

F. Demographics and Community Facilities

1. Population

a. Existing Conditions

The Town of Orangetown had a population of 47,711 in 2000, while Rockland County had a population of 286,753, according to the U.S. Census. The populations in Orangetown and Rockland County grew by 2.1 percent and 8.0 percent, respectively, from 1990 to 2000. The Census estimates that the Town had a population of 48,948 in 2007, while Rockland County had a population of 296,483. The populations in Orangetown and Rockland County grew by 2.1 percent and 3.3 percent, respectively, from 2000 to 2007.

The fastest growing age groups for Orangetown between 1990 and 2000 were people age 85 years and over (26.3 percent) and children age 5 to 9 years (20.6 percent growth). In Rockland County, the fastest growing age groups were people age 85 years and over (32.9 percent) and people age 65 to 74 years (27.5 percent). Both the Town and County saw sharp declines in the age groups 20 to 24 years (-31.9 and -20.2 percent respectively) and 25 to 34 (-22.9 and -13.9 percent respectively).

The population age 55 and over in Orangetown was 12,657 in 2000, an increase of 3.9 percent from 1990. In Rockland County, the age 55 and over population was 62,699 in 2000, an increase of 17.2 percent from 1990. While no current populations estimates by age are available for Orangetown, current data suggest that strong growth in the age 55 and over population has continued in Rockland County. The U.S. Census Bureau estimates that the age 55 and over population was 75,564 in 2007, and increase of 20.5 percent from 2000. According to the “Market Study for Town of Orangetown,” prepared in 2005 by Brecht Associates, Inc., the population age 55 to 74 of Rockland County is projected to increase at a rate of 2.5 percent annually between 2005 and 2010. See Chapter II.C., Description of Proposed Action, for additional discussion on the market study.

In 2000, Orangetown contained 17,827 housing units. Of these, 12,337 were owner occupied comprising 71.2 percent of Orangetown’s occupied housing units. Over 83 percent of the housing units were constructed prior to 1980. Approximately 64.5 percent of the housing units in Orangetown were single-family detached homes and approximately 10 percent of housing units were in buildings with 20 or more units.

Rockland County contained 94,973 housing units in 2000, of which 66,424, or 71.7 percent of occupied units, were owner-occupied. Approximately 80 percent of the housing units in Rockland County were constructed before 1980. Single-family detached homes comprised 61.5 percent of the housing stock, while 7.0 percent of the housing units were in buildings with 20 or more units. According to U.S. Census Bureau’ estimates for 2007, Rockland County has added approximately 3,621 housing units, a 3.8 percent increase since 2000.

b. Potential Impacts

The anticipated population to be generated by the new development is 1,113 persons. This represents an increase in Town of Orangetown population of 2.3 percent and increase in Rockland County population of 0.38 percent. This figure was determined by using multipliers from the Rutgers University, Center for Urban Policy Research (CUPR) report entitled “Residential Demographic Multipliers,” June 2006. Multipliers from this report were utilized for each residential housing type except single-family age-restricted. It was determined that the age-restricted single-family homes would likely have no more than 2 persons per unit, whereas the standard multiplier for this type of housing (if not age-restricted) is typically close to 3 persons.

**Table III-F-1
Anticipated Site Population**

Unit Type	Units	Multiplier	Population
Townhouse/Condo, Age-Restricted ¹	478	1.88	899
Single-Family, Age-Restricted ²	33	2.0	66
Condo/Apt., Affordable, Age-Restricted ¹	32	1.88	61
Single-Family ³	12	2.95	36
Volunteer Units (apartment rentals) ⁴	20	2.51	51
Total	575		1,113

1 – CUPR, 5+ Units-Own, 2 BR

2 – Saccardi & Schiff, Inc. estimate

3 – CUPR, Single-Family Detached 3 BR, More than \$194,500

4 – CUPR, 5+ Units-Rent, 2 BR, All Values

The increase in site population could result in impacts to the surrounding area of the site, most particularly from traffic generated by residents and demand for additional community services such as police, fire and ambulance. These potential impacts are reflected in the traffic impact analysis, described in Section III.J., Traffic and Transportation and in the community services impact analysis below.

c. Mitigation

The following analyses of various community facilities and services identify impacts and mitigation resulting from the increase in Town population.

