

APPENDIX K: FISCAL RESOURCES

K.1 Updated Fiscal Analysis



Fiscal Impact Assessment Memorandum

March 12, 2014

Re: Fiscal Impact Assessment
Silo Ridge Resort Community
Town of Amenia, NY

Silo Ridge Fiscal Impact Assessment

The Modified Project has resulted in a reduction in the commercial component and the overall residential unit count. The proposed unit mix and ownership structure have also been modified, which can influence potential fiscal impact. The following analysis updates the fiscal impact analyses presented in the EIS to reflect the changes made to the development program and current municipal and school district tax and budget information. This analysis has been prepared in order to confirm whether the Modified Project would continue to result in a positive net fiscal impact on the Town of Amenia and the Webutuck Central School District (“WCSD”). The methodology of the EIS assessment was utilized for this assessment.

School District Impact

The anticipated public school children generation rates were estimated in the EIS using demographic multipliers from the Rutgers University Center for Urban Policy Research. The multipliers published by Rutgers University are the current industry standard, based on demographic data (US Census Bureau Public Use Microdata Sample files) specific to New York State that allows for differentiation by housing type, size, price, and tenure variables.

However, it should be noted that these multipliers do not account for the character of the Modified Project as a second-home resort community. Based on actual experience at other Discovery Land Company resort communities, it is reasonably anticipated that less than 1 percent of the residences will be primary residences – refer to *Appendix K.2*. Therefore, the actual number of school children that would reside at the Modified Project year-round and be educated in the local school district is anticipated to be zero.

Even if the Modified Project does generate public school children, as indicated in the EIS, the WCSD has ample available capacity in its existing facilities to accommodate the additional students. The DEIS indicated that the WCSD had the capacity to accommodate approximately 1,771 students, but an enrollment during the 2006 school year of only approximately 902. The FEIS reported a 2008 enrollment of 888 students. The DEIS also reported that enrollment is anticipated to decline over the

following decade. This trend has been confirmed by the most recent available New York State Report Card, which declining enrollment over the last three school years.

WCSD Enrollment Trends

Year	2009-2010	2010-2011	2011-2012
Enrollment	792	771	757

Source: New York State Education Department, New York State Report Card, 2011-2012

The 2013-2014 budget of the WCSD is \$20,493,269. With a reported enrollment of 757 students, total budgeted expenditures per pupil are approximately \$27,072. While average per-pupil cost is a useful metric for certain analyses, it is not indicative of the marginal cost of educating new students in the situation where no new facility construction is required. This is because the average cost includes fixed administrative and capital expenditures that are not affected by the introduction of new students (e.g., superintendent salary, debt service, building maintenance costs). The FEIS analysis indicated that variable costs accounted for approximately 77% of the WCSD budget.

The program component accounts for close to 74% of the current year budget. The program component includes instructional-related activities such as teaching, extracurricular activities, and transportation and is often used to provide an assessment of the incremental cost of educating additional students in cases where new capital facilities are not required.

In order to be conservative, program costs were assumed to be 77%, as indicated in the FEIS. The assumed variable cost to educate in the 2011-2012 school year, the most recent year for which data are available, would be approximately \$20,845 per student ($\$20,493,269 \times .77 \div 757 \text{ students} = \$20,845$). However, the Modified Project is not expected to generate any students. Therefore, the estimated \$5,883,204 in annual school district taxes that would be generated by the Modified Project would be a significant fiscal benefit to the WCSD.

Consistent with the EIS analyses, a worst case scenario was also analyzed for the Modified Project. Under that scenario, all residences would be primary, thereby generating approximately 175 schoolchildren. Even in this extremely unlikely scenario, there would still be a \$2,235,329 surplus to the WCSD after all Modified Project generated costs are considered (as presented in Table 9A-3).

During the EIS process, the concern was raised that State Aid to the WCSD might decline in the future. To address this concern, reductions for "Foundation Aid", "Transportation Aid" and "BOCES Aid" were considered – refer to Tables 20A – 20C. It should be noted that there is no accepted methodology to calculate State Aid due to the lack of a precise formula, and the number of variables involved, such as operating expenditures, and adjusted gross income. Tables 20A-C therefore reflect adjustments based on the calculations provided during the EIS process.

Municipal Impact

The revenue and service costs for the Modified Project have been generated in the same fashion as the EIS and are presented in the following Tables 1-7. As indicated in Table 4, the Modified Project would be expected to have an assessed value of \$494,802,700. Based upon 2013 tax rates, the

Modified Project would therefore generate \$8.985 million annually to the applicable taxing jurisdictions, including approximately \$1.156 million for the Town of Amenia and \$236,997 for the Amenia Fire District.

The anticipated service costs have been projected using the budget increase ratios provided in the FEIS, which were developed based on input from Town officials regarding town budget fund items. With fewer units, the municipal costs would be expected to be somewhat lower than projected in the FEIS. However, in order to be conservative, the cost ratios have been kept consistent with the budget impacts reported in the FEIS. As indicated in Table 8, the Modified Project would generate a substantial net fiscal benefit of approximately \$1.129 million annually for the Town.

Table 1. Total Residential Market Value

Unit Type	Number of Units	Average Unit Price*	Total Market Value
Single Family Home A	16	\$2,649,350	\$42,389,600
Single Family Home A*	2	\$1,779,800	\$3,559,600
Single Family Home B	6	\$2,214,300	\$13,285,800
Single Family Home F	3	\$2,494,250	\$7,482,750
Single Family Home F*	5	\$1,757,250	\$8,786,250
Single Family Home G	29	\$1,844,700	\$53,496,300
Single Family Home H*	22	\$2,022,350	\$44,491,700
Estate Homes	57	\$3,080,000	\$175,560,000
Vineyard Cottages	19	\$1,485,000	\$28,215,000
Townhouses	13	\$1,952,500	\$25,382,500
Condos	52	\$1,510,866	\$78,565,041
	224		\$481,214,541

** Average market price per unit type assumes \$550 per square foot– the price per square foot is the sales price used for the EIS. It is not representative of the anticipated sales price, which will be greater.*

Table 2A. Total Non-Residential Market Value ¹

Land Use	Construction Cost/Market Value
Golf Course / Maintenance Facility	\$15,000,000
Winery Restaurant	\$1,000,000
Clubhouse	\$15,000,000
Spa / Fitness / Cart Storage	\$1,800,000
Family Barn	\$1,800,000
Lodging Units- For Sale Condominiums	\$26,511,359
Lodging Units- Rental Accomadations	\$0
Store	\$600,000
Gate house / Sales Office	\$1,500,000
Vineyard Amenities Building	\$375,000
Lake Pavilion	\$60,000
Golf Academy	\$400,000
Car Barns	\$1,680,000
Comfort Stations	\$400,000
Total	\$66,126,359
Note: In this table all 21 lodging units are treated as for sale condominium units.	

Scenario A. Total Project Market Value (Residential + Non-Residential) = \$547,340,900

Table 2B. Total Non-Residential Market Value ¹

Land Use	Construction Cost/Market Value
Golf Course / Maintenance Facility	\$15,000,000
Winery Restaurant	\$1,000,000
Clubhouse	\$15,000,000
Spa / Fitness / Cart Storage	\$1,800,000
Family Barn	\$1,800,000
Lodging Units- For Sale Condominiums	\$0
Lodging Units- Rental Accomadations	\$24,101,235
Store	\$600,000
Gate house / Sales Office	\$1,500,000
Vineyard Amenities Building	\$375,000
Lake Pavilion	\$60,000
Golf Academy	\$400,000
Car Barns	\$1,680,000
Comfort Stations	\$400,000
Total	\$63,716,235
Note: In this table all 21 lodging units are treated as rental accomodations.	

Scenario B. Total Project Market Value (Residential + Non-Residential) = \$544,930,776

Notes:

1. The non-residential market and assessed values are estimated two ways: (a) assuming that all 21 lodging units are for sale condominiums (Table 2A), and (b) assuming all 21 lodging units are rental accommodations for transient occupancy (Table 2B). All other tables designated "A" or "B" reflect these scenarios.

Table 3. Residential Assessed Value

Total Residential Market Value		Town Level of Assessment	Full Assessed Value (Est.)	Condo Valuation Factor	Taxable Assessed Value
Single Family Home A	\$42,389,600	1	\$42,389,600	N/A	\$42,389,600
Single Family Home A*	\$3,559,600	1	\$3,559,600	N/A	\$3,559,600
Single Family Home B	\$13,285,800	1	\$13,285,800	N/A	\$13,285,800
Single Family Home F	\$7,482,750	1	\$7,482,750	N/A	\$7,482,750
Single Family Home F*	\$8,786,250	1	\$8,786,250	N/A	\$8,786,250
Single Family Home G	\$53,496,300	1	\$53,496,300	N/A	\$53,496,300
Single Family Home H*	\$44,491,700	1	\$44,491,700	N/A	\$44,491,700
Estate Homes	\$175,560,000	1	\$175,560,000	N/A	\$175,560,000
Vineyard Cottages	\$28,215,000	1	\$28,215,000	N/A	\$28,215,000
Townhouses	\$25,382,500	1	\$25,382,500	N/A	\$25,382,500
Condos	\$78,565,041	1	\$78,565,041	0.5	\$39,282,521
Total	\$481,214,541		\$481,214,541		\$441,932,021

Table 4A. Non-Residential Assessed Value (lodging units treated as for sale condominiums)

Total Non-Residential Market Value		Town Level of Assessment	Full Assessed Value (Est.)	Condo Valuation Factor	Taxable Assessed Value
Golf Course / Maintenance Facility	\$15,000,000	1	\$15,000,000	N/A	\$15,000,000
Winery Restaurant	\$1,000,000	1	\$1,000,000	N/A	\$1,000,000
Clubhouse	\$15,000,000	1	\$15,000,000	N/A	\$15,000,000
Spa / Fitness / Cart Storage	\$1,800,000	1	\$1,800,000	N/A	\$1,800,000
Family Barn	\$1,800,000	1	\$1,800,000	N/A	\$1,800,000
Lodging Units- For Sale Condominiums	\$26,511,359	1	\$26,511,359	0.5	\$13,255,679
Lodging Units- Rental Accomadations	\$0	1	\$0	N/A	\$0
Store	\$600,000	1	\$600,000	N/A	\$600,000
Gate house / Sales Office	\$1,500,000	1	\$1,500,000	N/A	\$1,500,000
Vineyard Amenities Building	\$375,000	1	\$375,000	N/A	\$375,000
Lake Pavilion	\$60,000	1	\$60,000	N/A	\$60,000
Golf Academy	\$400,000	1	\$400,000	N/A	\$400,000
Car Barns	\$1,680,000	1	\$1,680,000	N/A	\$1,680,000
Comfort Stations	\$400,000	1	\$400,000	N/A	\$400,000
Total	\$66,126,359		\$66,126,359		\$52,870,679

Scenario A. Total Project Assessed Value (Residential + Non-Residential) = \$494,802,700

Table 4B. Non-Residential Assessed Value (lodging units treated as for rental accommodations)

Total Non-Residential Market Value		Town Level of Assessment	Full Assessed Value (Est.)	Condo Valuation Factor	Taxable Assessed Value
Golf Course / Maintenance Facility	\$15,000,000	1	\$15,000,000	N/A	\$15,000,000
Winery Restaurant	\$1,000,000	1	\$1,000,000	N/A	\$1,000,000
Clubhouse	\$15,000,000	1	\$15,000,000	N/A	\$15,000,000
Spa / Fitness / Cart Storage	\$1,800,000	1	\$1,800,000	N/A	\$1,800,000
Family Barn	\$1,800,000	1	\$1,800,000	N/A	\$1,800,000
Lodging Units- For Sale Condominiums	\$0	1	\$0	0.5	\$0
Lodging Units- Rental Accomadations	\$24,101,235	1	\$24,101,235	N/A	\$24,101,235
Store	\$600,000	1	\$600,000	N/A	\$600,000
Gate house / Sales Office	\$1,500,000	1	\$1,500,000	N/A	\$1,500,000
Vineyard Amenities Building	\$375,000	1	\$375,000	N/A	\$375,000
Lake Pavilion	\$60,000	1	\$60,000	N/A	\$60,000
Golf Academy	\$400,000	1	\$400,000	N/A	\$400,000
Car Barns	\$1,680,000	1	\$1,680,000	N/A	\$1,680,000
Comfort Stations	\$400,000	1	\$400,000	N/A	\$400,000
Total	\$63,716,235		\$63,716,235		\$63,716,235

Scenario A. Total Project Assessed Value (Residential + Non-Residential) = \$505,648,256

Table 5A. Estimated Revenues Generated by the Modified Project

Taxing District	2013 Property Tax Rate per \$1,000 Assessed Value	Current Taxes	Projected Taxes	Increase in Tax Revenues
Dutchess County	\$3.45	\$40,333	\$1,708,623	\$1,668,290
Town of Amenia	\$2.34	\$27,292	\$1,156,182	\$1,128,889
Amenia Fire District	\$0.48	\$5,594	\$236,997	\$231,403
Webutuck Central School District	\$11.89	\$138,876	\$5,883,204	\$5,744,328
Total	\$18	\$212,096	\$8,985,006	\$8,772,910
Based on Assessed value (in 2014 dollars) = (approx) \$494,800,000				

Previous Total Tax Revenues from Fiscal Impact FEIS Appendix H - Scenario A = \$6,307,990
Increase / Decrease in Tax Revenues compared to 2009 Approved Plan - Scenario A = \$2,677,016

Table 5B. Estimated Revenues Generated by the Modified Project

Taxing District	2013 Property Tax Rate per \$1,000 Assessed Value	Current Taxes	Projected Taxes	Increase in Tax Revenues
Dutchess County	\$3.45	\$40,333	\$1,746,074	\$1,705,741
Town of Amenia	\$2.34	\$27,292	\$1,181,524	\$1,154,232
Amenia Fire District	\$0.48	\$5,594	\$242,192	\$236,597
Webutuck Central School District	\$11.89	\$138,876	\$6,012,158	\$5,873,281
Total	\$18	\$212,096	\$9,181,948	\$8,969,852
Based on Assessed value (in 2014 dollars) = (approx) \$505,600,000				

Previous Total Tax Revenues from Fiscal Impact FEIS Appendix H - Scenario B = \$6,012,001
Increase / Decrease in Tax Revenues compared to 2009 Approved Plan - Scenario B = \$2,973,005

Table 6. Estimated Municipal Fiscal Impact of Silo Ridge Modified Project

Town Budget Item	Existing Appropriations (2012 Budget)	Potential Increase Due to Project* (%)	Potential Increase due to Project (\$)
General Fund	\$1,336,862	15%	\$200,529
Highway Fund	\$999,096	5%	\$49,954.78
Amenia Fire Fund	\$191,300	80%	\$153,040
Total	\$2,527,258		\$403,524

**Table 7.1 Estimated School Fiscal Impact of Silo Ridge Modified Project
(100% Secondary Homes)**

Estimated Number of Project - Generated Students	Total Est. Variable Cost per Student*	Total Project Cost to WCSD
0	\$20,845	\$0
* Variable costs are estimated at 77% of the WCSD budget per The Hudson Group; see Letter HG in Appendix C.		

