

3.2 SOCIOECONOMICS

This Section analyzes the potential of the Project to generate significant adverse impacts on population, housing, economic activity and real property taxes, as well as other related topics and concludes the Project would not generate any significant adverse impacts upon socioeconomics.

3.2.1 Existing Conditions

The following is a socioeconomic profile of the Primary and Secondary Study Areas. The Primary Study Area includes Census Tracts 133, 134 and 135 which are all within a one-mile radius around the Project Site as shown in Figure 321. These Census Tracts are not coterminous with the municipal boundaries and encompass the Village, parts of the Town and some of the Town/Village of Woodbury. The Secondary Study Area consists of thirteen municipalities including the towns of Blooming Grove, Woodbury, Monroe, Chester, and Cornwall, and the villages of Chester, Cornwall-on-Hudson, Harriman, Kiryas Joel, Monroe, South Blooming Grove, Washingtonville and Woodbury as shown in Figure 14 of Section 1.0 and Figure 341 of Section 3.4.

Table 321 summarizes demographic data of both Study Areas, Table 322 summarizes the same data for the Primary Study Area Census Tracts and Table 323 details the totals and averages from Tables 321 and 322, which allows side-by-side analysis of the characteristics of both. The Primary Study Area represents 17% of the total population of both Study Areas and contains 20% of the total number of housing units in both Study Areas, which indicates the household size in the Primary Study Area is slightly less than the overall household size in the Secondary Study Area.

The population dynamics of the region have great significance in determining regional housing needs. Table 324 summarizes how regional population and housing trends compare with those of Orange County as a whole. Orange County is located on the fringe of the New York metropolitan region's outer ring, an area of significant growth and development. The County's population grew 10.2% and its number of housing units increased by 13.9% between 2000 and 2016; however, the Primary and Secondary Study Areas' population grew by 16.4% while their number of housing units increased by just 13.4% in the same years, illustrating the substantial demand and need for housing in the region to accommodate a rapid naturally growing population, which the Project would be ideally poised to partially satisfy.

The median household income is \$107,179 in the Primary Study Area, which is approximately 27% higher than the median household income of \$84,359 in the Secondary Study Area. Median household incomes tend to vary greatly across the region, with pockets of high and low household incomes. Housing values are slightly lower in the Primary Study Area, and the vacancy rate for the Primary Study Area is substantially higher (14.3%) than in the Secondary Study Area (8.9%).