2. Emergency Services

a. Existing Conditions

Town of Orangetown Police Department

The headquarters for the Town of Orangetown Police Department is located at 1 Police Plaza (26 Orangeburg Road) in Orangeburg, approximately one mile from the RPC Campus. The Orangetown Police Department serves the Town of Orangetown, and also serves the Village of Nyack. The Police Department is comprised of 90 sworn officers and 10 civilian employees. The Department is also served by an Auxiliary Police force with approximately 40 volunteers. They are trained in the use of firearms, but do not carry them while on duty. According to the Chief of Police, Kevin A. Nulty, the Department is very community minded and service oriented and participates in and facilitates many community outreach programs in the area.

According to the Department (see letter dated December 31, 2008 in Appendix I), the Patrol Officers are the first responders for all emergency calls occurring within the unincorporated areas of the town. This includes all emergency medical calls for three volunteer EMS agencies and all fire department responses for six volunteer fire companies. The current minimum staffing is nine police officers, two supervisors and one radio operator per shift. Average response time for a first arriving unit is approximately 3 to 5 minutes, which may fluctuate based on time of day, and road or traffic conditions. Currently, the service ratio is approximately one officer per 555 citizens, based on the most recent census information. According to the Department, this ratio is based only on actual documented residents and does not include transient persons in town such as business employees and their customers, students in four colleges, visitors or others utilizing major highways connecting the northern counties to New York City. If this additional population and facilities were included, the ratio would be lower.

The Project Site is located fully within the Department's Post 3 patrol area. Prior to the land purchase by the Town, the Project Site was patrolled by the New York State Office of Mental Hygiene Police and under the jurisdiction of the New York State Police. Currently, the Orangetown Police Department is responsible for patrolling the Town-owned portion of the RPC Campus. The Post 3 area has a large amount of open space including several parks and sports activity fields, corporate office and public utility areas. The Post 3 area has a low-moderate residential population and is covered as a combined post by one officer who also patrols the adjoining post (Post 2). This assignment is normally called "Post 2 and 3" together, making it the largest area in square miles within the town¹.

Rockland Psychiatric Center currently employs its own security and safety staff for the State owned portions of the RPC Campus.

¹ Letter from Chief of Police, Kevin A. Nulty, dated December 31, 2008, see Appendix I.

According to the Orangetown Police Department, crime on the RPC Campus is not currently a significant issue. However, there have been several incidents of vandalism, including theft of copper piping, in the decommissioned buildings².

Orangeburg Fire Department

The Orangeburg Fire Department is an all volunteer fire department. Their headquarters is located at the Dutch Hill firehouse at 61 Dutch Hill Road in Orangeburg, approximately 1.34 miles from the RPC Campus. The Department is serviced by volunteers and a Fire Chief. The Department responds to over 300 fire/rescue alarms per year. The Department maintains the following apparatus: three command vehicles, one ladder truck, three engines and one emergency response van³.

South Orangetown Ambulance Corp

South Orangetown Ambulance Corp is a medical transport service company providing local medical transportation in Tappan, NY. Their headquarters and EMS training center is located at 70 Independence Avenue in Tappan. The Ambulance Corp is a volunteer organization with approximately 60 volunteer members. Apparatus includes four ambulances and one first response fly car⁴. SOAC is dispatched by the Orangetown Police Department and responds to approximately 1,800 calls per year.

SOAC also schedules non-emergency transports for community residents, stand-by coverage at public events, an equipment loan program, community outreach programs and EMS training. SOAC contains four divisions: Adult Corps, Youth Division, Training Division and Special Operations Division.

Hospital Services

The Town of Orangetown is served by two area hospitals: Nyack Hospital and Good Samaritan Hospital. Nyack Hospital is located in the Village of Nyack at 160 North Midland Avenue, approximately seven miles northeast of the RPC Campus. Estimated travel time from the RPC Campus is approximately 16 minutes. Nyack Hospital is the dominant provider of inpatient services for Rockland County residents, accounting for 39 percent of all hospitalizations in the County⁵.

