byram Hills CSD (2007)	W-11	1,879	2,483	**2,818**	2,714	*2,492*	**-12%**
60	Hastings-on-Hudson UFSD (2003)	W-12	1,252	1,581	**1,688**	1,609	*1,497*	**-11%**
63	Chappaqua CSD (2007)	W-13	3,023	3,869	**4,245**	4,106	*3,776*	**-11%**
68	North Salem CSD (2003)	W-14	1,073	1,394	**1,416**	1,325	*1,297*	**-8%**
73	Somers Central SD (2010)	W-15	2,145	2,719	**3,453**	3,453	*3,243*	**-6%**
75	Peekskill City SD (2005)	W-16	2,488	2,912	**2,967**	2,845	*2,799*	**-6%**
76	Pleasantville UFSD (2008)	W-17	1,289	1,643	**1,846**	1,800	*1,746*	**-5%**
77	Harrison CSD (2010)	W-18	2,474	3,318	**3,539**	3,539	*3,372*	**-5%**
82	Croton-Harmon UFSD (2008)	W-19	1,133	1,386	**1,760**	1,726	*1,706*	**-3%**
83	Bedford CSD (2010)	W-20	3,037	3,823	**4,359**	4,359	*4,232*	**-3%**
85	Blind Brook-Rye UFSD (2008)	W-21	846	1,201	**1,555**	1,522	*1,511*	**-3%**
88	Valhalla UFSD (2010)	W-22	992	1,267	**1,573**	1,573	*1,550*	**-1%**
89	Mount Pleasant CSD (2008)	W-23	1,604	1,807	**2,014**	2,012	*1,985*	**-1%**
90	Pelham UFSD (2010)	W-24	1,762	2,352	**2,804**	2,804	*2,810*	**0%**
92	Lakeland CSD (2009)	W-25	5,324	6,237	**6,354**	6,282	*6,424*	**1%**
94	Scarsdale UFSD (2010)	W-26	3,710	4,314	**4,766**	4,766	*4,826*	**1%**
95	Greenburgh-North Castle UFSD (2010)	W-27	139	164	**396**	396	*408*	**3%**
96	Yonkers City SD (2001)	W-28	20,523	24,682	**24,916**	24,002	*25,693*	**3%**
98	Mamaroneck UFSD (2010)	W-29	3,748	4,562	**5,050**	5,050	*5,240*	**4%**
99	Edgemont UFSD (2009)	W-30	1,397	1,678	**1,940**	1,916	*2,024*	**4%**
100	Bronxville UFSD (2007)	W-31	1,078	1,401	**1,569**	1,539	*1,638*	**4%**
101	Tukahoe Common (2007)	W-32	191	274	**344**	340	*360*	**5%**
103	New Rochelle CSD (2010)	W-33	8,120	9,806	**10,596**	10,596	*11,095*	**5%**
105	Dobbs Ferry UFSD (2009)	W-34	1,115	1,345	**1,461**	1,445	*1,551*	**6%**
106	Tuckahoe UFSD (2010)	W-35	980	966	**1,056**	1,056	*1,127*	**7%**
107	Eastchester UFSD (2009)	W-36	1,868	2,427	**3,114**	3,081	*3,324*	**7%**
108	White Plains CSD (2010)	W-37	5,575	6,546	**6,954**	6,954	*7,432*	**7%**
109	Rye Neck UFSD (2008)	W-38	1,065	1,336	**1,502**	1,487	*1,631*	**9%**
110	Rye City SD (2010)	W-39	1,956	2,472	**3,175**	3,175	*3,485*	**10%**
111	Elmsford UFSD (2009)	W-40	645	871	**980**	939	*1,089*	**11%**
112	Port Chester-Rye UFSD (2010)	W-41	3,029	3,360	**4,183**	4,183	*4,655*	**11%**
113	Ossining UFSD (2010)	W-42	3,199	3,867	**4,238**	4,238	*4,782*	**13%**
	Westchester County Totals				**148,834**		**144,305**	**-3%**

Adaptive Re-Use of Schools Across the Valley

The Sophie Finn School in the City of Kingston will be converted to college use.

The Kingston Project: Building Toward a Model for Others

The leadership of the Kingston City School District and the vision of Ulster County Executive Mike Hein have been widely praised for taking a forward-thinking approach to the effects of enrollment decline.

By the end of this school year, four of the district's seven elementary schools — Anna Devine, Sophie Finn, Zena and Meagher Elementary schools — will have closed and the fifth-graders from those schools will be moved to the district's middle schools.

Kingston's adaptive re-use plan for the Sophie Finn School has been viewed as particularly innovative. The school district has sold the building to SUNY Ulster for $300,000 so that it may be repurposed as a satellite campus of the community college. The school's location adjacent to Kingston High School has made the project that much more attractive educationally.

The Ulster County Planning Department, at the direction of the County Executive, is the lead agent in a project that is seen as a lynchpin in an overall effort to revitalize the city of Kingston. The renovation of the elementary school to a state-of-the art satellite college campus is substantial. The cost is estimated at $5.9 million and includes a physical re-orientation of the school. The local share of the cost is $1.1 million which will be paid back over 30 years through savings on rent the college is now paying.

