

**Appendix F**  
**School District Services**

### 3.11 School District Services

#### 3.11.1 Existing School District Services

The Legacy Ridge at Highland Mills project is located in the Cornwall Central School District; all facilities are located in close proximity of the project site. The Cornwall Central School District geographically includes the towns of Cornwall, New Windsor, and parts of Woodbury and the Village of Cornwall-on-Hudson (see Figure 105). The school district consists of five schools. As of 2004 - 2005, approximately 3,211 pupils have been enrolled in the five instructional buildings in the district.<sup>1</sup> The current enrollment for the Cornwall Central School District, including special education and Board of Cooperative Education Services (BOCES), is outlined in the table below.

<b>Table 19 - Cornwall Central School District Student Enrollment</b>			
Actual 2003-2004	Actual 2004-2005	Actual 2005-2006	Actual 2006-2007
3,135	3,211	3,231	3,263

Elementary school (grades K through 4) children from the proposed subdivision would attend one of the three elementary schools: Cornwall Elementary, Cornwall-on-Hudson Elementary or Willow Avenue Elementary School. Public school students grades 5 through 12 from the Legacy Ridge project would attend the Cornwall Central Middle School (grades 5 through 8) and the Cornwall Central High School (grades 9 through 12). Special education students may be enrolled in various schools within the district.

Based on the above Student Enrollment data, annual approximate student enrollment has increased from 2003 - 2004 by 2.4%, from 2004 - 2005 by 0.62%, and from 2005 - 2006 by 0.99%.<sup>2</sup> The Cornwall Central High School has the capacity to provide services for 1,200 students, while the Cornwall Central Middle School has the capacity to provide services for 880 students. The elementary schools (grades K through 4) within the district have the capacity for 1,350 students.<sup>3</sup> The Cornwall Central School District is aware of the future need for expansion of the buildings and facilities for grades Kindergarten through middle school.<sup>4</sup>

Table 20, below, summarizes the student enrollments for each school within the district including the 2004 – 2005 student populations.

<sup>1</sup> <http://www.cornwallschools.com/files/filesystem/Overview%20of%20Adopted%202005-2006%20Budget.pdf>.

<sup>2</sup> Cornwall Central School District, 2007-2007 Proposed Budget Overview, February 27, 2007, <http://www.cornwallschools.com/district.cfm?subpage=227>

<sup>3</sup> Personal communication between Mr. Warren Donahue, Assistant Superintendent Cornwall Central School District and Barbara Gerlach of HDR|LMS on July 12, 2005.

<sup>4</sup> Personal communication between Mr. Warren Donahue, Assistant Superintendent, Cornwall Central School District and Barbara Gerlach of HDR|LMS on June 23, 2005.

**Table 20 - Cornwall Central School District, Actual 2004-2005 Student Enrollment**

School	Grades	Students	Capacity
Elementary	K-1	380	1350
Elementary	2-4	697	
Middle School	5-8	1,050	880
High School	9-12	1,044	1,200
Other Special Education	--	40	--
<b>Total 2004-2005 Student Enrollment</b>		<b>3,211</b>	

The Cornwall Central School District currently routes eight school buses to residences that are in the Village of Woodbury area (i.e., Valley Forge and Skyline Drive). These buses use Smith Clove Road, Route 32 and Angola Road. These buses provide service for the Kindergarten and elementary schools, the middle school, and the high school for students in these areas.<sup>5</sup>

### 3.11.2 Potential Impacts to School District Services

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

Based on the multipliers presented in the 2006 Rutgers University Center for Urban Policy Research Residential Demographic Multipliers (CUPR), Table 3-1, the multiplier for calculating school-aged children attending public school per household for a 4-bedroom single family detached dwelling is 1.01. Table 21 shows that for 287 new units associated with the Legacy Ridge preferred plan, approximately 290 school-aged children will be introduced to the Cornwall Central School District.<sup>6</sup> Estimates of school-aged children attending public schools for the alternative plans are also shown in the table below.

**Table 21 - Legacy Ridge School-Aged Children Attending Public School**

	Number of Housing Units	Multiplier	Students Calculated
Preferred Plan	287	1.01	290
R-2A Cluster	233	1.01	235
R-2A Conventional	233	1.01	235
R-3A Conventional	155	1.01	157

<sup>5</sup> Personal communication between Marilyn Lennox, Cornwall Central School District Transportation Director and Barbara Gerlach of HDR|LMS on September 9, 2005.