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Table 321

Primary and Secondary Study Areas' Demographic Characteristics

Category	Town of Blooming Grove Total	Village of South Blooming Grove	Village of Washingtonville	Town/Village of Woodbury Total	Town of Monroe Total	Village of Monroe	Village of Hartman	Village of Kiryas Joel	Town of Chester Total	Village of Chester	Town of Cornwall Total	Village of Cornwall on Hudson	Totals or Averages
Population, 2000	17,351	3,414*	5,851	9,460	31,407	7,780	2,252	13,138	12,140	3,445	12,307	3,058	82,665
Population, 2016	17,773	3,182	5,813	11,751	42,343	8,547	2,556	21,655	11,901	3,896	12,464	2,931	96,232
Population Change	422	232	-38	2,291	10,936	767	304	8,517	-239	451	157	-127	13,567
Population Change %	2.4%	-6.8%	-0.6%	24.2%	34.8%	9.9%	13.5%	64.8%	-2.0%	13.1%	1.3%	-4.2%	16.4%
Median Age	42.0	38.3	42.2	38.2	21.5	35.5	34.9	13.3	38.7	39.5	40.9	41.6	32.0
White Population %	83.7%	76.8%	0.7	83.5%	87.4%	70.5%	54.1%	99.6%	76.7%	63.1%	94.2%	95.1%	85.8%
Black Population %	6.0%	9.1%	0.1	4.1%	2.5%	4.2%	18.8%	0.0%	9.8%	21.3%	0.4%	0.0%	4.0%
Other or Unreported %	10.3%	14.1%	0.2	12.5%	10.1%	25.3%	27.0%	0.4%	13.5%	15.6%	5.3%	4.9%	10.2%
High School or Higher Education	94.0%	95.3%	0.9	94.5%	81.9%	88.6%	89.3%	62.3%	95.0%	92.1%	96.1%	94.0%	90.4%
School Aged Children (K through 12th)	3,091	552	974	2,498	13,005	1,557	479	8,778	1,973	548	2,574	691	23,141
Households	6,051	1,111	2,089	3,454	10,285	2,610	988	3,959	3,782	1,455	4,589	1,054	28,161
Combined Average Household Size	2.93	2.86	2.78	3.35	4.09	3.26	2.59	5.47	3.06	2.68	2.69	2.70	3.38
Median Household Income	\$93,467	\$82,120	\$82,157	\$120,507	\$61,897	\$102,507	\$60,417	\$26,341	\$91,879	\$67,756	\$89,284	\$95,577	\$84,359
Single-Family Units	5,229	883	1,155	2,641	4,620	1,907	266	81	2,639	518	3,622	862	18,751
Two-Family Units	133	12	108	180	486	209	71	183	74	59	248	81	1,121
Multi-Family/Other Units	1,483	321	927	1,091	6,056	643	794	3,993	1,267	965	1,154	145	11,051
Avg. Owner Unit Value w/ Mortgage	\$277,000	\$262,800	\$250,700	\$316,000	\$327,100	\$303,900	\$168,600	\$352,300	\$296,900	\$202,900	\$336,100	\$338,200	\$309,243
Avg. Owner Unit Value w/o Mortgage	\$257,400	\$282,700	\$204,200	\$288,700	\$309,200	\$306,300	\$117,500	\$421,700	\$275,700	\$214,900	\$258,600	\$285,800	\$281,264
Median Renter Unit Rent	\$986	\$1,075	\$899	\$1,534	\$1,174	\$1,520	\$1,372	\$1,071	\$1,410	\$1,338	\$1,349	\$1,301	\$1,225
Owner Occupied Units	4,996	877	1,577	2,916	5,884	2,009	445	1,019	3,070	951	3,141	755	20,007
Renter Occupied Units	1,055	234	512	538	4,401	601	543	2,940	712	504	1,448	299	8,154
Total Occupied Units	6,051	1,111	2,089	3,454	10,285	2,610	988	3,959	3,782	1,455	4,589	1,054	28,161
Vacancy/Seasonal Rate	11.6%	8.6%	4.6%	11.7%	7.9%	5.4%	12.6%	7.0%	5.0%	5.6%	8.7%	3.1%	8.9%
Owners Pay 30%+ for Housing w/ Mtg	42.8%	47.7%	44.2%	34.2%	43.7%	34.8%	49.7%	63.1%	39.4%	50.5%	36.3%	33.7%	40.3%
Renters Paying 30%+ for Housing	38.7%	50.8%	45.2%	33.0%	68.9%	53.3%	51.1%	77.5%	53.6%	58.0%	53.0%	49.8%	54.3%
Number of Businesses (1)	458	51	211	656	1,206	485	103	361	484	262	400	80	3,204
Number of Employed Persons > 16 Yrs.	9,140	1,503	3,099	5,669	14,126	4,207	1,458	4,258	6,049	2,017	6,008	1,437	40,992
% Driving to Work Alone	79.0%	82.5%	79.3%	77.3%	57.1%	65.9%	71.7%	29.8%	74.9%	75.5%	82.5%	81.0%	71.1%
% Other Means to Journey to Work	21.0%	17.5%	20.7%	22.7%	42.9%	34.1%	28.3%	70.2%	25.1%	24.5%	17.5%	19.0%	28.9%
Local Government Expenditures	\$11,013,106	\$1,391,856	\$6,710,697	\$18,398,216	\$12,620,223	\$15,155,383	\$4,161,969	\$20,737,813	\$11,047,435	\$6,330,235	\$11,637,858	\$6,808,625	\$126,013,416
Local Government Tax Levies	\$9,649,421	\$547,281	\$4,424,131	\$16,647,744	\$10,148,192	\$7,991,118	\$2,272,011	\$5,468,325	\$9,281,308	\$4,233,271	\$8,884,040	\$3,051,909	\$82,598,751
% of Budget Raised by Tax Levies	88%	39%	66%	90%	80%	53%	55%	26%	84%	67%	76%	45%	66%

Notes: All town totals include village data.
 *Village incorporated in 2006
 (1) esri Business Summary

Source: U.S. Census and American Community Survey, 2012-2016; Office of NYS State Comptroller, Financial Data for Local Governments, 2016