Nyack Hospital was founded in 1895 and is a voluntary non-profit acute care medical and surgical hospital⁶. The Hospital has approximately 308 beds and is currently at approximately 70 percent capacity⁷. Nyack Hospital provides the following key

² Telephone conversation with Sgt. Sullivan of the Orangetown Police Department, September 24, 2008.

³ <http://orangeburgfd.org/index.htm>

⁴ Town of Orangetown Comprehensive Plan, p. I-31, Town of Orangetown, May 2003 and <http://www.soacems.org>.

⁵ Nyack Hospital's Community Service Plan Update 2003-2004. Nyack Hospital.

⁶ www.nyackhospital.org

⁷ Telephone call to Nyack Hospital, November 7, 2008.

services: pediatrics, alcohol detoxification and rehabilitation, maternity, joint replacement, pain management, radiology, respiratory care, stroke center, support groups, therapy and rehabilitation, cancer center, wound care, aspirin-desensitization, breast center, cardiology, sleep medicine, emergency services and home care. Patients are attended to by more than 650 physicians. In 2007 the Hospital treated approximately 14,000 inpatients, 40,000 emergency department patients and made over 66,000 home care visits. Nyack Hospital is a corporate member of New York Presbyterian Healthcare System and an affiliate of Columbia University College of Physicians and Surgeons⁸.

Good Samaritan Hospital is located in the Village of Suffern, approximately 15 miles northwest of the RPC Campus. Estimated travel time from the site is approximately 20 minutes. The Hospital is a non-profit facility, and member of the Bon Secours Charity Health System, with 370 beds. Good Samaritan Hospital provides emergency, medical, surgical, obstetrical/gynecological, and acute care services, as well as regional specialty services including comprehensive cancer treatment services, cardiac care programs, electrophysiology studies, and maternal/child services. The Hospital also provides social, psychiatric and abuse services. Kidney dialysis services are provided through the Hospital's Frank and Fannie Weiss Renal Center. Home health care services are provided through the Hospital's Certified Home Care Agency. Good Samaritan Hospital is a Level II Trauma Center serving Rockland and southern Orange Counties in New York, and northern Bergen County in New Jersey. In 2007, the Hospital treated approximately 21,450 inpatients, 70,453 emergency department patients, 16,669 ambulatory surgery patients, and 447,766 other outpatients⁹.

Good Samaritan Hospital provides inpatient hospital services to 29 percent of Rockland County residents and is the dominant provider of inpatient oncology, rheumatology and substance abuse services for County residents¹⁰.

Volunteer Housing

The Orangetown Volunteer Emergency Services Coalition currently leases from the Town and maintains seven single family homes that are rented to volunteers. The housing units are maintained as affordable and are available to volunteers of Town's emergency service providers including the Orangeburg Fire Department and the South Orangetown Ambulance Corp. The homes are located on Blaisdell Road in the RPC Campus. Two other homes on Blaisdell Road are utilized by the Rockland Paramedics.

⁸ www.nyackhospital.org

⁹ www.goodsamhosp.org

¹⁰ Nyack Hospital's Community Service Plan Update 2003-2004. Nyack Hospital.

b. Anticipated Impacts

Town of Orangetown Police Department

A letter dated December 31, 2008 from the Chief of Police states the following:

There are concerns for an increase in calls for service and first response requirements because of the population increase and the resulting need of the expected residents. Because of the age of the bulk of proposed residents there may be a marked increase in the need for EMS response to the area. This has been seen historically in other areas of our town where residential age restrictions are present. With new residential fire protection requirements there will be an increase in fire alarms and fire department response to the area. This area would also require normal patrolling and traffic control enforcement to an area which currently does not necessitate continuous attention. Additionally, traffic conditions at the proposed site will create additional strain to our patrol force due to increased volume, which results in violations and accidents.