**Table 7.2 Estimated School Fiscal Impact of Silo Ridge Modified Project
(50% Primary Homes & 50% Secondary Homes)**

Estimated Number of Project - Generated Students	Total Est. Variable Cost per Student*	Total Project Cost to WCSD
88	\$20,845	\$1,823,938
* Variable costs are estimated at 77% of the WCSD budget per The Hudson Group; see Letter HG in Appendix C.		

**Table 7.3 Estimated School Fiscal Impact of Silo Ridge Modified Project
(100% Primary Homes)**

Estimated Number of Project - Generated Students	Total Est. Variable Cost per Student*	Total Project Cost to WCSD
175	\$20,845	\$3,647,875
* Variable costs are estimated at 77% of the WCSD budget per The Hudson Group; see Letter HG in Appendix C.		

Table 8A. Municipal Cost / Revenue Comparison

Projected Generated Municipal Cost	Project Generated Tax Revenue	Project Generated Surplus or Deficit
\$403,524	\$1,393,179	\$989,655
Based on an assessed value (in 2014 dollars) = (approx) \$494,800,000 Municipal revenues include taxes paid to Town and Fire District		

Table 8B. Municipal Cost / Revenue Comparison

Projected Generated Municipal Cost	Project Generated Tax Revenue	Project Generated Surplus or Deficit
\$403,524	\$1,423,716	\$1,020,192
Based on an assessed value (in 2014 dollars) = (approx) \$505,600,000 Municipal revenues include taxes paid to Town and Fire District		

The municipal cost/revenue comparison shows that under either lodging unit assessment scenario, the Modified Project will result in a surplus of tax revenue to the Town and Fire District of more than \$980,000 annually.

**Table 9A-1 School District Cost / Revenue Comparison - 100% Secondary Homes
(without accounting for State Aid)**

Max. Public School Students	Variable Cost per Student	Project Generated Cost	Project Generated Tax Revenue	Project Generated Surplus or Deficit
0	\$20,845	\$0	\$5,883,204	\$5,883,204
Based on Assessed value (in 2014 dollars) = (approx) \$494,800,000				

**Table 9A-2 School District Cost / Revenue Comparison - 50% Secondary Homes¹
(without accounting for State Aid)**

Max. Public School Students	Variable Cost per Student	Project Generated Cost	Project Generated Tax Revenue	Project Generated Surplus or Deficit
88	\$20,845	\$1,823,938	\$5,883,204	\$4,059,267
Based on Assessed value (in 2014 dollars) = (approx) \$494,800,000				

**Table 9A-3 School District Cost / Revenue Comparison - 100% Primary Homes¹
(without accounting for State Aid)**

Max. Public School Students	Variable Cost per Student	Project Generated Cost	Project Generated Tax Revenue	Project Generated Surplus or Deficit
175	\$20,845	\$3,647,875	\$5,883,204	\$2,235,329
Based on Assessed value (in 2014 dollars) = (approx) \$494,800,000				

The School District cost/revenue comparison shows that under lodging unit assessment scenario A, the Modified Project will result in a surplus tax revenue to the WCSD of more than \$2.2 million annually.

Notes:

1. The 50% Secondary and 100% Primary Residence Scenarios are extremely unlikely. As shown in Appendix K.2 - Fiscal Resources - Discovery Land Company Documentation – actual experience at other Discovery Land Company resort communities is that less than 1.2% of the homeowners are full-time residents, and that no public schoolchildren are generated.

**Table 9B-1 School District Cost / Revenue Comparison - 100% Secondary Homes
(without accounting for State Aid)**

Max. Public School Students	Variable Cost per Student	Project Generated Cost	Project Generated Tax Revenue	Project Generated Surplus or Deficit
0	\$20,845	\$0	\$6,012,158	\$6,012,158
Based on Assessed value (in 2014 dollars) = (approx) \$505,600,000				

**Table 9B-2 School District Cost / Revenue Comparison - 50% Secondary Homes¹
(without accounting for State Aid)**

Max. Public School Students	Variable Cost per Student	Project Generated Cost	Project Generated Tax Revenue	Project Generated Surplus or Deficit
88	\$20,845	\$1,823,938	\$6,012,158	\$4,188,220
Based on Assessed value (in 2014 dollars) = (approx) \$505,600,000				

**Table 9B-3 School District Cost / Revenue Comparison - 100% Primary Homes ¹
(without accounting for State Aid)**

Max. Public School Students	Variable Cost per Student	Project Generated Cost	Project Generated Tax Revenue	Project Generated Surplus or Deficit
175	\$20,845	\$3,647,875	\$6,012,158	\$2,364,283
Based on Assessed value (in 2014 dollars) = (approx) \$505,600,000				

The School District cost/revenue comparison shows that under lodging unit assessment scenario B, the Modified Project will result in a surplus tax revenue to the WCSD of more than \$2.3 million annually.

Notes:

1. The 50% Secondary and 100% Primary Residence Scenarios are extremely unlikely. As shown in Appendix K.2 - Fiscal Resources - Discovery Land Company Documentation – actual experience at other Discovery Land Company resort communities is that less than 1.2% of the homeowners are full-time residents, and that no public schoolchildren are generated.

II. Sensitivity Analysis for Fiscal Impacts Assuming Residential Market Values are 50% less than Proposed

Table 10. Total Residential Market Value Reduced 50% (June 2013 MDP)

Unit Type	Number of Units	Average Unit Price*	Total Market Value
Single Family Home A	16	\$1,324,675	\$21,194,800
Single Family Home A*	2	\$889,900	\$1,779,800
Single Family Home B	6	\$1,107,150	\$6,642,900
Single Family Home F	3	\$1,247,125	\$3,741,375
Single Family Home F*	5	\$878,625	\$4,393,125
Single Family Home G	29	\$922,350	\$26,748,150
Single Family Home H*	22	\$1,011,175	\$22,245,850
Estate Homes	57	\$1,540,000	\$87,780,000
Vineyard Cottages	19	\$742,500	\$14,107,500
Townhouses	13	\$976,250	\$12,691,250
Condos	52	\$755,433	\$39,282,521
	224		\$240,607,271

** Average market price per unit type assumes \$275 per square foot*

Table 11. Residential Assessed Value - 50% of Market Value

Total Residential Market Value		Town Level of Assessment	Full Assessed Value (Est.)	Condo Valuation Factor	Taxable Assessed Value
Single Family Home A	\$21,194,800	1	\$21,194,800	N/A	\$21,194,800
Single Family Home A*	\$1,779,800	1	\$1,779,800	N/A	\$1,779,800
Single Family Home B	\$6,642,900	1	\$6,642,900	N/A	\$6,642,900
Single Family Home F	\$3,741,375	1	\$3,741,375	N/A	\$3,741,375
Single Family Home F*	\$4,393,125	1	\$4,393,125	N/A	\$4,393,125
Single Family Home G	\$26,748,150	1	\$26,748,150	N/A	\$26,748,150
Single Family Home H*	\$22,245,850	1	\$22,245,850	N/A	\$22,245,850
Estate Homes	\$87,780,000	1	\$87,780,000	N/A	\$87,780,000
Vineyard Cottages	\$14,107,500	1	\$14,107,500	N/A	\$14,107,500
Townhouses	\$12,691,250	1	\$12,691,250	N/A	\$12,691,250
Condos	\$39,282,521	1	\$39,282,521	0.5	\$19,641,260
Total	\$240,607,271		\$240,607,271		\$220,966,010

Scenario A. Total Project Assessed Value with 50% Reduction in Residential Values = \$273,836,690

Scenario B. Total Project Assessed Value with 50% Reduction in Residential Values = \$284,682,246

**Table 12A. Estimated Revenues Generated by the Project - 50% Reduction in Residential Market Value
(Scenario A)**

Taxing District	2013 Property Tax Rate per \$1,000 Assessed Value	Current Taxes	Projected Taxes	Increase in Tax Revenues
Dutchess County	\$3.45	\$40,333	\$945,596	\$905,263
Town of Amenia	\$2.34	\$27,292	\$639,861	\$612,569
Amenia Fire District	\$0.48	\$5,594	\$131,160	\$125,566
Webutuck Central School District	\$11.89	\$138,876	\$3,255,918	\$3,117,042
Total	\$18	\$212,096	\$4,972,536	\$4,760,440
Projected total assessed value upon full build-out (in 2014 dollars) = (approx) \$273,800,000				

Previous Total Tax Revenues from Fiscal Impact FEIS Appendix H (50% Reduction - Scenario A) = \$5,692,304
Increase / Decrease in Tax Revenues compared to 2009 Approved Plan at 50% Reduction - Scenario A = -\$719,768

**Table 12B. Estimated Revenues Generated by the Project - 50% Reduction in Residential Market Value
(Scenario B)**

Taxing District	2013 Property Tax Rate per \$1,000 Assessed Value	Current Taxes	Projected Taxes	Increase in Tax Revenues
Dutchess County	\$3.45	\$40,333	\$983,048	\$942,715
Town of Amenia	\$2.34	\$27,292	\$665,203	\$637,911
Amenia Fire District	\$0.48	\$5,594	\$136,355	\$130,761
Webutuck Central School District	\$11.89	\$138,876	\$3,384,872	\$3,245,996
Total	\$18	\$212,096	\$5,169,478	\$4,957,382
Projected total assessed value upon full build-out (in 2014 dollars) = (approx) \$284,600,000				

Previous Total Tax Revenues from Fiscal Impact FEIS Appendix H (50% Reduction - Scenario B) = \$4,438,823
Increase / Decrease in Tax Revenues compared to 2009 Approved Plan at 50% Reduction - Scenario B = \$533,713

Table 13A. Municipal Cost / Revenue Comparison - 50% Reduction in Residential Market Values (Scenario A)

Projected Generated Municipal Cost	Project Generated Tax Revenue	Project Generated Surplus or Deficit
\$403,524	\$771,021	\$367,497
Based on an assessed value = (approx) \$273,800,000 Municipal revenues include taxes paid to Town and Fire District		

Table 13B. Municipal Cost / Revenue Comparison - 50% Reduction in Residential Market Values (Scenario B)

Projected Generated Municipal Cost	Project Generated Tax Revenue	Project Generated Surplus or Deficit
\$403,524	\$801,558	\$398,034
Based on an assessed value = (approx) \$284,600,000 Municipal revenues include taxes paid to Town and Fire District		

Table 14A-1 School District Cost / Revenue Comparison (without accounting for School Aid) - 50% Reduction in Residential Market Value - 100% Secondary Homes (Scenario A-1)

Max. Public School Students	Variable Cost per Student	Project Generated Cost	Project Generated Tax Revenue	Project Generated Surplus or Deficit
0	\$20,845	\$0	\$3,255,918	\$3,255,918
Based on Assessed value (in 2014 dollars) = (approx) \$273,800,000				

Table 14A-2 School District Cost / Revenue Comparison (without accounting for School Aid) - 50% Reduction in Residential Market Value - 50% Secondary Homes (Scenario A-2)

Max. Public School Students	Variable Cost per Student	Project Generated Cost	Project Generated Tax Revenue	Project Generated Surplus or Deficit
88	\$20,845	\$1,823,938	\$3,255,918	\$1,431,981
Based on Assessed value (in 2014 dollars) = (approx) \$273,800,000				

Table 14A-3 School District Cost / Revenue Comparison (without accounting for School Aid) - 50% Reduction in Residential Market Value - 100% Primary Homes' (Scenario A-3)

Max. Public School Students	Variable Cost per Student	Project Generated Cost	Project Generated Tax Revenue	Project Generated Surplus or Deficit
175	\$20,845	\$3,647,875	\$3,255,918	-\$391,957
Based on Assessed value (in 2014 dollars) = (approx) \$273,800,000				

Based on the above analysis, if the residential market values of the proposed project were reduced by 50% of the amounts used in the previous calculations, in both scenarios A-1 and A-2, the project would result in an annual tax revenue to the WCSD of at least **\$1.4 Million** and a surplus to the Town of Amenia of at least **\$360,000**.

Only in scenario A-3, which assumes that all residents would send their kids to public school and all prices will be reduced by 50%, would the project result in an annual tax deficit to the WCSD of up to \$390,000. It should be noted that the project will have its own utility systems and private roads, so the annual municipal costs of the project are likely to be lower than estimated.

Notes:

1. The 100% Primary Residence Scenario is extremely unlikely. As shown in Appendix K.2 - Fiscal Resources - Discovery Land Company Documentation – actual experience at other Discovery Land Company resort communities is that less than 1.2% of the homeowners are full-time residents, and that no public schoolchildren are generated.