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Table 322

Primary Study Area Census Tracts' Demographic Characteristics

Category	Census Tract 133	Census Tract 134	Census Tract 135	Totals or Averages
Population, 2000	6,730	3,489	4,639	14,858
Population, 2016	7,177	2,993	6,476	16,646
Population Change	447	-496	1,837	1,788
Population Change %	6.6%	-14.2%	39.6%	12.0%
Median Age	42.0	40.2	37.7	40.0
White Population %	91.9%	77.5%	85.9%	85.1%
Black Population %	3.6%	8.9%	5.8%	6.1%
Other or Unreported %	4.5%	13.6%	8.3%	8.8%
High School or Higher Education	92.5%	93.9%	92.8%	93.1%
School-Aged Children (K through 12th)	1,352	510	1,326	3,188
Households	2,401	1,045	1,936	5,382
Combined Average Household Size	2.99	2.86	3.35	3.07
Median Household Income	\$108,802	\$83,405	\$129,330	\$107,179
Single-Family Units	2,584	924	1,305	4,813
Two-Family Units	66	24	585	675
Multi-Family/Other Units	179	279	337	795
Median Home Value	\$284,800	\$273,900	\$203,500	\$254,067
Median Renter Unit Rent	\$986	\$1,202	\$1,567	\$1,252
Owner-Occupied Units	2,068	884	1,682	4,634
Renter-Occupied Units	333	161	254	748
Total Occupied Units	2,401	1,045	1,936	5,382
Vacancy/Seasonal Rate	15.1%	14.8%	13.1%	14.3%
Owners Paying 30%+ for Housing w/ Mtg	38.1%	51.3%	32.4%	40.6%
Renters Paying 30%+ for Housing	16.2%	37.9%	23.6%	25.9%
Number of Employed Persons >16 Yrs.	3,710	1,431	3,195	8,336
% Driving to Work Alone	76.5%	82.7%	76.4%	78.5%
% Other Means to Journey to Work	23.5%	17.3%	23.6%	21.5%
Source: US Census Bureau 2012-2016 ACS				

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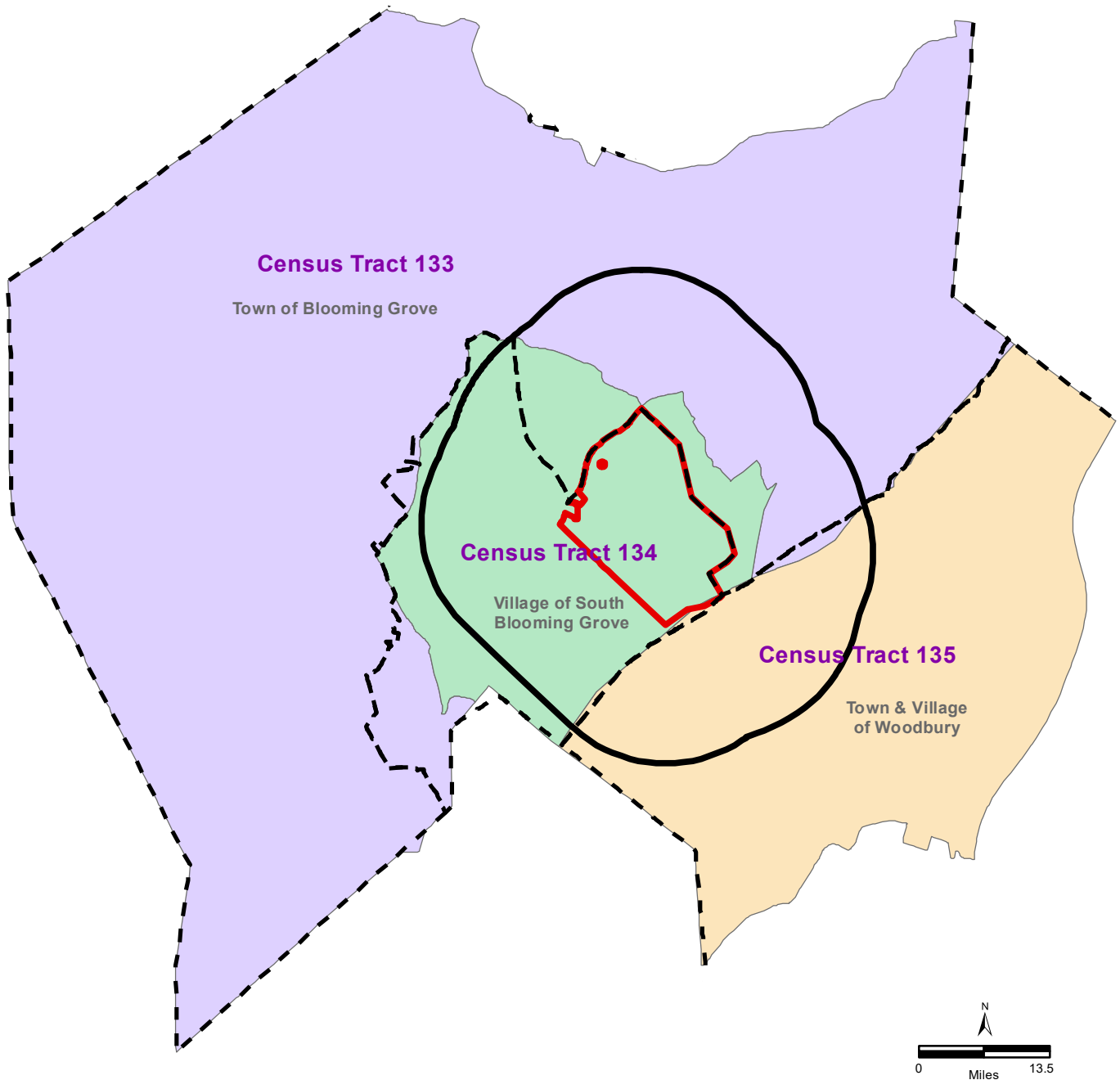
Table 323