Sgt. Sullivan of the Orangetown Police Department also stated that more residential units may result in more petty crime due to increased awareness and interest in the site given its history as a psychiatric facility. He also stated a need to educate new residents about the on-going operations of the Rockland Psychiatric Center so that the Police Department does not get too many extra calls from new residents when they see discharged patients walking outside¹¹.

The RPC Chief Safety Officer, Robert Stacel, further recommends buffers or a gated community to help with concerns about discharged patients walking around the new community. He also states that new residents should be made aware that the RPC facility is there and patients do walk around sometimes. When patients are discharged, RPC will offer them a ride but many prefer to walk especially when the weather is nice. He notes that patients and discharged patients who walk around the Campus typically do not constitute a security concern¹². Other comments noted by Mr. Stacel are addressed throughout the DGEIS text.

Orangeburg Fire Department and South Orangetown Ambulance Corp

The proposed senior housing will be fully sprinklered. Nonetheless, the new development will cause additional calls for service. Age restricted housing will likely not contribute additional volunteers.

Volunteer Housing

The replacement of seven existing volunteer homes with 20 new housing units for volunteers will be a significant benefit for Town of Orangetown. The new housing

¹¹ Telephone conversation with Sgt. Sullivan of the Orangetown Police Department, September 24, 2008.

¹² Telephone conversation with Robert Stacel, RPC Chief Safety Officer, October 15, 2008.

units to be rented specifically to volunteers will help the Town retain current volunteers and attract new volunteers for the Town's emergency services. Emergency services that serve the RPC Campus are largely reliant on volunteers, whether they are members of the Fire Department, the Auxiliary Police or the South Orangetown Ambulance Corp. The creation of 13 additional volunteer housing units will also further one of the Town of Orangetown Comprehensive Plan goals that states "Work with local fire districts and other volunteer organizations to continue to provide high quality services; help monitor or recruit volunteers through the provision of affordable housing opportunities." The Existing Conditions section of the Town of Orangetown Comprehensive Plan states "The Rockland County Director of Emergency Services has expressed concern regarding the ability of volunteers in Orangetown and elsewhere throughout the County to continue to live in their respective communities, given current housing costs."

Hospital Services

Approximately four hospital beds are required for every 1,000 persons according to national service levels¹³. Since the proposed 575-unit development would house approximately 1,113 people, based on this standard, it could be expected that four or five additional hospital beds will be needed. According to Nyack Hospital staff, the hospital is currently at 70 percent capacity, which would mean that approximately 215 of 308 beds are typically occupied.

It is anticipated that a large portion of the new residents, especially the senior and volunteer residents, will be drawn from the existing Rockland County population¹⁴. These potential new residents are already receiving medical care from health and wellness providers within the area and are expected to continue to do so. Given this, the relatively small number of additional beds, and the current capacity rates of the hospitals, it is not anticipated that a significant increase in demand on hospital and health services will occur as a result of the development.

c. Mitigation

The relocation of a portion of Broadacres Golf Course will create a large buffer area between the new residential community on the northern portion of the Project Site and the existing RPC facilities which will remain in operation. This will alleviate some concerns of local law enforcement about interface between new residents and current and discharged patients. The homeowners' association will also be responsible for educating new residents about the ongoing operations of RPC.

It is anticipated that the property tax generation from the project will offset additional costs to the emergency service providers. The annual net tax revenue to the Town of Orangetown (estimated revenue – estimated costs) is estimated to be \$1,335,940.

¹³ L.W. Canter, S.F. Atkinson, and F. Leistriz, *Impact of Growth*. Chelsea, WI: Lewis Publishers, 1985.

¹⁴ According to "Market Study for Town of Orangetown" prepared in September 2005 by Brecht Associates, Inc., the majority of new residents would likely come from within Rockland County.

Using the current tax rates, it is estimated that the Police Department will receive an additional approximately \$696,525 annually (not including costs). This would likely cover additional personnel costs anticipated by the Police Department.

The Fire District is anticipated to receive an additional \$329,908 annually. Paramedic Services would receive approximately \$33,441 annually. See Chapter III.I., Fiscal Impacts, for further discussion regarding estimated tax revenue.