Table 14B-1 School District Cost / Revenue Comparison (without accounting for School Aid) - 50% Reduction in Residential Market Value - 100% Secondary Homes (Scenario B-1)

Max. Public School Students	Variable Cost per Student	Project Generated Cost	Project Generated Tax Revenue	Project Generated Surplus or Deficit
0	\$20,845	\$0	\$3,384,872	\$3,384,872
Based on Assessed value (in 2014 dollars) = (approx) \$284,600,000				

Table 14B-2 School District Cost / Revenue Comparison (without accounting for School Aid) - 50% Reduction in Residential Market Value - 50% Secondary Homes (Scenario B-2)

Max. Public School Students	Variable Cost per Student	Project Generated Cost	Project Generated Tax Revenue	Project Generated Surplus or Deficit
88	\$20,845	\$1,823,938	\$3,384,872	\$1,560,934
Based on Assessed value (in 2014 dollars) = (approx) \$284,600,000				

Table 14B-3 School District Cost / Revenue Comparison (without accounting for School Aid) - 50% Reduction in Residential Market Value - 100% Primary Homes¹ (Scenario B-3)

Max. Public School Students	Variable Cost per Student	Project Generated Cost	Project Generated Tax Revenue	Project Generated Surplus or Deficit
175	\$20,845	\$3,647,875	\$3,384,872	-\$263,003
Based on Assessed value (in 2014 dollars) = (approx) \$284,600,000				

Based on the above analysis, if the residential market values of the proposed project were reduced by 50% of the amounts used in the previous calculations, in both scenarios B-1 and B-2, the project would result in an annual tax revenue to the WCSD of at least **\$1.5 Million** and a surplus to the Town of Amenia of at least **\$360,000**.

Only in scenario B-3, which assumes that all residents would send their kids to public school and all prices will be reduced by 50%, would the project result in an annual tax deficit to the WCSD of up to \$265,000. It should be noted that the project will have its own utility systems and private roads, so the annual municipal costs of the project are likely to be lower than estimated.

Notes:

1. The 100% Primary Residence Scenario does not represent an accurate analysis of the potential Project Generated Surplus or Deficit for the school district. As shown in *Appendix K.2 - Fiscal Resources - Discovery Land Company Documentation* - the nature of the project is such that it will not be utilized by their owners as full-time residences. Additionally, less than 1.2% of the residents in previous projects developed by Discovery have become full-time residents. Of this 1.2% full-time residents, no full-time residents of these communities have children enrolled in public schools.

III. Sensitivity Analysis for Fiscal Impacts Assuming Residential Market Values are 25% less than Proposed

Table 15. Total Residential Market Value Reduced 25%

Unit Type	Number of Units	Average Unit Price*	Total Market Value
Single Family Home A	16	\$1,987,013	\$31,792,200
Single Family Home A*	2	\$1,334,850	\$2,669,700
Single Family Home B	6	\$1,660,725	\$9,964,350
Single Family Home F	3	\$1,870,688	\$5,612,063
Single Family Home F*	5	\$1,317,938	\$6,589,688
Single Family Home G	29	\$1,383,525	\$40,122,225
Single Family Home H*	22	\$1,516,763	\$33,368,775
Estate Homes	57	\$2,310,000	\$131,670,000
Vineyard Cottages	19	\$1,113,750	\$21,161,250
Townhouses	13	\$1,464,375	\$19,036,875
Condos	52	\$1,133,150	\$58,923,781
	224		\$360,910,906

** Average market price per unit type assumes \$412 per square foot*

Table 16. Residential Assessed Value - 75% of Market Value

Total Residential Market Value		Town Level of Assessment	Full Assessed Value (Est.)	Condo Valuation Factor	Taxable Assessed Value
Single Family Home A	\$31,792,200	1	\$31,792,200	N/A	\$31,792,200
Single Family Home A*	\$2,669,700	1	\$2,669,700	N/A	\$2,669,700
Single Family Home B	\$9,964,350	1	\$9,964,350	N/A	\$9,964,350
Single Family Home F	\$5,612,063	1	\$5,612,063	N/A	\$5,612,063
Single Family Home F*	\$6,589,688	1	\$6,589,688	N/A	\$6,589,688
Single Family Home G	\$40,122,225	1	\$40,122,225	N/A	\$40,122,225
Single Family Home H*	\$33,368,775	1	\$33,368,775	N/A	\$33,368,775
Estate Homes	\$131,670,000	1	\$131,670,000	N/A	\$131,670,000
Vineyard Cottages	\$21,161,250	1	\$21,161,250	N/A	\$21,161,250
Townhouses	\$19,036,875	1	\$19,036,875	N/A	\$19,036,875
Condos	\$58,923,781	1	\$58,923,781	0.5	\$29,461,890
Total	\$360,910,906		\$360,910,906		\$331,449,015

Scenario A. Total Project Assessed Value with 25% Reduction in Residential Values = \$384,319,695

Scenario B. Total Project Assessed Value with 50% Reduction in Residential Values = \$395,165,251

**Table 17A. Estimated Revenues Generated by the Modified Project - 75% Reduction in Residential Market Value
(Scenario A)**

Taxing District	2013 Property Tax Rate per \$1,000 Assessed Value	Current Taxes	Projected Taxes	Increase in Tax Revenues
Dutchess County	\$3.45	\$40,333	\$1,327,110	\$1,286,777
Town of Amenia	\$2.34	\$27,292	\$898,021	\$870,729
Amenia Fire District	\$0.48	\$5,594	\$184,079	\$178,484
Webutuck Central School District	\$11.89	\$138,876	\$4,569,561	\$4,430,685
Total	\$18	\$212,096	\$6,978,771	\$6,766,675
Based on a total assessed value upon full build-out (in 2013 dollars) = (approx) \$384,300,000				

Previous Total Tax Revenues from Fiscal Impact FEIS Appendix H (25% Reduction - Scenario A) = \$6,638,672
Increase / Decrease in Tax Revenues compared to 2009 Approved Plan at 25% Reduction - Scenario A = \$340,099

**Table 17B. Estimated Revenues Generated by the Modified Project - 75% Reduction in Residential Market Value
(Scenario B)**

Taxing District	2013 Property Tax Rate per \$1,000 Assessed Value	Current Taxes	Projected Taxes	Increase in Tax Revenues
Dutchess County	\$3.45	\$40,333	\$1,364,561	\$1,324,228
Town of Amenia	\$2.34	\$27,292	\$923,364	\$896,071
Amenia Fire District	\$0.48	\$5,594	\$189,273	\$183,679
Webutuck Central School District	\$11.89	\$138,876	\$4,698,515	\$4,559,638
Total	\$18	\$212,096	\$7,175,713	\$6,963,617
Based on a total assessed value upon full build-out (in 2013 dollars) = (approx) \$395,000,000				

Previous Total Tax Revenues from Fiscal Impact FEIS Appendix H (25% Reduction - Scenario B) = \$5,385,191
Increase / Decrease in Tax Revenues compared to 2009 Approved Plan at 25% Reduction - Scenario B = \$1,593,580

Table 18A. Municipal Cost / Revenue Comparison - 25% Reduction in Residential Market Values (Scenario A)

Projected Generated Municipal Cost	Project Generated Tax Revenue	Project Generated Surplus or Deficit
\$403,524	\$1,082,100	\$678,576
Based on an assessed value = (approx) \$384,300,000 Municipal revenues include taxes paid to Town and Fire District		

Table 18B. Municipal Cost / Revenue Comparison - 25% Reduction in Residential Market Values (Scenario B)

Projected Generated Municipal Cost	Project Generated Tax Revenue	Project Generated Surplus or Deficit
\$403,524	\$1,112,637	\$709,113
Based on an assessed value = (approx) \$395,000,000 Municipal revenues include taxes paid to Town and Fire District		

Table 19A-1 School District Cost / Revenue Comparison (without accounting for School Aid) - 25% Reduction in Residential Market Value - 100% Secondary Homes (Scenario A-1)

Max. Public School Students	Variable Cost per Student	Project Generated Cost	Project Generated Tax Revenue	Project Generated Surplus or Deficit
0	\$20,845	\$0	\$4,569,561	\$4,569,561
Based on Assessed value (in 2014 dollars) = (approx) \$384,300,000				

Table 19A-2 School District Cost / Revenue Comparison (without accounting for School Aid) - 25% Reduction in Residential Market Value - 50% Secondary Homes¹ (Scenario A-2)

Max. Public School Students	Variable Cost per Student	Project Generated Cost	Project Generated Tax Revenue	Project Generated Surplus or Deficit
88	\$20,845	\$1,823,938	\$4,569,561	\$2,745,624
Based on Assessed value (in 2014 dollars) = (approx) \$384,300,000				

Table 19A-3 School District Cost / Revenue Comparison (without accounting for School Aid) - 25% Reduction in Residential Market Value - 100% Primary Homes¹ (Scenario A-3)

Max. Public School Students	Variable Cost per Student	Project Generated Cost	Project Generated Tax Revenue	Project Generated Surplus or Deficit
175	\$20,845	\$3,647,875	\$4,569,561	\$921,686
Based on Assessed value (in 2014 dollars) = (approx) \$384,300,000				

Based on the above analysis, if the residential market values of the proposed project were reduced by 25% of the amounts used in the previous calculations, the project would result in an annual tax revenue to the WCSD of at least **\$900,000** and a surplus to the Town of Amenia of at least **\$870,000**. It should be noted that the project will have its own utility systems and private roads, so the annual municipal costs of the project are likely to be lower than estimated.

Notes:

1. The 50% Secondary and 100% Primary Residence Scenarios are extremely unlikely. As shown in Appendix K.2 - Fiscal Resources - Discovery Land Company Documentation – actual experience at other Discovery Land Company resort communities is that less than 1.2% of the homeowners are full-time residents, and that no public schoolchildren are generated.

Table 19B-1 School District Cost / Revenue Comparison (without accounting for School Aid) - 25% Reduction in Residential Market Value - 100% Secondary Homes (Scenario B-1)

Max. Public School Students	Variable Cost per Student	Project Generated Cost	Project Generated Tax Revenue	Project Generated Surplus or Deficit
0	\$20,845	\$0	\$4,698,515	\$4,698,515
Based on Assessed value (in 2014 dollars) = (approx) \$395,000,000				

Table 19B-2 School District Cost / Revenue Comparison (without accounting for School Aid) - 25% Reduction in Residential Market Value - 50% Secondary Homes (Scenario B-2)

Max. Public School Students	Variable Cost per Student	Project Generated Cost	Project Generated Tax Revenue	Project Generated Surplus or Deficit
88	\$20,845	\$1,823,938	\$4,698,515	\$2,874,577
Based on Assessed value (in 2014 dollars) = (approx) \$395,000,000				

Table 19B-3 School District Cost / Revenue Comparison (without accounting for School Aid) - 25% Reduction in Residential Market Value - 100% Primary Homes (Scenario B-3)

Max. Public School Students	Variable Cost per Student	Project Generated Cost	Project Generated Tax Revenue	Project Generated Surplus or Deficit
175	\$20,845	\$3,647,875	\$4,698,515	\$1,050,640
Based on Assessed value (in 2014 dollars) = (approx) \$395,000,000				

Based on the above analysis, if the residential market values of the proposed project were reduced by 25% of the amounts used in the previous calculations, the project would result in an annual tax revenue to the WCSD of at least **\$1 Million** and a surplus to the Town of Amenia of at least **\$870,000**. It should be noted that the project will have its own utility systems and private roads, so the annual municipal costs of the project are likely to be lower than estimated.

Notes:

1. The 50% Secondary and 100% Primary Residence Scenarios do not represent an accurate analysis of the potential Project Generated Surplus or Deficit for the school district. As shown in *Appendix K.2 - Fiscal Resources - Discovery Land Company Documentation* - the nature of the project is such that it will not be utilized by their owners as full-time residences. Additionally, less than 1.2% of the residents in previous projects developed by Discovery have become full-time residents. Of this 1.2% full-time residents, no full-time residents of these communities have children enrolled in public schools.

Webutuck School Aid Impact Analysis for Silo Ridge (March 13th 2014)

Assumes No Save Harmless on Foundation Aid

Table 20A. 100% Secondary Residences

Cost/Revenue Comparison Without Accounting for School Aid					School Aid Impacts			
Max. Public School Students	Variable Cost per Student	Project Generated Cost	Project Generated Tax Revenue	Project Property Taxes less Costs	Foundation Aid Reduction	Transportation Aid Reduction ¹	BOCES Aid Reduction ¹	Net Project Generated Surplus
21 Lodging Units as for Sale Condominiums								
0	\$20,845	\$0	\$5,883,204	\$5,883,204	\$1,076,796	\$480,102	\$200,274	\$4,126,031

* Based on assessed value of (approx) \$494,800,000

21 Lodging Units as Rental Accommodations								
0	\$20,845	\$0	\$6,012,158	\$6,012,158	\$1,100,268	\$480,102	\$200,049	\$4,231,739

* Based on assessed value of (approx) \$505,600,000

Table 20B. 50% Primary & 50% Secondary Residences

Cost/Revenue Comparison Without Accounting for School Aid					School Aid Impacts			
Max. Public School Students	Variable Cost per Student	Project Generated Cost	Project Generated Tax Revenue	Project Property Taxes less Costs	Foundation Aid Reduction	Transportation Aid Reduction ¹	BOCES Aid Reduction ¹	Net Project Generated Surplus
21 Lodging Units as for Sale Condominiums								
88	\$20,845	\$1,823,938	\$5,883,204	\$4,059,267	\$1,252,675	\$480,102	\$203,318	\$2,123,171

* Based on assessed value of (approx) \$494,800,000

21 Lodging Units as Rental Accommodations								
88	\$20,845	\$1,823,938	\$6,012,158	\$4,188,220	\$1,276,225	\$480,102	\$203,115	\$2,228,779

* Based on assessed value of (approx) \$505,600,000

Table 20C. 100% Primary Residences ²

Cost/Revenue Comparison Without Accounting for School Aid					School Aid Impacts			
Max. Public School Students	Variable Cost per Student	Project Generated Cost	Project Generated Tax Revenue	Project Property Taxes less Costs	Foundation Aid Reduction	Transportation Aid Reduction ¹	BOCES Aid Reduction ¹	Net Project Generated Surplus
21 Lodging Units as for Sale Condominiums								
175	\$20,845	\$3,647,875	\$5,883,204	\$2,235,329	\$1,428,952	\$480,102	\$205,818	\$120,457

* Based on assessed value of (approx) \$494,800,000

21 Lodging Units as Rental Accommodations								
175	\$20,845	\$3,647,875	\$6,012,158	\$2,364,283	\$1,452,567	\$480,102	\$205,633	\$225,981

* Based on assessed value of (approx) \$505,600,000

Notes:

1. All BOCES Aid Reduction and Transportation Aid Reduction numbers come from the 2013 - 2014 Northeast CSD General Formula Aid Report (GEN) provided by the New York State Education Department. Additionally, the applicant assumed that 100% of the funds will be reduced in all of the different scenarios provided.
2. The School District cost/revenue comparison shows that under lodging unit assessment scenario B, the Modified Project will result in a surplus tax revenue to the WCSD of more than \$2.3 million annually.
3. It should be noted that there is no accepted methodology to calculate State Aid due to the lack of a precise formula, and the number of variables involved, such as operating expenditures, and adjusted gross income. Tables 20A-C therefore reflect adjustments based on the calculations provided during the EIS process.