Primary & Secondary Study Areas' Demographic: Comparison Totals & Averages

Category	Primary Study Area Census Tracts	Primary & Secondary Study Areas
Population, 2000	14,858	82,665
Population, 2016	16,646	96,232
Population Change	1,788	13,567
Population Change %	12.0%	16.4%
Median Age	40.0	32.0
White Population %	85.1%	85.8%
Black Population %	6.1%	4.0%
Other or Unreported %	8.8%	10.2%
High School or Higher Education	93.1%	90.4%
School-Aged Children (K through 12th)	3,188	23,141
Households	5,382	28,161
Combined Average Household Size	3.07	3.38
Median Household Income	\$107,179	\$84,359
Single-Family Units	4,813	18,751
Two-Family Units	675	1,121
Multi-Family/Other Units	795	11,051
Median Home Value	\$254,067	\$295,253
Median Renter Unit Rent	\$1,252	\$1,225
Owner-Occupied Units	4,634	20,007
Renter-Occupied Units	748	8,154
Total Occupied Units	5,382	28,161
Vacancy/Seasonal Rate	14.3%	8.9%
Owners Paying 30%+ for Housing with Mortgage	40.6%	40.3%
Renters Paying 30%+ for Housing	25.9%	54.3%
Number of Employed Persons >16 Yrs.	8,336	40,992
% Driving to Work Alone	78.5%	71.1%
% Other Means to Journey to Work	21.5%	28.9%

Source: US Census Bureau 2012-2016 ACS

Figure 321: Primary Study Area Census Tracts



Map prepared for CPC by:
Sarcinello Planning & GIS Services
 November 21, 2017

Data Source:
 US Census Bureau; Brown Univ. LTDB;
 ESRI; Orange County GIS Division, 06/2016

Legend

-  Project Site
-  One-Mile Radius
-  Census Tract 133
-  Census Tract 134
-  Census Tract 135
-  Municipal Boundary