The net increase of 13 additional housing units to be rented at affordable rates to Town volunteers will help to retain current and attract new volunteers for the Town’s emergency services providers. The new volunteer housing units will also offset impacts related to a new senior population which would likely generate few, if any, new emergency services volunteers.

3. Schools

a. Existing Conditions

The RPC Campus is located within the Pearl River School District (PRSD). The PRSD serves most of the hamlet of Pearl River and portions of Orangeburg, West Nyack, and Nanuet. The District has three elementary schools: Evans Park Elementary School; Franklin Avenue Elementary School; and Lincoln Avenue Elementary School, providing education for Kindergarten to 4th grade. Pearl River Middle School educates grades 5 to 7, and Pearl River High School educates grades 8 to 12. The total district enrollment for the 2006-2007 school year was 2,643. The table below shows the district enrollment by school.

**Table III F-2
Pearl River School District Enrollments**

School	Grades	2008-2009 Enrollment
Franklin Avenue Elementary School	K-4	319
Evans Park Elementary School	K-4	327
Lincoln Avenue Elementary School	K-4	336
Pearl River Middle School	5-7	645
Pearl River High School	8-12	1,016
Total PRSD Enrollment		2,643

Source: Pearl River School District, see Appendix I for correspondence from the District

The new development is closest to Franklin Avenue Elementary School. Geographic boundaries are not the only consideration for determining school placement and the PRSD cannot guarantee specific schools. Franklin Avenue Elementary School currently has an average class size of 22.5 students.

b. Potential Impacts

The concept plan for the Proposed Action is a residential community with 575 dwelling units. The breakdown for these units is: 543 age-restricted units for people aged 55 and over; 12 non-age-restricted single family homes; and 20 volunteer units. It is anticipated that the age-restricted homes would not generate school children.

The number of public school children generated by the 12 single family homes and 20 volunteer housing units were estimated using multipliers from “Residential Demographic Multipliers” by the Rutgers University, Center for Urban Policy Research. Multipliers from the categories of School-Age Children in Public School for single family, detached, 3-bedrooms homes (more than \$194,500 value), and 5+ units for rent, 2-bedroom (all values) were utilized to estimate the potential number of public school children generated from the single family homes and volunteer housing units. It is estimated that approximately 15 public school students would be generated by the proposed project.

**Table III-F-3
Estimated Number of Public School Children**

Unit Type	# of Units	Multiplier	Total Public School Children
Single family homes	12	0.50	6
Volunteer housing units	20	0.43	9
Totals	32		15

Multipliers source: Rutgers University, Center for Urban Policy Research, “Residential Demographic Multipliers,” June 2006

The addition of 15 public school students to the Pearl River School District represents an increase of approximately 0.6 percent in enrollment, from 2,641 to 2,656 students. The 15 new students would be spread out through the 13 grades (kindergarten to 12th grade). A representative of the Pearl River School District, in an e-mail dated November 12, 2008, stated “Across the district I believe that we will have enough capacity to receive students from these proposed 32 homes. This addition will, however, cause some concern with capacity at each of the schools.” The District does not currently have plans to expand their physical footprint.

Federal Fair Housing Act

The Federal Fair Housing Act was adopted in 1968. As amended, the Act prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status, and disability. The Housing for Older Persons Act of 1995 (HOPA) was adopted as an amendment to the Fair Housing Act to provide an exception for senior communities. Industry experience has shown that the only way to completely

preclude school-age children from residing in a senior community is through restrictive covenants, which limit occupancy of persons less than 19 years age in such communities to 90 days or less. The Proposed Action includes such a restrictive covenant for the age-restricted housing, reasonably ensuring that no school-age children will reside at the development on a permanent basis.