<sup>6</sup> Burchell, Ph.D., Robert W., et al. Rutgers University Center for Urban Policy Research Residential Demographic Multipliers: Estimates of the Occupants of New Housing. June 2006.

By using additional multipliers presented in CUPR, estimates of school-aged children attending public school by grade groupings can be calculated. Note that the grade groupings are not the same as Cornwall Central School District's school grade groups. The calculation will allow estimates to be made of grades K through 6 while the actual elementary school grades are K through 4. The middle school calculations are for grades 7 through 9, whereas the actual middle school grades are 5 through 8. The high school calculations are for grades 9 through 12 and the Cornwall Central High School is grades 8 through 12. The disparity in school grades encompassed in each group allows for realistic estimates of total students but is less accurate when trying to pinpoint the estimated students per individual school grades. Table 22, below, shows an estimate of students by grade grouping resulting from the increase in enrollment resulting from Legacy Ridge.

<b>Table 22 - Legacy Ridge School Aged Children Attending Public School by Grade Groupings</b>				
	Preferred Plan	R-2A Cluster	R2-A Conventional	R-3A Conventional
Total Grade K – 4 Multiplier – 0.43	123	100	100	67
Total Grade 5 - 8 Multiplier – 0.34	98	79	79	53
Total High School Multiplier – 0.24	69	56	56	37
Total attending public school	290	233	233	157

Based on the estimates above, the Legacy Ridge development preferred plan would increase the number of children attending middle school in the Cornwall Central School District by approximately 6%. This growth would likely be phased in over several years as the Legacy Ridge development reaches full build-out. The Cornwall Central School District is currently aware of the future need for elementary and middle school facilities; the Legacy Ridge development would not adversely affect that plan.

The Table 23, below, summarizes the total projected student enrollments for the Cornwall Central School District.<sup>7</sup>

<b>Table 23 - Cornwall Central School District Total Projected Student Enrollment</b>	
Actual 2006-2007	Projected 2007-2008
3,263	3,288

Further fiscal impacts and the methodology used to estimate them are outlined in Section 3.17, below. A summary of the Cornwall Central School District Fiscal Impacts for the preferred plan, as well as the alternative plans, are provided in Table 24, below.

<sup>7</sup> Cornwall Central School District, 2007-2007 Proposed Budget Overview, February 27, 2007, <http://www.cornwallschools.com/district.cfm?subpage=227>

The current assessed value of the Legacy Ridge site is \$2,140,200. Current taxes at the rate of \$46.66 per \$1,000 of assessed value (2004 tax rate) are \$39,900. The taxes to be generated from the Legacy Ridge project at full build-out are shown in Table 24. These taxes assume that all residents will take advantage of the STAR exemption.<sup>8</sup> The estimated taxes are also shown using both the Equalization Rate (ER) of 40% and the Residential Assessment Ratio (RAR) of 39%.

Based on data from the Cornwall Central School District, the 2004 - 2005 school budget is \$42,185,800. The money received from State Aid was \$10,500,000 for 2004 - 2005, and the school budget less State Aid is \$31,685,800. Using these actual figures, the per capita cost can be calculated as demonstrated in Table 25, below, for the preferred plan and the alternative plans. Based on the 2004 - 2005 Cornwall Central School District budget and 2004 - 2005 enrollment data published in the State Comprehensive Report Card, the Cornwall Central School District spent \$9,870 per child during the 2004 - 2005 school year.<sup>9</sup>

<b>Table 24 - Legacy Ridge Tax Assumptions and Calculations<sup>10</sup></b>				
	Preferred Plan	R-2A Cluster	R2-A Conventional	R-3A Conventional
Number of Homes	287	233	233	155
Home Value	\$625,000	\$625,000	\$625,000	\$625,000
Current Assessed Value	\$2,140,200	\$2,140,200	\$2,140,200	\$2,140,200
Future Sales Value (FSV)	\$179,375,000	\$145,625,000	\$145,625,000	\$96,875,000
FSV Less STAR	\$170,765,000	\$138,635,000	\$138,635,000	\$92,225,000
Equalization Rate	40%	40%	40%	40%
RAR	39%	39%	39%	39%
Mill Rate (per \$1,000)	46.66	46.66	46.66	46.66
Current Taxes	\$39,900	\$39,900	\$39,900	\$39,900
Future Taxes (ER)	\$3,187,200	\$2,587,500	\$2,587,500	\$1,721,300
Future Taxes (RAR)	\$3,117,000	\$2,530,600	\$2,530,600	\$1,683,400
Net (ER)	\$3,147,200	\$2,547,500	\$2,547,500	\$1,686,300
Net (RAR)	\$3,077,100	\$2,490,600	\$2,490,600	\$1,643,500