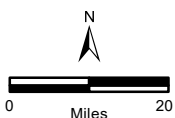
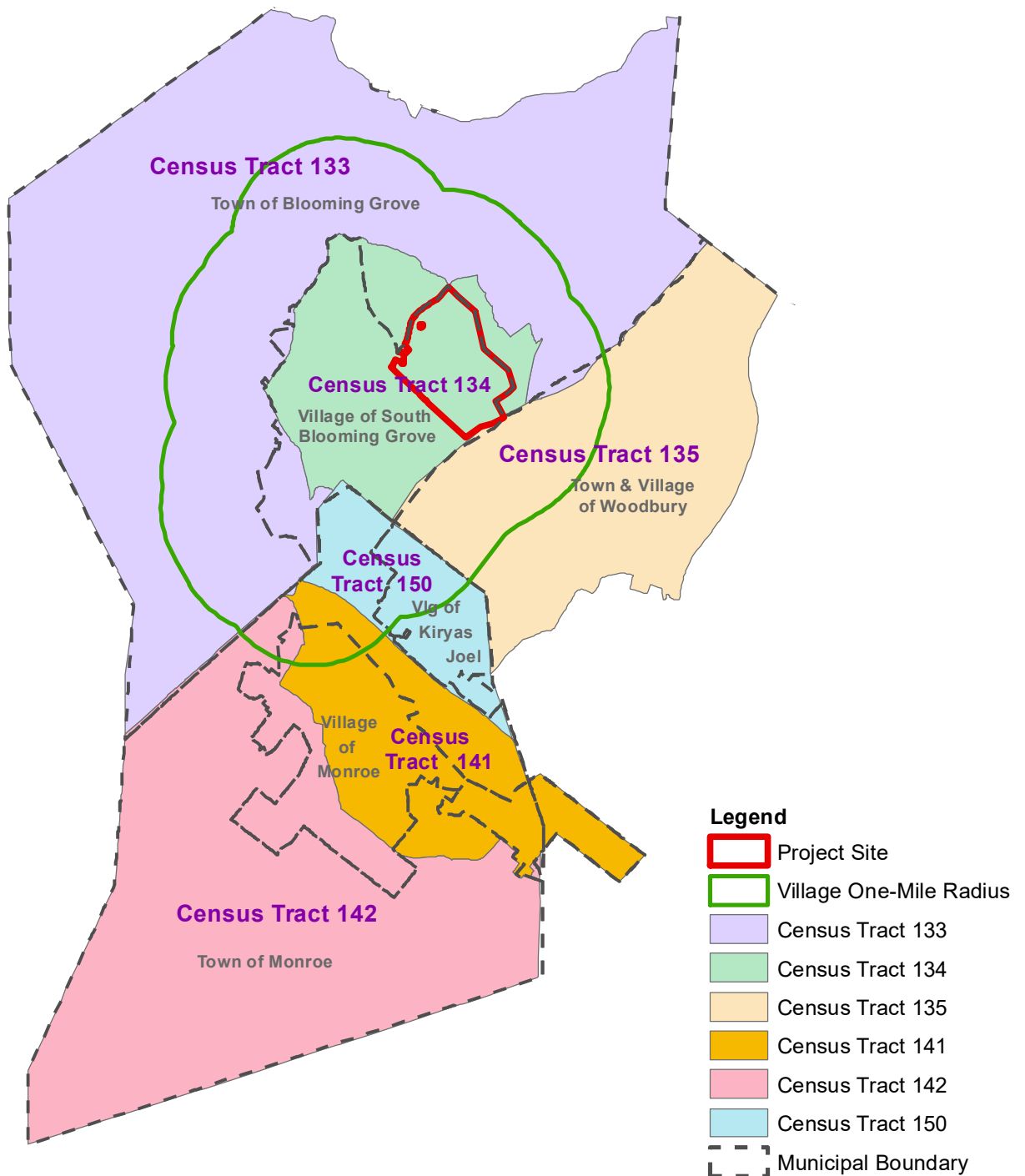
**Draft Environmental
 Impact Statement**
Blaggs Clove

**Village of South Blooming Grove
 Orange County, New York**



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Figure 322: Village Primary Study Area Census Tracts



Data Source:
US Census Bureau; Brown Univ. LTDB;
ESRI; Orange County GIS Division, 06/2016

Map prepared for CPC by:
Sarcinello Planning & GIS Services
November 21, 2017



**Draft Environmental
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Most of this, however, consists of seasonally vacant housing and only 3.5% of all units were available for sale or rent. This indicates almost complete saturation of the available housing market. The median rents are approximately the same in both Study Areas (\$1,250± per month).