Attachment A

Webutuck Central School District
Proposed Budget 2013-2014

Proposed Budget 2013-2014 (BOE Adopted 4-15-13)				2013-2014 Budget Components					
Account Name	Account Code	2012-2013 Budget	2013-2014 Proposed Budget	13-14	Admin	13-14	Program	13-14	Capital
Board of Education									
CONTRACTUAL	A1010.400 00 00 20	10,000.00	10,000.00	10,000.00					
CONFERENCE AND MILEAGE	A1010.410 00 00 20	1,620.00	1,620.00	1,620.00					
MATERIALS AND SUPPLIES	A1010.450 00 00 20	477.00	477.00	477.00					
Total: Board of Education		12,097.00	12,097.00	12,097.00			-		-
District Clerk									
NONINSTRUCTIONAL SALARIES	A1040.160 00 00 20	8,518.00	8,518.00	8,518.00					
MATERIALS AND SUPPLIES	A1040.450 00 00 20	428.00	428.00	428.00					
Total: District Clerk		8,946.00	8,946.00	8,946.00			-		-
District Meeting									
MISCELLANEOUS EXPENSE	A1060.440 00 00 20	138.00	138.00	138.00					
ADVERTISING	A1060.448 00 00 20	6,000.00	6,000.00	6,000.00					
MATERIALS AND SUPPLIES	A1060.450 00 00 20	608.00	608.00	608.00					
Total: District Meeting		6,746.00	6,746.00	6,746.00			-		-
Total: Board Of Education		27,789.00	27,789.00	27,789.00			-		-
Central Administration									
Chief School Administrator									
SALARY-CHIEF SCHOOL ADMINISTRATOR	A1240.150 00 00 20	130,000.00	130,000.00	130,000.00					
NONINSTRUCTIONAL SALARIES	A1240.160 00 00 20	45,025.00	45,025.00	45,025.00					
NONINSTRUCTIONAL SALARY-SEASON/SU	A1240.164 00 00 20	1,333.00	1,333.00	1,333.00					
CONTRACTUAL EXPENSE	A1240.400 00 00 20	3,600.00	3,600.00	3,600.00					
CONFERENCE FEES AND MILEAGE	A1240.410 00 00 20	1,675.00	1,675.00	1,675.00					
FEES AND DUES	A1240.411 00 00 20	1,331.00	1,331.00	1,331.00					
MATERIALS AND SUPPLIES	A1240.450 00 00 20	1,670.00	1,670.00	1,670.00					
Total: Chief School Administrator		184,634.00	184,634.00	184,634.00			-		-
Total: Central Administration		184,634.00	184,634.00	184,634.00			-		-
Finance									
Business Administration									
SALARY-SCHOOL BUSINESS ADMINISTRAT	A1310.150 00 00 20	109,200.00	26,200.00	26,200.00					
NONINSTRUCTIONAL SALARIES	A1310.160 00 00 20	113,208.00	113,208.00	113,208.00					
NONINSTRUCTIONAL SALARY-OVER/EXTR	A1310.162 00 00 20	800.00	800.00	800.00					
CONTRACTUAL EXPENSE	A1310.400 00 00 20	30,053.00	30,053.00	30,053.00					
CONFERENCE FEES AND MILEAGE	A1310.410 00 00 20	1,100.00	1,100.00	1,100.00					
FEES & DUES	A1310.411 00 00 20	762.00	762.00	762.00					
POSTAGE	A1310.444 00 00 20	1,400.00	1,400.00	1,400.00					
PUBLIC NOTICE ADVERTISING	A1310.448 00 00 20	1,300.00	1,300.00	1,300.00					
MATERIALS AND SUPPLIES	A1310.450 00 00 20	10,606.00	10,606.00	10,606.00					
ULSTER BOCES SERVICES	A1310.490 00 00 20	8,533.00	8,533.00	8,533.00					
Total: Business Administration		276,962.00	193,962.00	193,962.00			-		-
Auditing									
CONTRACTUAL AND OTHER	A1320.400 00 00 20	28,500.00	28,500.00	28,500.00					
Total: Auditing		28,500.00	28,500.00	28,500.00			-		-
Treasurer									
NONINSTRUCTIONAL SALARIES	A1325.160 00 00 20	60,686.00	60,686.00	60,686.00					
NONINSTRUCTIONAL SAL.-DPTY. TREAS.	A1325.160 10 00 20	2,589.00	2,589.00	2,589.00					
Total: Treasurer		63,275.00	63,275.00	63,275.00			-		-
Tax Collection									
NONINSTRUCTIONAL SALARIES	A1330.160 00 00 20	5,406.00	5,406.00	5,406.00					
CONTRACTUAL AND OTHER	A1330.400 00 00 20	2,776.00	2,776.00	2,776.00					
POSTAGE	A1330.444 00 00 20	1,244.00	1,244.00	1,244.00					
ADVERTISING	A1330.448 00 00 20	402.00	402.00	402.00					
MATERIALS AND SUPPLIES	A1330.450 00 00 20	204.00	204.00	204.00					
Total: Tax Collection		10,032.00	10,032.00	10,032.00			-		-
Fiscal Agent Fee									
Total: Fiscal Agent Fee		0.00	0.00	0.00					
Total: Finance		378,769.00	295,769.00	295,769.00			-		-
Staff									
Legal									
CONTRACTUAL AND OTHER	A1420.400 00 00 20	16,934.00	16,934.00	16,934.00					
CONTRACTUAL - NON-RETAINER	A1420.400 00 01 20	20,904.00	20,904.00			20,904.00			
Total: Legal		37,838.00	37,838.00	16,934.00		20,904.00			-
Personnel									
PERSONNEL ADVERTISING	A1430.448 00 00 20	1,376.00	1,376.00	1,376.00					
BOCES SERVICES	A1430.490 00 00 20	10,516.00	12,658.60	12,658.60					
Total: Personnel		11,892.00	14,034.60	14,034.60			-		-
Public Information & Services									
CONTRACTUAL AND OTHER	A1480.400 00 00 20	500.00	500.00	500.00					
Total: Public Information & Services		500.00	500.00	500.00			-		-
Total: Staff		50,230.00	52,372.60	31,468.60		20,904.00			-
Central Services									
Operation of Plant									
NONINSTRUCTIONAL SALARIES	A1620.160 00 00 20	155,662.00	171,625.00						171,625.00
NONINSTRUCTIONAL SALARIES - EXTRAS	A1620.162 00 00 20	20,927.00	20,927.00						20,927.00
NONINSTRUCTIONAL SALARIES - SUBS	A1620.164 00 00 21	51,131.00	51,131.00						51,131.00

Proposed Budget 2013-2014 (BOE Adopted 4-15-13)				2013-2014 Budget Components					
Account Name	Account Code	2012-2013 Budget	2013-2014 Proposed Budget	13-14	Admin	13-14	Program	13-14	Capital
EQUIPMENT	A1620.200 00 00 21		10,210.00						10,210.00
SERVICE CONTRACTS	A1620.400 00 00 21	20,000.00	20,000.00						20,000.00
FUEL AND UTILITIES	A1620.420 00 00 20	452,558.00	452,558.00						452,558.00
TELEPHONE SERVICE	A1620.421 00 00 20	7,078.00	7,078.00						7,078.00
LIABILITY INSURANCE	A1620.422 00 00 20	34,354.00	34,354.00						34,354.00
REPAIRS	A1620.430 00 00 21	20,000.00	20,000.00						20,000.00
MATERIALS & SUPPLIES	A1620.450 00 00 20	16,200.00	16,200.00						16,200.00
MATERIALS AND SUPPLIES	A1620.450 00 00 21	32,918.00	32,918.00						32,918.00
BOCES SERVICES	A1620.490 00 00 20	39,591.02	36,526.13						36,526.13
Total: Operation of Plant		850,419.02	873,527.13		0.00		-		873,527.13
Maintenance of Plant									
NONINSTRUCTIONAL SALARIES	A1621.160 00 00 20	161,404.30	164,975.00						164,975.00
NONINSTRUCTIONAL SALARIES - EXTRAS	A1621.162 00 00 21	9,456.00	9,456.00						9,456.00
NONINSTRUCTIONAL SALARIES - SUBS	A1621.164 00 00 21	8,840.00	8,840.00						8,840.00
CONTRACTUAL AND OTHER	A1621.400 00 00 21	97,224.00	97,224.00						97,224.00
CONFERENCE & MILEAGE	A1621.410 00 00 21	780.00	780.00						780.00
GENERAL REPAIRS	A1621.430 00 00 21	39,347.00	39,347.00						39,347.00
REPAIRS - ROOFS & PAVING REPAIRS	A1621.431 00 00 21	12,921.00	12,921.00						12,921.00
MATERIALS AND SUPPLIES	A1621.450 00 00 21	57,720.00	57,720.00						57,720.00
BOCES SERVICES	A1621.490 00 00 20	55,368.96	28,244.00						28,244.00
Total: Maintenance of Plant		443,061.26	419,507.00		0.00		0.00		419,507.00
Central Printing & Mailing									
MATERIALS AND SUPPLIES	A1670.450 00 00 20	4,677.00	4,677.00		4,677.00				
BOCES	A1670.490 00 00 20	11,655.89	11,675.00		11,675.00				
Total: Central Printing & Mailing		16,332.89	16,352.00		16,352.00		-		-
Central Data Processing									
Total: Central Data Processing		0.00	0.00		0.00		0.00		0.00
Total: Central Services		1,309,813.17	1,309,386.13		16,352.00		-		1,293,034.13
Special Items									
Unallocated Insurance									
UNALLOCATED LIABILITY INSURANCE	A1910.420 00 00 20	44,189.00	44,189.00		44,189.00				
STUDENT ACCIDENT INSURANCE	A1910.420 02 00 20	7,269.00	7,269.00		7,269.00				
Total: Unallocated Insurance		51,458.00	51,458.00		51,458.00		-		-
School Association Dues									
SCHOOL ASSOCIATION DUES	A1920.420 00 00 20	10,451.00	10,451.00		10,451.00				
Total: School Association Dues		10,451.00	10,451.00		10,451.00		-		-
Judgments & Claims									
JUDGEMENTS & CLAIMS	A1930.400 00 00 20	0.00	0.00		-				
Total: Judgments & Claims		0.00	0.00		0.00		0.00		0.00
Refund of Real Property Taxes									
REFUND ON REAL PROPERTY TAXES	A1964.440 00 00 20	3,000.00	3,000.00						3,000.00
Total: Refund of Real Property Taxes		3,000.00	3,000.00		0.00		0.00		3,000.00
Administrative Cost									
MTA PAYROLL TAX	A1980.400 00 00 20	0.00	0.00		-				
BOCES SERVICES	A1981.490 00 00 20	88,867.75	91,890.69		91,890.69				
Total: Administrative Cost		88,867.75	91,890.69		91,890.69		-		-
Total: Special Items		153,776.75	156,799.69		153,799.69		-		3,000.00
Total: General Support		2,105,011.92	2,026,750.42		709,812.29		20,904.00		1,296,034.13
Instruction									
Instruction Administration & Improvement									
Curriculum Development & Supervision									
SALARIES - DEPT HEADS	A2010.150 00 01 20	28,050.00	0.00		-				
SUMMER CURRICULUM WRITING	A2010.150 00 20 20	6,109.00	6,109.00		6,109.00				
BUILDING FOR EXCELLENCE TEAMS	A2010.441 00 00 20	1,000.00	0.00		-				
MATERIALS & SUPPLIES-CURRICULUM	A2010.450 00 00 20	900.00	900.00		900.00				
MATERIALS & SUPPLIES - MATH	A2010.450 00 01 20	1,350.00	1,350.00		1,350.00				
MATERIALS & SUPPLIES - SP AREAS	A2010.450 00 02 20	1,350.00	400.00		400.00				
MATERIALS & SUPPLIES - SCIENCE	A2010.450 00 03 20	1,350.00	1,350.00		1,350.00				
MATERIALS & SUPPLIES-LANGUAGE ARTS	A2010.450 00 04 20	1,350.00	1,350.00		1,350.00				
MATERIALS & SUPPLIES - SPEC ED	A2010.450 00 05 20	1,350.00	1,350.00		1,350.00				
MATERIALS & SUPPLIES - SOC STUDIES	A2010.450 00 06 20	1,350.00	1,350.00		1,350.00				
BOCES SERVICES	A2010.490 00 00 20	1,500.00	1,530.00		1,530.00				
Total: Curriculum Development & Supervision		45,659.00	15,689.00		15,689.00		-		-
Supervision - Regular School									
INSTRUCTIONAL SALARIES	A2020.150 00 00 20	335,000.00	335,000.00		335,000.00				
NONINSTRUCTIONAL SALARIES	A2020.160 00 00 20	96,499.00	101,118.00		101,118.00				
NONINSTRUCTIONAL SALARIES OVER/EXTR	A2020.162 01 00 30	2,500.00	2,500.00		2,500.00				
NONINSTRUCTIONAL SALARIES OVER/EXTR	A2020.162 05 00 31	2,600.00	2,600.00		2,600.00				
CONTRACTUAL-WHS	A2020.400 01 00 30	400.00	400.00		400.00				
CONTRACTUAL-WES	A2020.400 02 00 32	1,000.00	1,000.00		1,000.00				
CONTRACTUAL- EBMS	A2020.400 05 00 31	3,600.00	3,600.00		3,600.00				
CONTRACTUAL-FINGERPRINTING EXPENSE	A2020.401 00 00 20	2,000.00	2,000.00		2,000.00				
CONFERENCE FEES AND MILEAGE-WHS	A2020.410 01 00 30	150.00	150.00		150.00				
CONFERENCE FEES AND MILEAGE-WES	A2020.410 02 00 32	100.00	100.00		100.00				