<sup>8</sup> The STAR exemption allows the first \$30,000 of a home's full value to be exempted from school tax levies. [www.orps.state.ny.us/star/faq.htm](http://www.orps.state.ny.us/star/faq.htm)

<sup>9</sup> Data from New York State District Report Card Comprehensive Information Report, BEDS Code: 44-03-01-06-0000. [http://www.emsc.nysed.gov/reprcd2004/links/d\\_440301.shtml](http://www.emsc.nysed.gov/reprcd2004/links/d_440301.shtml).

<sup>10</sup> 287 homes with an average sales price of \$625,000.

<b>Table 25 - Per Capita Cost to Cornwall Central School District</b>				
	Preferred Plan	R-2A Cluster	R2-A Conventional	R-3A Conventional
Annual Budget less State Aid	\$31,685,800	\$31,685,800	\$31,685,800	\$31,685,800
Number of Students	3,211	3,211	3,211	3,211
Per Capita Costs	\$9,870	\$9,870	\$9,870	\$9,870
No. of New Students from Legacy Ridge	290	235	235	157
Increased Costs (per capita method)	\$2,860,400	\$2,322,200	\$2,322,200	\$1,544,800
Future Taxes (ER)	\$3,187,200	\$2,587,500	\$2,587,500	\$1,721,300
Future Taxes (RAR)	\$3,117,000	\$2,530,600	\$2,530,600	\$1,683,400
Net Annual Fiscal Impact (ER)	\$326,800	\$265,300	\$265,300	\$176,500
Net Annual Fiscal Impact as a percent of the current budget (without State Aid)	1.03%	0.84%	0.84%	0.56%
Net Annual Fiscal Impact (RAR)	\$256,600	\$208,300	\$208,300	\$138,600
Net Annual Fiscal Impact as a percent of the current budget (without State Aid)	0.81%	0.66%	0.66%	0.44%

Based on the 2004 - 2005 published data, the Legacy Ridge preferred plan projection of 290 public school children attending school in the Cornwall Central School District would result in a total cost of approximately \$2,860,400.

As can be seen by the table above, net annual fiscal impacts differ depending on the method used. Using both the ER and RAR method for calculating future taxes, the results are positive for the Cornwall Central School District. However, with either method used, the impact to the school district has an absolute value of one percent or less of the current annual budget (before State Aid). Net annual fiscal impacts have only negligible differences in impacts among the various alternatives regardless of which method is used for calculating the potential future taxes.

A secondary analysis was conducted to evaluate how the Cornwall Central School District tax rate would be affected by an increase in the Village of Woodbury's assessment. The analysis was conducted using a methodology provided by Stuart Turner and Associates. The results, shown below in Table 26, indicate that if the valuations of Cornwall and New Windsor remain unchanged and budgetary demands are held constant, an increase in the valuation of the Village of Woodbury results in a decrease of less than one percent for each community's tax rate.

<b>Table 26 - Potential Impacts to Cornwall School District Tax Rates</b>				
Community	Tax Rate per \$1,000 w/o alternative	Tax Rate per \$1,000 with alternative	Percent Difference	Impact on School Tax for \$250,000 (Market Value) Residence
Woodbury	39.56	39.45	-0.3%	-\$4.14
Cornwall	23.27	23.21	-0.3%	-\$2.44
New Windsor	91.68	91.43	-0.3%	-\$9.59

### 3.11.3 School District Services Mitigation Measures

A measure of the impact of new students on the Cornwall Central School District is currently estimated by annual enrollment increases based on a four-year full occupancy estimate. The Legacy Ridge project preferred plan would introduce about 290 students (the most of all the alternatives) to the Cornwall Central School district, or approximately 70 students annually (2.15% annual growth) for each of the next four years.