Table 324				
Regional Population and Housing Trends (2000-2016)				
Year	Primary & Secondary Study Areas		Orange County	
	Population	Housing Units	Population	Housing Units
2000	82,665	27,274	341,367	122,754
2016	96,232	30,923	376,242	139,757
Total Change	13,567	3,649	34,875	17,003
Total Change (%)	16.4%	13.4%	10.2%	13.9%
Source: US Census				

Over 40% of households in both Study Areas paid more than 30% of their incomes in owner-occupied housing towards housing expenses and over 25% paid more than 30% of their incomes in renter-occupied housing towards housing expenses. The Study Areas are the location of over 3,200 businesses and approximately 40,000 residents over the age of 16 residing in the Study Areas are employed.

Table 325 summarizes key basic data on regional housing, including household sizes and occupation, compared with those of Orange County as a whole. Generally, the Primary Study Area is characterized by a higher amount of owner-occupied housing (86.1% of all occupied housing) than either the Secondary Study Area (71.0%) or Orange County (68.2%). The average household size is greater in the Secondary Study Area (3.38 persons) than in the Primary Study Area (3.07), Orange County (3.01), the Town (2.93) and the Village (2.86).

Table 325				
Regional Housing and Household Characteristics (2016)				
Area	Total Households	Average Household Size	Percent Owner Occupied	Percent Renter Occupied
Village of South Blooming Grove	1,111	2.86	84.7%	15.3%
Town of Blooming Grove	6,051	2.93	82.6%	17.4%
Primary Study Area	5,382	3.07	86.1%	13.9%
Secondary Study Area	28,161	3.38	71.0%	29.0%
Orange County	125,144	3.01	68.2%	31.8%
Source: US Census, 2012-2016 ACS				

Figure 322 maps Census Tracts 133, 134, 135, 141, 142 and 150, which are located within the Village's one-mile radius, the criteria used in the Scoping Document to define a Primary Study Area for evaluating potential socioeconomic impacts. These Census Tracts are not coterminous with the municipal boundaries and encompass the Village, some of the Town, a portion of the

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Town/Village of Woodbury and the Town of Monroe and its villages. Table 326 below details the ten-year population and housing trends for these Census Tracts.

Importantly, data from Table 321 confirms the Village experienced a ten-year decrease in population of approximately 7% and a ten-year decrease in housing units of 17%. On the other hand, Table 326 below shows the Village's Primary Study Area experienced a ten-year increase in population of approximately 25% and a ten-year increase in housing units of 22%.

Table 326						
Village's Primary Study Area Ten-Year Population & Housing Trends (2000-2010)						
Census Tract	Population			Housing Units		
	2000	2010	% Change	2000	2010	% Change
133	6,730	7,160	6.4%	2,673	2,845	6.4%
134	3,489	3,395	-2.7%	1,399	1,452	3.8%
135	4,631	5,882	27.0%	1,529	2,210	44.5%
141	8,499	9,110	7.2%	3,167	3,532	11.5%
142	9,146	10,259	12.2%	3,146	3,597	14.3%
150	14,367	22,724	58.2%	2,428	3,777	55.6%
Total	46,862	58,530	24.9%	14,342	17,413	21.5%
Source: US Census, ACS						

3.2.2 Potential Impacts

(a) Population and Housing

Although the proposed project is intended for occupancy by any individuals without regard to race, color, religion, national origin, gender identity, disability, family status, age or other protected classifications in accordance with federal and state law, the Village's Scoping Document requires the Applicant provide an analysis on the basis that the Project would be occupied by a Satmar Hasidic community. While it is submitted that considerations related to the composition of housing occupants are outside the scope of SEQRA, and arguably impermissible, the analysis provided nevertheless includes two demographic scenarios and provides population projections for each. Scenario No. 1 is a Satmar Hasidic community with demographics consistent with those in the Village of Kiryas Joel, and Scenario No. 2 is a community with demographics consistent with those in the Village of South Blooming Grove.

The Project would add 600 residential housing units to the existing 30,923 unit supply within the Primary and Secondary Study Areas. This would constitute a 1.9% housing supply increase in a region experiencing substantial population growth and a need for housing. Each single-family home would be permitted to include an accessory apartment, subject to regulations as defined in the Village Zoning Code §235-45.6. Although the Village had proposed to further restrict the development of accessory apartments, including limiting the construction of accessory apartments

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to homes that were at least ten years post construction¹, the Orange County Department of Planning advised strongly against it. The Village limits the sizes of accessory apartments to that of 25% of the primary unit (not to exceed 750 square feet).