Potential School Budget Impacts

The Pearl River School District has expressed concern regarding the potential for a voting bloc from the age-restricted community against proposed school budget matters (see Appendix I for e-mail dated November 12, 2008 from a representative of the School District). Communities with large elderly populations do have concerns about potential school budget vote impacts. However, the article “Shades of Gray,” by Bess Keller, published November 29, 2000 in Education Week¹⁵, notes that in the last bond-issue, the vote returns in Volusia County, Florida from precincts with a high proportion of elderly voters showed no difference from others. “One of the major findings of social gerontology is, if you want to know what people will be like when they are old, look at them earlier in life,” says James H. Schulz, a retired professor of economics at Brandeis University and a past president of the Gerontological Society of America¹⁶. “When older citizens do vote to reject a tax increase earmarked for schools, according to Susan A. McManus, a professor of political science at the University of South Florida, often they say they are dissatisfied with the performance of schools¹⁷.” Older voters compare their own educational experience with they see today and are not going to vote to put more money into systems that do not work¹⁸.

Studies have been conducted to ascertain the impact of large concentrations of elderly persons on educational expenditures. Michael B. Berkman and Eric Plutzer published an article, “Gray Peril or Loyal Support? The Effects of the Elderly on Educational Expenditures” in *Social Science Quarterly* 85 (5), December 2004. They used a data set of more than 9,000 school districts in 40 states with people age 60 years and older comprising 18.9 percent of the average school district in 1990. The authors concluded that the “aging of America does not in any sense pose a threat to school funding...Our data indicates that the great majority of senior residents will support educational funding if they feel an emotional attachment to the community”¹⁹.

In many cases, residents of active adult communities include retired teachers, school administrators, and others who may have been involved in education prior to retirement. It is likely the potential residents will have ties to the area either from having lived in the region or moving to be closer to family members. Such

¹⁵ Keller, Bess. “Shades of Gray”, Education Week, November 29, 2000.

<http://www.edweek.org/ewarticles/2000/11/29/13elderly.h20?print=1>, accessed January 3, 2008.

¹⁶ Ibid.

¹⁷ Ibid.

¹⁸ Ibid.

¹⁹ “More elderly residents do not necessarily reduce school tax base.” Penn State, Monday, March 7, 2005, <http://live.psu.edu/story/10760p>, accessed January 3, 2008.

community ties, in addition to opportunities for involvement in the schools increase the likelihood of support for a reasonable school budget.

Saccardi & Schiff, Inc. had previously conducted in depth case study research about the impacts of active adult communities on school budget votes:

- *Monroe Township School District, Monroe Township, New Jersey* – According to an October 14, 2007 New York Times article, the Monroe Township School District has passed 22 of the last 24 school budgets and one lost by just one vote. On December 11, 2007, a special school election bond referendum for \$41,900,000 to construct a new high school was approved by Monroe Township voters. There are 11 active adult communities in Monroe Township whose residents make up about half the population²⁰. According to Dr. Ralph Ferrie, Superintendent of Schools, the success rate of school budget votes is as good as or better than surrounding districts²¹.
- *Pomperaug Regional School District 15, Town of Southbury, Connecticut* – In Southbury, town voters passed the school budget on the first vote in four of the past five years. An age-restricted community, Heritage Village, contains approximately 33 percent of the housing units in Southbury.
- *Half Hollow Hills Central School District, Dix Hills in the Town of Huntington, New York* – Several residents in the Greens, an age-restricted community with approximately 1,100 units, have ties to the community, including children and grandchildren that attend schools within the school district, are supportive of the school and no “voting bloc” effect has been identified²².
- *Somers Central School District, Town of Somers, New York* – Somers has only one voting district for the annual school budget votes and a potential voting bloc impact from Heritage Hills, a former age-restricted community with 2,606 units, is not possible to ascertain. The School District meets regularly with the Heritage Hills Education Committee and the Heritage Hills community has representation on the school’s Citizen’s Finance Committees, an advisory committee to the Board of Education, and several residents from Heritage Hills volunteer in the schools²³.

Based on this information, it is anticipated that the new age-restricted community will not significantly impact the Pearl River School District’s ability to pass their annual school budget. As demonstrated in the communities listed above, it is essential for the School District and the senior communities in the Town to work together to further both their interests. The School District and senior communities can work

²⁰ Cheslow, Jerry. “A Townful of Empty Nesters.” *The New York Times*. October 14, 2007.