Proposed Budget 2013-2014 (BOE Adopted 4-15-13)				2013-2014 Budget Components					
Account Name	Account Code	2012-2013 Budget	2013-2014 Proposed Budget	13-14	Admin	13-14	Program	13-14	Capital
CONFERENCE FEES AND MILEAGE - EBMS	A2020.410 05 00 31	250.00	250.00		250.00				
FEES AND DUES WHS	A2020.411 01 00 30	400.00	400.00		400.00				
MISCELLANEOUS-WHS	A2020.440 01 00 30	200.00	200.00		200.00				
MISCELLANEOUS-WES	A2020.440 02 00 32	300.00	300.00		300.00				
MISCELLANEOUS - EBMS	A2020.440 05 00 31	100.00	100.00		100.00				
POSTAGE-WHS	A2020.444 01 00 30	1,500.00	1,500.00		1,500.00				
POSTAGE-WES	A2020.444 02 00 32	1,200.00	1,200.00		1,200.00				
POSTAGE - EBMS	A2020.444 05 00 31	1,250.00	1,250.00		1,250.00				
PRINTING-WHS	A2020.445 01 00 30	900.00	900.00		900.00				
PRINTING-WES	A2020.445 02 00 32	500.00	500.00		500.00				
PRINTING - EBMS	A2020.445 05 00 31	1,000.00	1,000.00		1,000.00				
MATERIALS AND SUPPLIES-WHS	A2020.450 01 00 30	2,700.00	2,700.00		2,700.00				
MATERIALS AND SUPPLIES-WES	A2020.450 02 00 32	4,140.00	4,140.00		4,140.00				
MATERIALS & SUPPLIES - EBMS	A2020.450 05 00 31	5,850.00	5,850.00		5,850.00				
Total: Supervision - Regular School		464,139.00	468,758.00		468,758.00		-		-
Research, Planning & Evaluation									
TESTING	A2060.443 00 00 20	35,642.00	35,642.00		35,642.00				
Total: Research, Planning & Evaluation		35,642.00	35,642.00		35,642.00		-		-
In-Service Training - Instruction									
CONSULTANTS/INSERVICE	A2070.412 00 00 20	5,000.00	5,000.00		5,000.00				
BOCES SERVICES	A2070.490 00 00 20	29,950.00	31,740.00		31,740.00				
Total: In-Service Training - Instruction		34,950.00	36,740.00		36,740.00		-		-
Total: Instruction Administration & Improvement		580,390.00	556,829.00		556,829.00		-		-
Teaching									
Regular School									
INSTRUCTIONAL SALARIES-K-6	A2110.120 00 00 20	100,933.00	100,933.00				100,933.00		
PRE-K SALARIES	A2110.120 00 01 20	56,483.00	58,757.00				58,757.00		
INSTRUCTIONAL SALARIES - DISTRICT	A2110.120 00 08 20	150,940.00	154,599.00				154,599.00		
INSTRUCTIONAL SALARIES 4-6	A2110.120 02 04 20	618,614.00	637,583.00				637,583.00		
INSTRUCTIONAL SALARIES K-3	A2110.120 03 03 20	970,407.00	1,050,972.00				1,050,972.00		
INSTRUCTIONAL SALARIES - 6	A2110.120 05 04 20	122,402.00	125,724.00				125,724.00		
INSTR. SALARIES-MENTORS/FAC	A2110.123 00 00 20	2,646.00	2,646.00				2,646.00		
INSTR. SALARIES - MUSIC/CONCERTS	A2110.123 00 08 20	5,000.00	5,000.00				5,000.00		
INSTR. SALAIRES- MENTORS 4-6	A2110.123 02 04 20	848.00	848.00				848.00		
INSTR. SALARIES - MENTORS K-3	A2110.123 03 03 20	848.00	848.00				848.00		
INSTR SALARIES - MENTORS 6	A2110.123 05 04 20	0.00	0.00				0.00		
INSTR SALARIES - ELL WES	A2110.124 03 03 20	48,396.00	64,194.90				64,194.90		
INSTRUCTIONAL SALARIES 7-12	A2110.130 01 05 20	1,474,269.00	1,686,751.20				1,686,751.20		
INSTRUCTIONAL SALARIES 7-12	A2110.130 05 05 20	747,112.00	437,709.60				437,709.60		
INSTR. SALARIES - EXTRAS	A2110.132 00 00 20	16,960.00	18,368.00				18,368.00		
INSTR SALARIES - EXTRA 7-12 WHS	A2110.132 01 05 20	208.00	4,735.40				4,735.40		
INSTR. SALARIES - EXTRAS EBMS	A2110.132 05 05 31	1,200.00	0.00				0.00		
INSTR. SALARIES - MENTORS - WHS	A2110.133 01 05 20	848.00	848.00				848.00		
INSTR. SALARIES - ELL 7-12	A2110.134 01 05 20	75,548.00	77,393.00				77,393.00		
SUBSTITUTE TEACHERS SALARIES	A2110.140 00 00 20	82,584.00	82,584.00				82,584.00		
HOME TUTORING	A2110.141 00 00 20	9,770.00	9,770.00				9,770.00		
INSTRUCTIONAL SALARIES - TA'S ONLY	A2110.150 08 08 20	170,186.00	172,010.39				172,010.39		
NONINSTRUCTIONAL SALARIES	A2110.160 00 00 20	46,283.10	65,602.89				65,602.89		
NON INSTR SALARIES- EXTRA -SUP CONF	A2110.162 00 00 20	6,140.00	6,640.00				6,640.00		
NONINSTR. SALARIES - EXTRAS - WES	A2110.162 02 00 32	500.00	0.00				0.00		
NONINSTR. SALARIES - SUBS -WES	A2110.164 02 00 32	6,500.00	6,500.00				6,500.00		
CONTRACTUAL-WES	A2110.400 02 00 32	3,000.00	3,000.00				3,000.00		
CONTRACTUAL - DCC - STUDENTS	A2110.401 00 01 20	15,000.00	15,000.00				15,000.00		
CONTRACTUAL - AIE- DISTRICT	A2110.402 00 00 20	5,000.00	5,000.00				5,000.00		
CONTRACTUAL - AIE - WES	A2110.402 02 00 32	3,000.00	3,000.00				3,000.00		
CONFERENCE FEES AND MILEAGE-WHS	A2110.410 01 00 30	845.00	845.00				845.00		
CONFERENCE FEES AND MILEAGE-WES	A2110.410 02 00 32	3,000.00	3,000.00				3,000.00		
CONFERENCE FEES AND MILEAGE-EBMS	A2110.410 05 00 31		1,000.00				1,000.00		
ADMISSIONS, FEES & DUES- WHS	A2110.411 01 00 30	1,750.00	1,750.00				1,750.00		
ADMISSIONS, FEES & DUES - WES	A2110.411 02 00 32	800.00	800.00				800.00		
ADMISSIONS, FEES & DUES - EBMS	A2110.411 05 00 31	2,543.00	2,543.00				2,543.00		
CONSULTANTS - DISTRICT	A2110.412 00 00 20	3,150.00	3,150.00				3,150.00		
EQUIPMENT REPAIRS - DISTRICT	A2110.430 00 00 20	2,725.00	2,725.00				2,725.00		
INSTRUCTIONAL SUPPLIES-WHS	A2110.450 01 00 30	42,217.00	42,217.00				42,217.00		
INSTRUCTIONAL SUPPLIES-WES	A2110.450 02 00 32	16,931.00	16,931.00				16,931.00		
INSTRUCTIONAL SUPPLIES - EBMS	A2110.450 05 00 31	27,895.00	26,895.00				26,895.00		
TUITION TO OTHER DISTRICTS	A2110.470 00 00 20	17,160.00	17,160.00				17,160.00		
TEXTBOOKS-PRIVATE	A2110.480 00 00 20	3,000.00	3,000.00				3,000.00		
TEXTBOOKS - DISTRICT	A2110.480 00 01 20	45,128.00	45,128.00				45,128.00		
BOCES EXPENSES	A2110.490 00 00 20	152,567.00	135,401.00				135,401.00		
Total: Regular School		5,061,336.10	5,099,562.38		0.00		5,099,562.38		0.00
Programs for Handicapped Children									
INSTRUCTIONAL SALARIES	A2250.150 01 05 20	515,228.00	382,094.00				382,094.00		
INSTRUCTIONAL SALARIES	A2250.150 02 04 20	137,214.00	157,627.00				157,627.00		
INSTRUCTIONAL SALARIES	A2250.150 03 03 20	147,647.00	89,074.00				89,074.00		

Proposed Budget 2013-2014 (BOE Adopted 4-15-13)				2013-2014 Budget Components					
Account Name	Account Code	2012-2013 Budget	2013-2014 Proposed Budget	13-14	Admin	13-14	Program	13-14	Capital
INSTRUCTIONAL SALARIES	A2250.150 05 05 20		170,225.00				170,225.00		
INSTRUCTIONAL SALARIES - TA'S ONLY	A2250.150 08 08 20	124,354.00	125,094.00				125,094.00		
INSTRUCTIONAL SALARIES	A2250.151 00 08 20	214,309.00	210,863.00				210,863.00		
INSTRUCTIONAL SALARIES	A2250.151 03 03 20	75,428.00	86,288.00				86,288.00		
INSTRUCT. SALARIES - EXTRAS	A2250.152 00 00 20	10,876.00	18,541.00				18,541.00		
INSTRUCT. SALARIES EXTRAS SPEECH	A2250.152 01 01 20	3,862.00	0.00				0.00		
INSTRUCT. SALARIES - EXTRA - WHS	A2250.152 01 05 20	3,476.00	0.00				0.00		
INSTRUCT. SALARIES - EXTRA - WES	A2250.152 02 04 20	327.00	0.00				0.00		
INSTRUCTIONAL SALARIES MENTORS/FACI	A2250.153 00 00 20	3,164.00	3,164.00				3,164.00		
NONINSTRUCTIONAL SALARIES	A2250.160 00 00 20	28,255.00	29,835.00				29,835.00		
NONINSTRUCTIONAL SALARIES - SR TYP	A2250.161 00 00 20	36,682.00	37,234.50				37,234.50		
NONINSTRUCTIONAL SALARIES - EXTRAS	A2250.162 00 00 20	6,660.00	6,660.00				6,660.00		
NON-INSTRUCTIONAL SALARIES - SUBS	A2250.164 00 00 20	7,028.00	7,028.00				7,028.00		
CONTRACTUAL EXPENSES	A2250.400 00 00 42	115,777.00	115,777.00				115,777.00		
CONFERENCE & MILEAGE DISTRICT WIDE	A2250.410 00 00 42	742.00	742.00				742.00		
CONFERENCE & MILEAGE - WHS	A2250.410 01 00 42	62.00	62.00				62.00		
CONFERENCE FEE & MILEAGE WES	A2250.410 02 00 42	62.00	62.00				62.00		
CONFERENCE FEES AND MILEAGE	A2250.410 03 00 42	137.00	137.00				137.00		
FEES & DUES - DISTRICT	A2250.411 00 00 42	260.00	260.00				260.00		
TESTING- DISTRICT	A2250.443 00 00 42	4,638.00	4,638.00				4,638.00		
POSTAGE CSE	A2250.444 00 00 42	4,220.00	4,220.00				4,220.00		
MATERIALS AND SUPPLIES-CSE	A2250.450 00 00 42	1,336.00	1,336.00				1,336.00		
MATERIALS AND SUPPLIES-WHS	A2250.450 01 00 42	2,767.00	2,767.00				2,767.00		
MATERIALS AND SUPPLIES-WES	A2250.450 02 00 42	927.00	927.00				927.00		
TUITION TO OTHER SCHOOLS	A2250.470 00 00 20	305,167.00	305,167.00				305,167.00		
BOCES SERVICES	A2250.490 00 00 20	515,003.00	510,643.00				510,643.00		
Total: Programs for Handicapped Children		2,265,608.00	2,270,465.50		0.00		2,270,465.50		0.00
Occupational Education Grades 10-12									
BOCES SERVICES	A2280.490 00 00 20	201,740.00	205,788.00				205,788.00		
Total: Occupational Education Grades 10-12		201,740.00	205,788.00		0.00		205,788.00		0.00
Special Schools									
BOCES SERVICES	A2330.490 00 00 20	3,950.00	4,490.00				4,490.00		
Total: Special Schools		3,950.00	4,490.00		0.00		4,490.00		0.00
Total: Teaching		7,532,634.10	7,580,305.88		0.00		7,580,305.88		-
Instructional Media									
School Library & Audiovisual									
INSTRUCTIONAL SALARIES- LIBRARIAN	A2610.150 03 03 20	81,265.00	83,086.00				83,086.00		
INSTR. SALARIES - EXTRAS - WES	A2610.152 02 00 32	400.00	400.00				400.00		
NONINSTRUCTIONAL SALARIES	A2610.160 00 00 20	21,351.00	21,351.00				21,351.00		
NONINSTRUCTIONAL SALARIES - EXTRAS	A2610.162 00 00 20	400.00	400.00				400.00		
CONTRACTUAL - WHS/EBMS	A2610.400 01 00 30	2,000.00	500.00				500.00		
CONTRACTUAL - WES	A2610.400 02 00 32	500.00	500.00				500.00		
LIB CONFERENCE & MILEAGE - WHS/EBMS	A2610.410 01 00 30	125.00	125.00				125.00		
LIBRARY CONFERENCE & MILEAGE WES	A2610.410 02 00 32	125.00	125.00				125.00		
LIBRARY SUPPLIES-WHS	A2610.450 01 00 30		300.00				300.00		
LIBRARY SUPPLIES-WES	A2610.450 02 00 32	500.00	500.00				500.00		
LIBRARY A/V LOAN PROGRAM-WHS/EBMS	A2610.460 01 00 30	5,000.00	5,000.00				5,000.00		
LIBRARY A/V LOAN PROGRAM-WES	A2610.460 02 00 32	7,000.00	7,000.00				7,000.00		
LIBRARY AUDIOVISUAL-WHS/EBMS	A2610.461 01 00 30	1,000.00	350.00				350.00		
LIBRARY AUDIOVISUAL-WES	A2610.461 02 00 32	500.00	500.00				500.00		
LIBRARY PERIODICALS-WHS/EBMS	A2610.462 01 00 30	1,650.00	500.00				500.00		
LIBRARY PERIODICALS-WES	A2610.462 02 00 32	300.00	300.00				300.00		
BOCES SERVICES	A2610.490 00 00 20	24,300.00	25,800.00				25,800.00		
Total: School Library & Audiovisual		146,416.00	146,737.00		0.00		146,737.00		0.00
Computer-Assisted Instruction									
INSTRUCTIONAL SALARIES	A2630.150 00 00 20	91,216.00	92,951.00				92,951.00		
COMPUTER EQUIPMENT- HARDWARE AID	A2630.200 05 00 20	6,070.00	6,070.00				6,070.00		
CONTRACTUAL -DISTRICT	A2630.400 00 00 20	5,200.00	5,200.00				5,200.00		
CONTRACTUAL-DIST. EQUIP. MAIN AGREE	A2630.400 00 08 20	7,578.00	7,578.00				7,578.00		
CONTRACTUAL -WHS	A2630.400 01 00 30	7,014.00	7,014.00				7,014.00		
CONTRACTUAL - WES	A2630.400 02 00 32	4,130.00	4,130.00				4,130.00		
REPAIRS	A2630.430 00 00 20	2,500.00	2,500.00				2,500.00		
MATERIALS AND SUPPLIES - DISTRICT	A2630.450 00 00 20	4,680.00	4,680.00				4,680.00		
COMPUTER MATERIALS AND SUPPLIES	A2630.450 00 01 20	40,000.00	40,000.00				40,000.00		
COMPUTER MATERIALS AND SUPPLIES-WHS	A2630.450 01 00 30	1,080.00	1,080.00				1,080.00		
COMPUTER MATERIALS AND SUPPLIES-WES	A2630.450 02 00 32	1,800.00	1,800.00				1,800.00		
COMPUTER MATERIALS AND SUPPLIES -EB	A2630.450 05 00 31	4,500.00	4,500.00				4,500.00		
STATE AIDED COMPUTER SOFTWARE-DIST	A2630.460 00 00 20	12,089.00	12,089.00				12,089.00		
STATE AIDED COMPUTER SOFTWARE-WHS	A2630.460 01 00 30	200.00	200.00				200.00		
BOCES SERVICES	A2630.490 00 00 20	129,924.67	132,206.28				132,206.28		
Total: Computer-Assisted Instruction		317,981.67	321,998.28		0.00		321,998.28		0.00
Total: Instructional Media		464,397.67	468,735.28		0.00		468,735.28		-
Pupil Services									
Attendance - Regular School		0	0		0		0		0