Of the Project's 600 housing units, 557 would be market rate and 43 would be affordable. Based upon comparable sales of four-bedroom homes in the Village obtained from the Hudson Gateway MLS, Orange County Real Property Tax Records and the Village Tax Assessor, the Project's market rate homes are projected to sell at approximately \$495,000. The Project's affordable homes would be priced according to Village Zoning Code §235-4, which defines affordable housing as, "*Housing units for which occupants of a household earning up to 80% of the Village of South Blooming Grove median income would pay less than 30% of total gross income for mortgage and property taxes.*" Therefore, the affordable homes would be priced in accordance with this requirement based upon the median income at the time of build-out when homes would be sold.

A demographic multiplier consistent with data from the US Census ACS, 2012-2016 for the Village of Kiryas Joel has been used to estimate the average household size of 5.47 persons under Scenario No. 1, and a demographic multiplier consistent with data from the US Census ACS, 2012-2016 for the Village of South Blooming Grove has been used to estimate the average household size of 2.86 persons under Scenario No. 2. An additional population multiplier of 25% of the population of the primary unit per accessory apartment has been used.

The demographic projections include the total population and the population of school-age children. The multiplier for Scenario No. 1 is higher based upon larger family sizes, which is indicative of more children. As a result, the multipliers for school-age children project an average of 2.22 and 0.497 pupils per household for Scenario No. 1 and No. 2 respectively, based upon data for school-aged children in the villages of Kiryas Joel and South Blooming Grove from the US Census. No school-aged children are projected to live in the accessory apartments, based upon the Village Zoning Code limitations; therefore, the number of school-aged children is the same with or without potential accessory apartments.

A review of occupancy data for the entire USA, New York State, Orange County, and the municipalities included in the Primary and Secondary Study Areas reveal that occupancy is never at 100%. Specifically, the occupancy rate in the Village of Kiryas Joel is 93.0% and in the Village of South Blooming Grove is 91.4%, and these occupancy rates have been applied to both Scenarios in order to project the Project's future population under both scenarios in Table 327. Population is

¹Had this law been passed, the DEIS would not have needed to analyze potential impacts from accessory apartments because according to the Village Scoping Document (p. 15, E. Chapter 3) cumulative impacts "require an analysis of 10 years following Project completion." In addition, SEQRA requires potential impacts be analyzed only up to ten years (see NYS Supreme Court Village of South Blooming Grove et. al. v. Village of Kiryas Joel et. al. 2015 NY Slip Op 51602(U), Index No. 7410/2015 confirming the adequacy of a ten-year timeframe)

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projected for the time when all 600 primary units and 600 accessory apartments would be built and occupied.

Table 327 below illustrates the Project's estimated population. Approximately 3,052 persons, including 1,239 school-age children, are projected to reside in the 600 primary units under Scenario No. 1; and approximately 1,568 persons, including 273 school-age children, are projected to reside in the primary units under Scenario No. 2. The addition of 600 accessory apartments would bring the overall totals to 3,815 persons, including 1,239 school-age children under Scenario No. 1 and approximately 1,960 persons, including 273 school-age children under Scenario No. 2.

Table 327				
Population Projections				
Scenario & Unit Type	Population Multiplier	Population for 600 lots	School-Age Children Multiplier	School-Age Population
Scenario No. 1 (93.0% Occupancy Rate)				
Primary Unit without Accessory Apt.	5.47	3,052	2.22	1,239
Primary Unit with Accessory Apt.	6.84	3,815	-	1,239
Scenario No. 2 (91.4% Occupancy Rate)				
Primary Unit without Accessory Apt.	2.86	1,568	0.497	273
Primary Unit with Accessory Apt.	3.58	1,960	-	273
Source: US Census, ACS 2012-2016				