²¹ Ferrie, Ralph, Superintendent of Schools, Monroe Township, NJ, telephone interview January 3, 2008.

²² Manual, Victor, Assistant Superintendent, Finance and Facilities, Half Hollow Hills School District. Telephone interview, March 7, 2008.

²³ Marien, Joanne, Superintendent of Schools, Somers Central School District, letter dated December 20, 2007.

together in a number of ways. Providing free or reduced admission tickets to school performances and providing school volunteer opportunities are examples.

Temporary Impacts

Another component of the school analysis is the evaluation of potential impacts on the School District due to the receipt of additional students under a “grace period.” As introduced earlier, the potential does exist where households with children under the age of 19 could reside in the age-restricted development for a short period of time (less than 90 days) possibly with a school age child living with a grandparent on a temporary basis.

According to the 2000 United States Census, there were no grandparents in the Town of Orangetown responsible for their own grandchildren under 18 years of age for less than six months. Within Rockland County, in 2000 there were 80 grandparents responsible for their own grandchildren under 18 years of age for less than six months (which is longer than a typical grace period in an age-restricted community, these typically range from 60 to 90 days). This is a rate of 0.05 percent of all potential grandparents in Rockland County. Using these rates, it is likely that no grandparents in the proposed age-restricted units could be responsible for their grandchildren for a period less than six months. As a worst-case scenario, it is assumed that one grandparent (1,086 age-restricted residents x 0.05% = 0.54) will be responsible for his/her own grandchild under the age of 18 for a period of less than six months, which may occur during the summer months or during the school year. It could, therefore, be assumed, that for any six month period only one school-age child could be residing at the proposed development for a short period of time. Given the total enrollment in the School District of 2,641, one additional student would result in minimal, if any, short-term impacts.

Projected Taxes Generated to the Pearl River School District

According to the fiscal analysis prepared for this DGEIS, see Chapter III.I, Fiscal Impacts, the Pearl River School District will receive approximately \$3,315,144 in annual tax revenue from the proposed development. Annual costs to the School District to educate the anticipated 15 new students would be approximately \$217,485. Therefore, the net annual revenue surplus for the School District is estimated to be \$3,097,659.

See Chapter III.I.2., Fiscal Impacts, for further details regarding School District revenues and costs.

c. Mitigation

The projected tax revenue to be generated by the Proposed Action will more than offset the costs to educate 15 additional school age children. Therefore, no additional mitigation measures are proposed.

4. Cumulative Impacts

The Town of Orangetown has identified four developments in the immediate vicinity of the RPC Campus that are either approved for development or currently under construction. The four developments are as follows:

- Orangetown Recreation Facilities (STEJ) – Commercial recreation facilities on the RPC Campus, along Old Orangeburg Road. The proposed facilities consist of an indoor sports complex with an ice hockey/skating rink, bowling facilities, and an aquatic center.
- The Hollows at Blue Hills – The Hollows is a planned 124-unit adult condominium community located on Veterans Memorial Drive in Pearl River. The project includes reservation of 40 percent of the site area for open space and recreation. The homes will be sold at market rate, except for six affordable units.
- The Pointe at Lake Tappan – This proposed development is to be located along Veterans Memorial Drive in Pearl River, near the Hollows development described above, and includes a 116-unit active adult condominium community on 45 acres as well as development of an office park on an additional 48 acres. The residential units will be detached single-family homes arranged in clusters around small motor courts. The development will include a recreation center, bocce courts and a pool. Ten percent of the homes will be sold as affordable units.
- Orangeburg Commons – Mixed use commercial development including a hotel (243 rooms), shopping center (55,000 square feet), a drive-thru bank (3,600 square feet), and a restaurant (6,100 square feet). The project is located at the intersection of Route 303 and the Palisades Interstate Parkway in Orangetown.

The proposed senior developments would likely generate a population of approximately 480 people (using a multiplier of two persons per unit). The cumulative residential population of these planned developments combined with the Proposed Action would be approximately 1,596 residents. This represents an increase in Town population of 3.3 percent. Both of these senior projects, however, will include on-site amenities such as recreational facilities.