Proposed Budget 2013-2014 (BOE Adopted 4-15-13)				2013-2014 Budget Components					
Account Name	Account Code	2012-2013 Budget	2013-2014 Proposed Budget	13-14	Admin	13-14	Program	13-14	Capital
Total: Attendance - Regular School		0.00	0.00		0.00		0.00		0.00
Guidance - Regular School									
INSTRUCTIONAL SALARIES	A2810.150 01 05 20	134,722.00	138,979.00				138,979.00		
INSTR. SALARIES - EXTRAS	A2810.152 00 00 20	10,000.00	10,000.00				10,000.00		
MENTOR	A2810.153 00 00 20	984.00	984.00				984.00		
NONINSTRUCTIONAL SALARIES	A2810.160 00 00 20	36,728.00	37,984.50				37,984.50		
CONTRACTUAL - WHS	A2810.400 01 00 30	530.00	530.00				530.00		
CONFERENCE FEE AND MILEAGE	A2810.410 01 00 30	125.00	125.00				125.00		
MATERIALS AND SUPPLIES - WHS	A2810.450 01 00 31	855.00	855.00				855.00		
MATERIALS & SUPPLIES - EBMS	A2810.450 05 00 31	1,800.00	1,800.00				1,800.00		
BOCES SERVICES	A2810.490 00 00 20	60,246.58	63,517.00				63,517.00		
Total: Guidance - Regular School		245,990.58	254,774.50		0.00		254,774.50		0.00
Health Services - Regular School									
NONINSTRUCTIONAL SALARIES	A2815.160 00 00 20	104,896.00	104,896.00				104,896.00		
NONINSTRUCTIONAL SALARIES - EXTRAS	A2815.162 00 00 20	1,042.00	1,142.00				1,142.00		
NONINSTRUCTIONAL SALARIES - OVER/EX	A2815.162 02 00 32	100.00	0.00				0.00		
NONINSTRUCTIONAL SALARIES - SUBS	A2815.164 00 00 20	936.00	1,186.00				1,186.00		
NONINSTR. SALARIES - SUBS - WES	A2815.164 02 00 32	250.00	0.00				0.00		
HEALTH EQUIPMENT - EBMS	A2815.200 05 00 31	3,620.00	3,620.00				3,620.00		
HEALTH SERVICES, CONTRACTUAL	A2815.400 00 00 20	35,930.00	35,930.00				35,930.00		
HEALTH SERVICES - WHS/EBMS	A2815.410 01 00 30	250.00	250.00				250.00		
CONFERENCE & MILEAGE - WES	A2815.410 02 00 32	125.00	125.00				125.00		
REPAIRS - EQUIPMENT - WHS/EBMS	A2815.430 01 00 30	70.00	70.00				70.00		
REPAIRS - EQUIPMENT - WES	A2815.430 02 00 32	60.00	60.00				60.00		
HEALTH MAT & SUPPLIES-WHS/EBMS	A2815.450 01 00 30	1,575.00	1,575.00				1,575.00		
HEALTH MATERIALS AND SUPPLIES-WES	A2815.450 02 00 32	1,575.00	1,575.00				1,575.00		
Total: Health Services - Regular School		150,429.00	150,429.00		0.00		150,429.00		0.00
Psychological Services - Regular School									
Total: Psychological Services - Regular School		0.00	0.00		0.00		0.00		0.00
Social Work Services - Regular School									
INSTRUCTIONAL SALARIES	A2825.150 01 05 20	57,064.00	53,909.00				53,909.00		
INSTRUCTIONAL SALARIES	A2825.150 02 04 20	55,089.00	50,000.00				50,000.00		
INSTRUCTIONAL SALARIES	A2825.150 03 03 20	71,905.00	73,729.00				73,729.00		
INSTR. SALARIES - EXTRAS	A2825.152 00 00 20	300.00	300.00				300.00		
Total: Social Work Services - Regular School		184,358.00	177,938.00		0.00		177,938.00		0.00
Co-Curricular Services									
INSTRUCTIONAL SALARIES - ADVISORS	A2850.150 00 00 20	25,748.00	25,748.00				25,748.00		
INSTRUCTIONAL SALARIES - CHAPERONES	A2850.158 00 00 20	17,552.00	17,552.00				17,552.00		
Total: Co-Curricular Services		43,300.00	43,300.00		0.00		43,300.00		0.00
Interscholastic Athletics									
INSTRUCTIONAL SALARIES	A2855.150 01 00 20	102,387.00	102,387.00				102,387.00		
INSTRUCTIONAL SALARIES - EXTRA	A2855.152 01 00 20	2,128.00	2,128.00				2,128.00		
CONTRACTUAL AND OTHER	A2855.400 01 00 41	10,574.00	10,574.00				10,574.00		
CONFERENCE FEES AND MILEAGE	A2855.410 00 00 41	1,100.00	1,100.00				1,100.00		
MATERIALS AND SUPPLIES	A2855.450 00 00 41	28,590.00	28,590.00				28,590.00		
BOCES SERVICES	A2855.490 00 00 20	23,640.00	20,188.00				20,188.00		
Total: Interscholastic Athletics		168,419.00	164,967.00		0.00		164,967.00		0.00
Total: Pupil Services		792,496.58	791,408.50		0.00		791,408.50		-
Total: Instruction		9,369,918.35	9,397,278.66		556,829.00		8,840,449.66		-
Transportation									
Pupil Transportation									
District Transportation Services									
NONINSTRUCTIONAL SALARIES	A5510.160 00 00 20	521,199.00	509,199.00				509,199.00		
NON INSTRUCTIONAL - BUS MONITORS	A5510.160 00 01 20	31,010.00	62,536.95				62,536.95		
NONINSTRUCTIONAL SUPERVISOR'S OFFIC	A5510.160 00 02 20	46,052.00	46,718.00				46,718.00		
NONINSTRUCTIONAL SAL.-4:30 PM RUN	A5510.161 00 00 20		2,000.00				2,000.00		
NONINSTRUCTIONAL SAL.-EXTRAS	A5510.162 00 00 20	19,607.00	19,607.00				19,607.00		
NONINSTRUCTIONAL SAL.-SUMM. SP. ED.	A5510.163 00 00 20	19,375.00	19,375.00				19,375.00		
NONINSTRUCTIONAL SAL.-SUBS	A5510.164 00 00 20	26,009.00	36,009.00				36,009.00		
NONINSTR. SAL -FIELD TRIPS - SPORTS	A5510.165 00 01 41	20,771.00	20,771.00				20,771.00		
NONINSTR. SAL.-FIELD TRIPS - WHS	A5510.165 01 00 30	3,615.00	3,615.00				3,615.00		
NONINSTR. SAL - FIELD TRIPS - WES	A5510.165 02 00 32	8,425.00	8,425.00				8,425.00		
NONINSTR. SAL - FIELD TRIPS - EBMS	A5510.165 05 00 31	2,946.00	2,946.00				2,946.00		
CONTRACTUAL AND OTHER	A5510.400 00 00 22	44,525.00	44,525.00				44,525.00		
CONFERENCE, MILEAGE,TOLLS & MEALS	A5510.410 00 00 22	500.00	500.00				500.00		
INS./WORKERS COMPENSATION	A5510.422 00 00 20	24,961.00	24,961.00				24,961.00		
MISCELLANEOUS-UNIFORMS	A5510.440 00 00 22	9,928.00	9,928.00				9,928.00		
MATERIALS AND SUPPLIES	A5510.450 00 00 22	76,154.00	76,154.00				76,154.00		
GAS & DIESEL FUEL	A5510.451 00 00 22	128,952.00	128,952.00				128,952.00		
GAS & DIESEL FILED TRIPS - WHS	A5510.451 01 00 30	750.00	750.00				750.00		
GAS & DIESEL FIELD TRIPS - WES	A5510.451 02 00 32	4,750.00	4,750.00				4,750.00		
GAS & DIESEL- FIELD TRIPS -EBMS	A5510.451 05 00 31	5,215.00	5,215.00				5,215.00		
Total: District Transportation Services		994,744.00	1,026,936.95		0.00		1,026,936.95		0.00
Garage Building									