"Through the project, we are creating the foundation for an educational corridor with a modern community college campus right in the heart of Kingston. The architects have provided innovative conceptual design ideas that are expected to provide an environment conducive to learning."

Mike Hein, Ulster County Executive, in an April 19, 2013 statement

In Brewster, Weighing the Possibilities as a Community

Because Brewster's recently closed Garden Street School is located in a neighborhood, a wide range of potentials are under discussion for its re-use.

After the Garden Street School in Brewster (Putnam County) closed last June, the school district partnered with the Village of Brewster to develop a plan for the best and most feasible re-use of the 1925, residentially sited building. The village does not want to see the school building go vacant for long and hopes to possibly add it to the tax base.

Two main concepts have emerged: conversion of the building to affordable senior housing or to a film production studio with performing arts space. Other ideas have included: conversion to high-end condominiums for professionals commuting to New York via Metro-North; creation of a charter school; or establishment of a college satellite campus.

Public School to Private School

In western Sullivan County, plans are moving forward to sell the long-term empty Delaware Valley Central School building to a private corporation for establishment of a private school for foreign students. The building had been empty since a three-district merger in 1999. When the district merged, it had 1,755 students. In 2010, district enrollment was 1,276.

More Ideas for Adaptive Re-Use

Senior housing, medical clinic, business incubator, office building, farmers market, commercial kitchen, fitness center are all ideas for re-use. For a broader discussion of adaptive re-use of school buildings, see a digital copy of Pattern's 2012 report "Closed Schools, Open Minds," at www.pattern-for-progress.org

Potential funding sources

As of 2012, there were 12 state agencies that made funding available through the Consolidated Funding Application (CFA). Among them are Empire State Development Corporation and the New York State Energy Research and Development Authority. Federal and private sources of funding may also be available, depending on the project.

Shaping the Conversation about Declining Enrollments, Closing Schools and Regionalizing Districts

Barring a significant spike in new jobs or a catalyst the magnitude of 9/11, the enrollment crisis in our schools may be with us for years. The challenges created by the demographic shift are considerable, stretching from the closure of school buildings to the idea of consolidating districts. Despite the challenges, solutions and new approaches are possible.

Items for an Education Action Agenda

1. Support innovative legislation.
In March of this year, Hudson Valley-based Congressman Chris Gibson (R-19), reintroduced the "Strengthening America's Public Schools Through Promoting Foreign Investment Act" (H.R. 1139). The bill would allow foreign students to attend public schools in the U.S. beyond the one year that is currently permitted. Because these students pay full tuition, their attendance can help fill empty classrooms and empty coffers. The Newcomb school district in the Adirondacks is a model for the initiative; foreign students have helped boost enrollment by 50% at the isolated district of 90 students. The bill will require a Senate companion bill and additional sponsors beyond the four it had as of late April.

2. Seek greater consolidation incentives.
Any district wishing to explore consolidation will have an ally in New York State Education Commissioner John King. A hallmark of King's tenure as head of the state's public school system has been his repeated remarks about the need to simplify a system with nearly 700 districts, more than half of which educate fewer than 2,000 students each. Gov. Andrew Cuomo has said the same, referring pointedly to the state's over abundance of school districts in his 2013 State of the State address. While Cuomo pledged renewed "encouragement" for reorganization the recently enacted 2013-14 state budget did not include a marked increase in this type of aid, beyond the current incentives and grant opportunities.

3. Consider regionalizing services.
Shared administrative services, fuel contracts and transportation have become favored ways of savings on costs in recent years. In July 2010, for example, five Sullivan County School districts joined to form a central business office through BOCES. Now, fewer personnel do the work of all five districts, bringing a savings for all participants.

4. Track the progress of *New* NY Education Reforms.
The Cuomo administration has established what it calls the *New* NY Education Reform Commission. Its work is reflected in the recently enacted 2013-14 budget. The budget calls for $92 million (an increase of 4.9%) more in school aid, the distribution of which should perhaps be questioned given the system's mediocre results, in addition to current and projected enrollment declines.

5. Explore other ways to configure public education.
Public education is organized by district or by city boundaries in New York state. According to the Education Commission of the States, numerous states use structures other than districts in defining school governance. Hawaii has a statewide school district. In Florida, Georgia, Louisiana, Maryland, Nevada, South Carolina, West Virginia, the public education systems are organized largely as county-wide districts. In 18 other states, public education systems support variations on the regional theme to some extent.

For more information
Visit the Pattern for Progress website for more school enrollment and finance information, including comparative state aid and cost per pupil figures.

Your thoughts on the issues?
Contact Hudson Valley Pattern for Progress at (845) 565-4900 or email bgref@pfprogress.org

Hudson Valley Pattern for Progress is the policy, planning and advocacy organization that creates regional, balanced and sustainable solutions to quality-of-life issues by bringing together business, nonprofit, academic and government leaders to collaborate on regional approaches to affordable/workforce housing, municipal sharing and local government efficiency, land use policy, transportation and infrastructure issues that most impact the growth and vitality of the regional economy.

Become a member of Pattern and be part of the solution!

HUDSON VALLEY PATTERN FOR PROGRESS

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