<b>Table 27 - Cornwall Central School District Student Enrollment</b>				
Cornwall Central Schools	2006 – 2007 Actual Students	2005 – 2006 Actual Students	2004 – 2005 Actual Students	2003 – 2004 Actual Students
Total Grades	3,263	3,231	3,211	3,135
% Increase	1.0%	0.6%	2.4%	

As noted in Section 3.11.1, the number of students in the Cornwall Central School District has shown an average increase of 1.4% over recent school years. The number of students proposed within the Legacy Ridge project for any alternative would increase the number of students by slightly more than the average growth rate (~1% additional) as demonstrated in the above Table 27. The Legacy Ridge project is expected to be completed by 2011 which will avoid immediate adverse impacts to the school district. It is expected that the school district has planned for and will continue to plan for adequate educational space for children within its boundaries.

The school buildings used for the Kindergarten and elementary grades can be assigned to best accommodate the students enrolled. For example, special needs students are enrolled in the school building that is best suited for their needs.

#### ***Cornwall Central School District***

The Cornwall Central School District enrolls students from the towns of Cornwall, New Windsor, and Woodbury, and the Village of Cornwall-on-Hudson. The Cornwall Central School District tax rate for properties in Woodbury is \$46.66 per \$1,000.<sup>11</sup> Enrollment figures were not available from Assistant Superintendent Mr. Warren Donahue for the Cornwall Central School District for students' distribution from Cornwall, Cornwall-on-Hudson, New Windsor and Woodbury.

<sup>11</sup> Personal communication between Ms. Elizabeth Longinott, Receiver of Taxes for Village of Cornwall and Barbara Gerlach of HDR|LMS on June 23, 2005.

The Cornwall Central School District has modular units that can be relocated to increase student capacity, but this enhancement was not approved in the last budget. The school buildings used for the Kindergarten and elementary grades can be assigned to best accommodate the students enrolled. For example, as stated above, special needs students are enrolled in the school building that is best suited for their needs. The Cornwall Central School District is aware of the need for expansion of the buildings and facilities for grades Kindergarten through middle school. The high school has the capacity to provide services for the expected increase in student enrollment.<sup>12</sup>

It is expected that the Cornwall Central School District has planned for and will continue to plan for adequate educational space for the children within the school district's boundaries.<sup>13</sup>

In addition to the Legacy Ridge site, there are nine other tracts of land in the Village that meet the eligibility requirements for conservation cluster development. It is hard to estimate the number of proposed projects that may occur in the future, however the cumulative impacts described in Section 3.9.2 estimate an annual 2% growth in school children, which would not have a significant impact on the Cornwall Central School District. The amount of developable land remaining in the Village of Woodbury that is located within the Cornwall School District is not significant enough to cause any adverse impacts to the Cornwall Central School District (see Figure 105, School District Boundary). Nearly half of this land is not developable, since it is located in the Palisades Park. Accordingly, to evaluate the potential long term and cumulative impacts of adopting the Conservation Cluster Development Overlay District (CCDOD) local law,, these parcels have been evaluated to determine the additional number of lots which could be developed, and the additional open space which could be obtained by the Village.

### ***Cornwall School Bus Transportation***

School bus transportation can be provided to the Legacy Ridge development in accordance with the School Board policies. Cornwall Central Schools will not enter onto private roads. It is proposed that the first 600 feet of the Legacy Ridge project will be dedicated to the Village of Woodbury, and therefore meet the needs of the Cornwall Central School District for student pick-up. This central pick-up location will provide for ease and economy for the Cornwall Central School District's transportation department. The Town road will be owned and maintained by the Town as per New York State Town Law and the Town of Woodbury Town Code. Any areas dedicated for drop off and parking outside the Town right-of-way will be owned and maintained by the Legacy Ridge Homeowners Association (HOA).

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<sup>12</sup> Personal communication between Mr. Warren Donahue, Assistant Superintendent, Cornwall Central School District and Barbara Gerlach of HDR|LMS on June 23, 2005.

<sup>13</sup> Personal communication between Mr. Warren Donahue, Assistant Superintendent, Cornwall Central School District and Barbara Gerlach of HDR|LMS on June 23, 2005.