Proposed Budget 2013-2014 (BOE Adopted 4-15-13)				2013-2014 Budget Components					
Account Name	Account Code	2012-2013 Budget	2013-2014 Proposed Budget	13-14	Admin	13-14	Program	13-14	Capital
NONINSTRUCTIONAL SALARIES	A5530.160 00 00 20	66,789.00	71,479.20				71,479.20		
NONINSTRUCTIONAL - EXTRAS	A5530.162 00 00 20	1,579.00	1,579.00				1,579.00		
NONINSTRUCTIONAL - SUBS	A5530.164 00 00 20	2,068.00	2,068.00				2,068.00		
CONTRACTUAL AND OTHER	A5530.400 00 00 20	2,200.00	2,200.00				2,200.00		
GAS, ELECTRIC, AND PHONE	A5530.420 00 00 20	22,040.00	22,040.00				22,040.00		
INSURANCE	A5530.422 00 00 20	14,450.00	14,450.00				14,450.00		
MATERIALS & SUPPLIES	A5530.450 00 00 22	9,086.00	9,086.00				9,086.00		
Total: Garage Building		118,212.00	122,902.20		0.00		122,902.20		0.00
Contract Transportation									
BOCES SERVICES	A5540.490 00 00 20	8,800.00	8,050.00				8,050.00		
Total: Contract Transportation		8,800.00	8,050.00		0.00		8,050.00		0.00
Total: Pupil Transportation		1,121,756.00	1,157,889.15				1,157,889.15		-
Total: Transportation		1,121,756.00	1,157,889.15				1,157,889.15		-
Home and Community Services									
CENSUS									
Total: Census		0.00	0.00		0.00		0.00		0.00
Total: Home and Community Services		0.00	0.00		0.00		0.00		0.00
Undistributed									
Employee Benefits									
State Retirement									
STATE RETIREMENT	A9010.800 00 00 20	486,993.00	515,867.14	56,745.39		361,106.99		98,014.76	
Total: State Retirement		486,993.00	515,867.14	56,745.39		361,106.99		98,014.76	
Teachers Retirement									
TEACHERS' RETIREMENT	A9020.800 00 00 20	970,813.00	1,235,761.67	123,576.20		1,112,185.47			
Total: Teachers Retirement		970,813.00	1,235,761.67	123,576.20		1,112,185.47			-
Social Security									
SOCIAL SECURITY	A9030.800 00 00 20	813,334.73	819,224.51	81,922.45		688,148.59		49,153.47	
Total: Social Security		813,334.73	819,224.51	81,922.45		688,148.59		49,153.47	
Workers' Compensation									
WORKERS' COMPENSATION	A9040.800 00 00 20	151,238.00	163,730.45	16,373.05		135,896.27		11,461.13	
Total: Workers' Compensation		151,238.00	163,730.45	16,373.05		135,896.27		11,461.13	
Unemployment Insurance									
UNEMPLOYMENT INSURANCE	A9050.800 00 00 20	81,400.00	8,028.00	401.40		7,064.64		561.96	
Total: Unemployment Insurance		81,400.00	8,028.00	401.40		7,064.64		561.96	
Hospital and Medical Insurance									
MEDICAL/DENTAL INSURANCE	A9060.800 00 00 20	2,811,862.00	2,952,153.00	246,300.90		2,509,104.60		196,747.50	
Total: Hospital and Medical Insurance		2,811,862.00	2,952,153.00	246,300.90		2,509,104.60		196,747.50	
Contractual Benefits									
CONTRACTUAL - UNIFORMS	A9070.800 00 00 20	6,886.00	6,886.00					6,886.00	
CONTRACTUAL - WTA	A9070.800 00 02 20	128,117.00	128,117.00			128,117.00			
CONTRACTUAL- TUITION REIMBURS.	A9070.800 00 03 20	11,128.00	11,128.00	890.00		10,238.00			
CONTRACTUAL- FLEX PLAN	A9070.800 00 04 20	6,000.00	6,000.00	1,980.00		4,020.00			
CONTRACTUAL - ADMIN MEDICAL	A9070.800 00 05 20	35,097.00	35,097.00	35,097.00					
CONTRACTUAL - 403B ADMIN.	A9070.800 00 06 20	3,100.00	3,100.00	3,100.00					
Total: Contractual Benefits		190,328.00	190,328.00	41,067.00		142,375.00		6,886.00	
Other benefits									
OTHER BENEFITS - SAL/BUY-BACKS	A9089.800 01 00 20	23,280.00	23,280.00	-		23,280.00			
OTHER BENEFITS - SAL/BUY-BACKS	A9089.800 02 00 20	6,052.00	6,052.00	484.00		3,692.00		1,876.00	
OTHER BENEFITS - SAL/BUY-BACKS	A9089.800 03 00 20	28,912.00	28,912.00	28,912.00					
OTHER BENEFITS - SAL/BUY-OUTS	A9089.800 04 00 20	15,635.00	15,635.00	1,720.00		10,788.00		3,127.00	
OTHER BENEFITS- MEDICARE REIMB	A9089.800 06 00 20	103,499.00	103,499.00	10,350.00		86,939.00		6,210.00	
Total: Other benefits		177,378.00	177,378.00	41,466.00		124,699.00		11,213.00	
Total: Employee Benefits		5,683,346.73	6,062,470.77	607,852.39		5,080,580.56		374,037.82	
Debt Service									
Serial Bonds - School Construction									
Total: Serial Bonds - School Construction					0.00				-
Bond Anticipation Notes - School Construe									
BAN EXCEL-PRINCIPAL	A9731.600 00 00 20	126,000.00	92,000.00					92,000.00	
BAN EXCEL-INTEREST	A9731.700 00 00 20	5,796.00	1,086.00					1,086.00	
Total: Bond Anticipation Notes - School Construe		131,796.00	93,086.00		0.00			93,086.00	
Bond Anticipation Notes - Bus Purchases									
BUSES-PRINCIPAL	A9732.600 00 00 20	107,260.00	65,321.00					65,321.00	
BUSES-INTEREST	A9732.700 00 00 20	3,494.00	1,204.00					1,204.00	
Total: Bond Anticipation Notes - Bus Purchases		110,754.00	66,525.00		0.00			66,525.00	
Tax Anticipation Notes									
TAX ANTICIPATION NOTES	A9760.700 00 00 20	0.00	0.00						
Total: Tax Anticipation Notes		0.00	0.00		0.00		0.00		0.00
Total: Debt Service		242,550.00	159,611.00		0.00				159,611.00
Interfold Transfers									
Transfer to Other Funds									
TRANSFER TO SPECIAL AID FUND	A9901.920 00 00 20	9,000.00	9,000.00			9,000.00			
TRANSFER TO SCHOOL LUNCH FUND	A9901.930 00 00 20	30,000.00	30,000.00			30,000.00			
TRANSFER TO DEBT SERVICE	A9901.960 00 00 20	1,554,269.00	1,514,269.00					1,514,269.00	
TRANSFER TO CAPITAL FUND	A9901.970 00 00 20		136,000.00					136,000.00	

Proposed Budget 2013-2014 (BOE Adopted 4-15-13)						
		2013-2014 Budget Components				
Account Name	Account Code	2012-2013 Budget	2013-2014 Proposed Budget	13-14 Admin	13-14 Program	13-14 Capital
Total: Transfer to Other Funds		1,593,269.00	1,689,269.00	0.00	39,000.00	1,650,269.00
Transfer to Capital Projects Fund						
Total: Transfer to Capital Projects Fund		0.00	0.00	0.00	0.00	0.00
Total: Interfund Transfers		1,593,269.00	1,689,269.00	0.00	39,000.00	1,650,269.00
Total: Undistributed		7,519,165.73	7,911,350.77	607,852.39	5,119,580.56	2,183,917.82
Grand Total:		20,115,852.00	20,493,269.00	1,874,493.68	15,138,823.37	3,479,951.95

APPENDIX K: FISCAL RESOURCES

K.2 Discovery Land Company Supporting Documentation

FISCAL IMPACT ANALYSIS

The Hills at Southampton Planned Development District (PDD)

East Quogue, New York

NP&V No. 05105

Submitted to: DLV Quogue, LLC
14605 North 73rd Street
Scottsdale, Arizona 85260

Submitted by: Nelson, Pope & Voorhis, LLC,
Environmental Planning Consultants
572 Walt Whitman Road
Melville, New York 11747
Phone: (631) 427-5665

June 6, 2013



TABLE OF CONTENTS

	<u>PAGE</u>
TABLE OF CONTENTS	i
1.0 INTRODUCTION AND PURPOSE	1
2.0 METHODOLOGY	3
3.0 ANTICIPATED FISCAL IMPACTS	4
4.0 REFERENCES	7

ATTACHMENT A - NELSON, POPE & VOORHIS, LLC ECONOMIC QUALIFICATIONS

FISCAL IMPACT ANALYSIS

The Hills at Southampton Planned Development District (PDD)

East Quogue, New York

NP&V No. 05105

Prepared For: DLV Quogue, LLC
14605 North 73rd Street
Scottsdale, Arizona 85260

Prepared By: Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road
Melville, New York 11747
(631) 427-5665

Date: June 6, 2013

1.0 INTRODUCTION AND PURPOSE

Nelson, Pope & Voorhis, LLC has prepared this fiscal impact analysis as part of the Pre-Application submission for The Hills at Southampton Planned Development District (PDD). NP&V is a professional environmental and planning firm with qualifications and expertise to prepare fiscal impact analyses, and a track record of similar completed projects as well as economic impact analyses, residential and commercial market analysis and related economic development services to private and municipal clients. The fiscal impact analysis and related qualifications of the firm and personnel are provided in **Attachment A**.

The subject site consists of multiple tax parcels that total approximately 436 acres in size, and is located in the hamlet of East Quogue, within the Town of Southampton, Suffolk County, New York. The subject site is located north of the Long Island Rail Road (LIRR) right-of-way, from a point just north of the end of Old Country Road and extending northward to and beyond NYS Route 27. The proposed project includes a change of zone to Mixed Use Planned Development District (MUPDD) zoning.

There are a total of 82 residential units proposed for the site, of which 65 are second-home residences, and 17 (proposed as ten [10] Club Cottages and seven [7] Club Units) are associated with temporary use by golf course enthusiasts who seek to own a golf-related unit. All 82 residences will be sold for use by their owners; no rental units are proposed. In addition to the

82 residential units, the proposed project also includes a golf course and Clubhouse, in addition to substantial public open space retained through design. The nature of the project is such that the 82 residences would not be utilized by their owners as full-time residences, but would be “second home” units (or even third home or greater based on other comparable communities) that would not be occupied on a year-round basis.

The PDD is proposed to provide a high-quality, attractive, well-planned development that will create a desirable residential atmosphere and enjoyable environment for the golf course patrons. The proposed project will fulfill a significant need in the community by providing an appropriate and beneficial land use on the property. In addition, the proposed project meets Town goals for minimizing impact on services, providing recreational use, preserving habitat and ensuring a balance of aesthetic development and land preservation. Quality-of-life will be a focus of the project, and this emphasis will be evident in its use of thoughtful building design, appropriate landscaping, well-equipped private residential recreational spaces and installation of attractive site entrances. The use of an internal roadway linking the recreational and residential areas would enhance the vibrancy and unifying aesthetic of this community.

This analysis examines the beneficial fiscal impacts that will be generated by The Hills at Southampton PDD. The development will generate strong fiscal activity by providing a solid tax base, creating beneficial fiscal impacts throughout East Quogue, the Town of Southampton, Suffolk County, and the region as a whole. **Section 2.0** of this analysis outlines the methodology and the sources of data used to project the fiscal impacts generated in this analysis. **Section 3.0** presents an executive summary and key findings of the fiscal impact analysis. These include beneficial impacts to the local school district as well as the generation of annual property tax revenues allocated to each of the taxing jurisdictions located within the boundary of the site. **Section 4.0** outlines the references utilized in this analysis.

2.0 METHODOLOGY

Various data and information from state, local, and commercial data sources was used to analyze the projected fiscal impacts stemming from the proposed PDD.

Discovery Land Company supplied information regarding the proposed unit mix, construction costs, and estimated selling prices of the residential units. This information was used to project the assessed valuation of the proposed development.

The Town of Southampton provides information regarding current tax rates for the parcels that comprise the subject property. This tax information was used to project the taxes to be generated upon full build-out of the proposed development.

3.0 ANTICIPATED FISCAL IMPACTS

As noted in **Section 1.0**, this analysis examines the fiscal impacts that are associated with the proposed Hills at Southampton PDD. Fiscal impacts include the generation of property tax revenues and their distribution among local taxing jurisdictions.

A summary of findings is provided herein, with detailed methodologies and references provided in the subsequent sections of this analysis. This analysis was prepared using methods, data and information that are considered to be industry standard for such fiscal impact analyses.

Key Findings

The Hills at Southampton PDD is proposed to provide a high-quality, attractive, well-planned development that will create a desirable residential atmosphere and enjoyable environment for the golf course patrons. The proposed project will fulfill a significant need in the community by providing an appropriate and beneficial land use on the property. In addition, the proposed project meets Town goals for minimizing impact on services, providing recreational use, preserving habitat and ensuring a balance of aesthetic development and land preservation.

The proposed development would provide a desirable alternative to a typical residential subdivision that would increase local school-age population and school enrollments; such an impact would not occur with the proposed Hills at Southampton PDD. The proposed development will increase the distribution of tax ratables throughout the East Quogue Union Free School District (UFSD), the Town of Southampton and Suffolk County, creating beneficial fiscal impacts to the region.

Fiscal Impacts

- Property owners residing in this part of the Town of Southampton are currently taxed at a rate of \$13.129 per \$1,000 of assessed valuation.
- For taxing purposes, the total estimated market valuation of the proposed PDD is approximately \$336.25 million. This is based upon the estimated selling prices of the residential units, as well as construction costs associated with the golf course, amenities and site infrastructure.¹
- At full build-out, the proposed PDD is projected to generate over \$4.4 million in annual taxes.
- The proposed PDD will levy property taxes for the East Quogue UFSD in the amount of approximately \$3.5 million per year. This accounts for 79.0% of the total tax levy.²
- The proposed PDD will generate approximately \$106,000 in annual tax revenues to the East Quogue Library District, comprising 2.4% of the total revenues.³
- Suffolk County is projected to levy \$66,241, comprising 1.5% of the total generation.

¹ Construction costs and a range of sales prices of the residential units were provided by Discovery Land Company in May 2013. For the purpose of this analysis, an average sales price of \$3.35 million was assumed.

² It is important to note that a small portion of the subject site is located within the boundaries of the Riverhead Central School District. This analysis presents a conservative tax projection that does not include taxes that may be levied to this district.

³ It is important to note that a small portion of the subject site is located within the boundaries of the Riverhead Library District. This analysis presents a conservative tax projection that does not include taxes that may be levied to this district.

- The Town of Southampton is projected to generate over \$476,000 in annual property tax revenues under the proposed PDD, representing 10.8% of the tax generation. This reflects taxes paid to the General Town, Highway, Police, Emergency Dispatching – e911, Part-Town and Out of County Tuition funds.
- More than an additional \$277,000, or 6.3%, will be generated by the proposed PDD and distributed among the Town’s special taxing jurisdictions, including the New York State Real Property Tax Law, New York State MTA Tax, East Quogue Fire District and East Quogue Lighting District.⁴
- A total of 295 part-time residents are anticipated, of which 82 are expected to be school-age children (between the ages of 5 and 17 years). However, given the second-home nature of these residences, it is not expected that these school-age children would be present during the school year, and would not attend the East Quogue UFSD.
- The proposed project will levy property taxes for the East Quogue UFSD without imposing additional costs resulting from an increased enrollment. This net revenue – nearly \$3.5 million per academic year – could ease the district’s need to tap into additional fund balances, reduce their financial burden, and could also help alleviate an increased burden on other taxpayers throughout the district. These revenues are most crucial during a time of fiscal and economic hardships throughout Long Island, New York State and the nation.

A summary of key fiscal findings is provided in **Table 1**. The methodologies and full derivation of the facts and figures presented in the above summary are fully described in subsequent sections of this analysis.

⁴ It is important to note that a small portion of the subject site is located within the boundaries of the Flanders Fire District, Flanders Lighting District, Flanders Water District and Northampton Ambulance District. This analysis presents a conservative tax projection that does not include taxes that may be levied to these districts.

Table 1
SUMMARY OF KEY FISCAL FINDINGS

Taxing Jurisdiction	Tax Rate (per \$1,000 Assessed Valuation)	Projected Tax Revenue	Percent of Total Taxes
School Taxes	10.690	\$3,594,513	81.4%
East Quogue School	10.375	\$3,488,594	79.0%
East Quogue Library	0.315	\$105,919	2.4%
County Taxes	0.197	\$66,241	1.5%
Town Taxes	1.416	\$476,130	10.8%
Southampton Town - General	0.397	\$133,491	3.0%
Highway	0.358	\$120,378	2.7%
Police	0.538	\$180,903	4.1%
Emergency Dispatching - e911	0.048	\$16,140	0.4%
Part-Town Outside of Villages	0.070	\$23,538	0.5%
Out of County Tuition	0.005	\$1,681	0.0%
Other Taxes	0.826	\$277,743	6.3%
New York State Real Property Tax	0.139	\$46,739	1.1%
New York State MTA Tax	0.007	\$2,354	0.1%
East Quogue Fire District	0.634	\$213,183	4.8%
East Quogue Lighting District	0.046	\$15,468	0.4%
TOTAL: ALL TAXING JURISDICTIONS	13.129	\$4,414,626	100.0%

Source: Town of Southampton Receiver of Taxes; Discovery Land Company; Analysis by Nelson, Pope & Voorhis, LLC.

4.0 REFERENCES

Southampton Town Receiver of Taxes, Fiscal Year 2012. Consolidated Real Property Tax Bill. Southampton, New York, 2013. Accessed via Town of Southampton Property Tax Payment Portal.

ATTACHMENT A
Nelson, Pope & Voorhis, LLC
Fiscal Impact Analysis Qualifications

the site as depicted on project plans. The applicant expects to offer all or part of this land that lies north of Sunrise Highway (89.30± acres), which is in the CPA, as an open space dedication.

It should also be noted that the nature of the project is such that the 82 residences would not be utilized by their owners as full-time residences, but would be “second home” units (or even third home or greater based on other Discovery Land Company communities) that would not be occupied on a year-round basis. As shown in **Table 2**, nearly 99% of owners at Discovery Land Company’s five most recent communities are part-time residents. A similar part-time to full-time residential profile is expected to occur at the Hills at Southampton due to the seasonality caused by the resort and social trends of the area, climate, and the full-scale club operational and service programming offered during the summer peak season only. In addition, the affluent target buyer profile likely has other personal residences (including those at other resort destinations) that will limit its time spent on property.

Table 2
DISCOVERY COMMUNITY RESIDENT PROFILES

Discovery Project	Full-Time Residents	Part-Time Residents
Kuki’o (Kailua-Kona, Hawaii)	3.5%	96.5%
El Dorado (Las Cabas, Mexico)	0	100%
The Madison Club (LaQuinta, California)	2.5	97.5%
Baker’s Bay Club (Abacos, Bahamas)	0	100%
Gozzer Ranch (Coeur d’Alene, Idaho)	0	100%
Average	1.2%	98.8%

Note: No full-time residents of the communities listed above have children enrolled in public schools.

It is anticipated that the residents of the Hills at Southampton will utilize their homes approximately 90 days per year, on average, for family summer vacation retreats to golf, enjoy the beach, attend social and business events, and seek city reprieve. This annual occupancy data is commensurate with the part-time residential stays at Discovery Land Company’s existing project on the West Coast, Gozzer Ranch on Lake Coeur d’Alene, as well as other Discovery Land Company communities. The Hills at Southampton exclusive nature will also limit use of the community’s facilities and overnight accommodations to non-residents and other non-family unaccompanied guests to further reduce the occupancy impact. The residential occupancy patterns and trends mentioned above are expected to result in minimal impacts on East Quogue and the Town of Southampton’s public services and infrastructure.

In addition, the 17 golf-related units would be occupied on a short-term basis by their owners when visiting the golf course. As a result, the 82 residential units represent a lower-intensity residential use than a standard residential subdivision. These units would not be expected to result in an enrollment impact on the local school district. In addition, as the occupants would not be employed locally, they would not participate in work-related traffic or commuting, and as a result, traffic impacts would be less, particularly during peak hours. These facts, along with the significant attention to natural habitat protection of the golf course (see Golf Course Component below) and the low-intensity use of land associated with the golf course (vacant at night and

during winter), are important factors in weighing the density of development for determining PDD benefits (see **Section 4.0**).

The project will feature attractive, coordinated architectural styling for the residential structures and common areas, as well as for all street furniture and amenities (e.g., lighting fixtures, signage, benches, trash receptacles, kiosks, etc.; see **Community Imagery**, *in a pouch at the end of this document*). It is intended and expected that the project’s architecture would, in coordination with landscaping, create a visually interesting and desirable environment for occupants and visitors, and will enhance the community in general. Quality-of-life will be a focus of the project, and this emphasis will be evident in its use of thoughtful building design, appropriate landscaping, well-equipped private residential recreational spaces and installation of attractive site entrances. The use of an internal roadway linking the recreational and residential areas would enhance the vibrancy and unifying aesthetic of this community.

The **Concept Master Plan** is consistent with the requirements for a PDD Pre-Application submission. **Table 3** provides a list of the proposed residences and recreational component features.

**Table 3
PROPOSED PROJECT BREAKDOWN**

Component	Yield/Acreage
<i>Residential Units:</i>	
Village Estate Lots	16 lots
Woodland Estate Lots	8 lots
Village Lots	41 lots
Club Cottages	10 units
Total Residential Area	10.1 acres
<i>Golf Course:</i>	
Tees, Greens, Fairways, Rough	82.0 acres
Pond & Pond House	3.8 acres
Maintenance Area	0.5 acres
Total Golf Course Area	86.3 acres
Clubhouse Area	2.8 acres
Club Units	7 units
<i>Overall Site:</i>	
Roads/Driveways	7.3 acres
Previously Cleared	2.8 acres
Natural to be Retained	326.55 acres
Overall Project Site	435.85 acres

The applicant proposes to provide a high-quality, attractive, well-planned development that will create a desirable residential atmosphere and enjoyable environment for the golf course patrons. Quality-of-life will be a focus of the development and will be evident in outstanding architectural design, landscaping, recreational space and retention of a significant amount of natural area. Pouches at the end of this document contain examples of the types of golf and residential communities that the applicant has developed elsewhere. These examples are intended to

illustrate to the Town and community the type and quality of project that the applicant proposes for The Hills at Southampton PDD.

Finally, the proposed development will increase the distribution of tax ratables throughout the East Quogue UFSD, the Town of Southampton and Suffolk County, creating beneficial fiscal impacts to the region, as follows:

- For taxing purposes, the total estimated market valuation of the proposed PDD is approximately \$336.25 million. This is based upon the estimated selling prices of the residential units, as well as construction costs associated with the golf course, amenities and site infrastructure.²
- At full build-out, the proposed PDD is projected to generate over \$4.4 million in annual taxes.
- The proposed PDD will levy property taxes for the East Quogue UFSD in the amount of approximately \$3.5 million per year. This accounts for 79.0% of the total tax levy.³
- The proposed PDD will generate approximately \$106,000 in annual tax revenues to the East Quogue Library District, comprising 2.4% of the total revenues.⁴
- Suffolk County is projected to levy \$66,241, comprising 1.5% of the total generation.
- The Town of Southampton is projected to generate over \$476,000 in annual property tax revenues under the proposed PDD, representing 10.8% of the tax generation. This reflects taxes paid to the General Town, Highway, Police, Emergency Dispatching – e911, Part-Town and Out of County Tuition funds.
- More than an additional \$277,000, or 6.3%, will be generated by the proposed PDD and distributed among the Town’s special taxing jurisdictions, including the New York State Real Property Tax Law, New York State MTA Tax, East Quogue Fire District and East Quogue Lighting District.⁵
- The proposed project will levy property taxes for the East Quogue UFSD without imposing additional costs resulting from an increased enrollment. This net revenue – nearly \$3.5 million per academic year – could ease the district’s need to tap into additional fund balances, reduce their financial burden, and could also help alleviate an increased burden on other taxpayers throughout the district. These revenues are most crucial during a time of fiscal and economic hardships throughout Long Island, New York State and the nation.

A summary of key fiscal findings is provided in **Table 4**.

² Construction costs and a range of sales prices of the residential units were provided by Discovery Land Company in May 2013. For the purpose of this analysis, an average sales price of \$3.35 million was assumed.

³ It is important to note that a small portion of the subject site is located within the boundaries of the Riverhead Central School District. This analysis presents a conservative tax projection that does not include taxes that may be levied to this district.

⁴ It is important to note that a small portion of the subject site is located within the boundaries of the Riverhead Library District. This analysis presents a conservative tax projection that does not include taxes that may be levied to this district.

⁵ It is important to note that a small portion of the subject site is located within the boundaries of the Flanders Fire District, Flanders Lighting District, Flanders Water District and Northampton Ambulance District. This analysis presents a conservative tax projection that does not include taxes that may be levied to these districts.

**Table 4
SUMMARY OF KEY FISCAL FINDINGS**

Taxing Jurisdiction	Tax Rate (per \$1,000 Assessed Valuation)	Projected Tax Revenue	Percent of Total Taxes
School Taxes	10.690	\$3,594,513	81.4%
East Quogue School	10.375	\$3,488,594	79.0%
East Quogue Library	0.315	\$105,919	2.4%
County Taxes	0.197	\$66,241	1.5%
Town Taxes	1.416	\$476,130	10.8%
Southampton Town - General	0.397	\$133,491	3.0%
Highway	0.358	\$120,378	2.7%
Police	0.538	\$180,903	4.1%
Emergency Dispatching - e911	0.048	\$16,140	0.4%
Part-Town Outside of Villages	0.070	\$23,538	0.5%
Out of County Tuition	0.005	\$1,681	0.0%
Other Taxes	0.826	\$277,743	6.3%
New York State Real Property Tax	0.139	\$46,739	1.1%
New York State MTA Tax	0.007	\$2,354	0.1%
East Quogue Fire District	0.634	\$213,183	4.8%
East Quogue Lighting District	0.046	\$15,468	0.4%
TOTAL: ALL TAXING JURISDICTIONS	13.129	\$4,414,626	100.0%

Source: Town of Southampton Receiver of Taxes; Discovery Land Company; analysis by Nelson, Pope & Voorhis, LLC.

General Layout Description

As shown in the **Concept Master Plan**, the project site is divided unevenly into two parts, termed “North Parcel” and “South Parcel”. The North Parcel is north of NYS Route 27 (Sunrise Highway) and is 89.30± acres in size. The South Parcel is 346.55± acres in area and is south of NYS Route 27. As discussed below, the majority of the subject site is within the CPB; only a small (0.93± acres) portion of the South Parcel along the south side of the LIRR right-of-way is not within the CPB. The 434.92± acres in the CPB include lands in the CPA and CGA. As regulated by the Town Central Pine Barrens Overlay District, no development will occur within the CPA, while development in the CGA is strictly regulated. As a result of these limitations, all disturbance associated with The Hills at Southampton will take place in the CGA portion; no part of the proposed project will occur in the CPA portion. The 0.93 acres to the south of the LIRR right-of-way are inaccessible and so will not be disturbed.

Review of the **Concept Master Plan** shows that the layout of the project is dominated by the two proposed roadways: one is aligned in a north-south direction and connects the site vehicle access point on Lewis Road to the Clubhouse area, and the second is an “L”-shaped roadway whose two ends terminate in loops. These two roads meet in the front of the Clubhouse, and form a four-way intersection.

It is expected that an attractive, landscaped sign will be installed at the site vehicle access on Lewis Road (subtle lighting may also be installed here), and a manned gatehouse will be

NELSON POPE & VOORHIS

ABOUT NELSON, POPE & VOORHIS...

*ENVIRONMENTAL
PLANNING
CONSULTING*

*MUNICIPAL PLANNING
SEQRA COMPLIANCE
HARBOR MANAGEMENT
PLANNING
FEASIBILITY STUDIES
DUE DILIGENCE ASSISTANCE
REGIONAL PLANNING
ECONOMIC PLANNING
ENVIRONMENTAL SITE
ASSESSMENT
ENVIRONMENTAL SCIENCE &
ANALYSIS
WETLAND PERMITTING
STORM WATER MANAGEMENT
PLANS
WATERFRONT & COASTAL
ZONE PROJECTS
MAPPING
WATERSHED MANAGEMENT &
WATER SUPPLY
PERMITTING & PROCESSING
SUSTAINABILITY & LEED
PROJECT PLANNING &
SUPPORT*

NELSON POPE & VOORHIS

572 Walt Whitman Road
Melville, New York
11747

PHONE: 631-427-5665
FAX: 631-427-5620
NPV@NELSONPOPE.COM

Nelson, Pope & Voorhis, LLC was formed in 1997 and has grown in capabilities and size since that time. The merging of Charles Voorhis & Associates (13 year history) with Nelson & Pope (a 50-year tradition in engineering and related services) created an environmental planning firm with a wealth of experience to bring to complex environmental problem solving, planning and feasibility, resource assessment and site investigations.

Nelson, Pope & Voorhis serves governmental and private sector clients in preparing creative solutions in the specialized area of complex environmental project management and land use planning and analysis.

Nelson, Pope & Voorhis has the benefit of knowledge of local issues, local resources, and the passion to provide the very best solutions and strategies for the local area. This provides unparalleled knowledge of the application of the community planning process, comprehensive planning and SEQRA Administration. The result is a team of highly compatible land use professionals that will get the job done in a manner that ensures real and implementable solutions.

Nelson, Pope & Voorhis employees are recognized as experts in environmental, land use and planning issues and have provided consulting services to various municipalities. NP&V encourages continuing education through participation in conferences and seminars for all staff and holds regular training luncheons utilizing APA and other training packages.

Nelson, Pope & Voorhis has a capable staff of professionals, including planners and economic analysts, ecologists, hydrologists, wetlands specialists and environmental professionals. When integrated with technical staff of Nelson & Pope, the team is expanded to include civil, sanitary and transportation engineers and land surveyors.

Nelson, Pope & Voorhis would appreciate the opportunity to discuss how we can assist you in achieving your goals. We are committed to providing quality environmental, planning and consulting services to all clients. This statement of qualifications is an introduction to the many services we provide with a focus on municipal services; the following pages contain a more detailed presentation of services offered by **Nelson, Pope & Voorhis**, as well as a sampling of completed projects and key staff resumes.

Call us at (631) 427-5665. We welcome the opportunity to serve your environmental, planning and consulting needs.