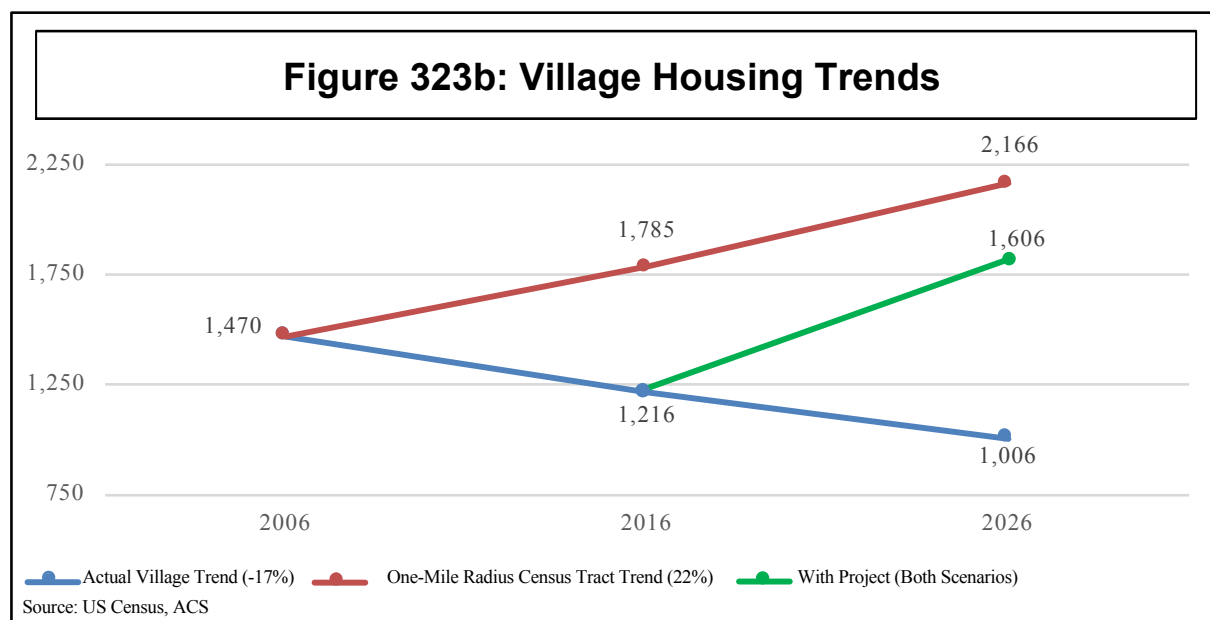
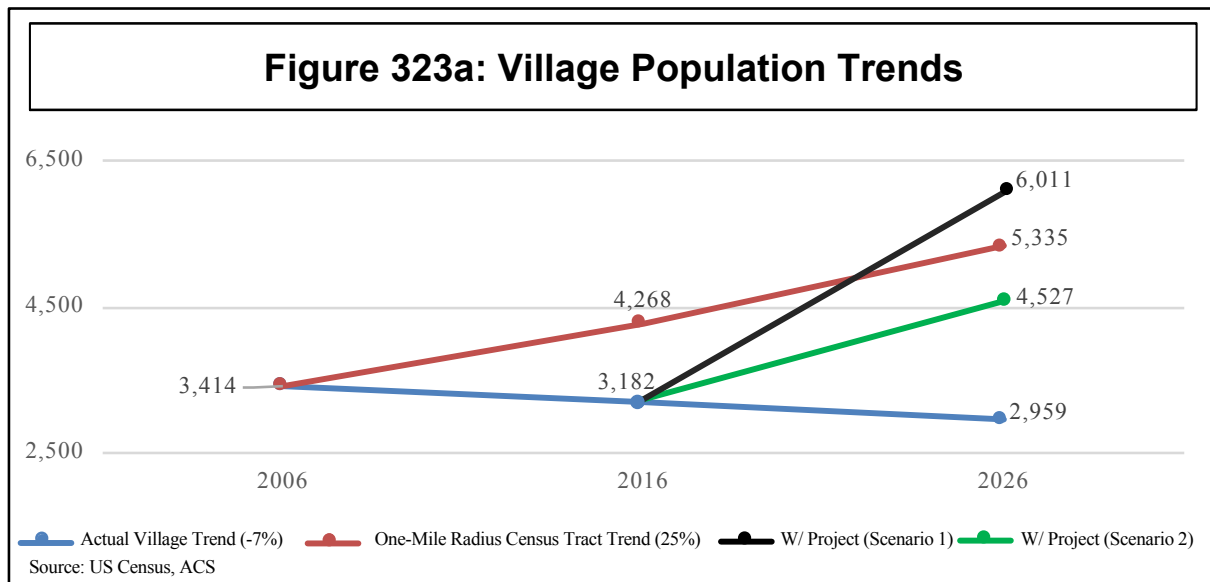
The Village's existing population is 3,182 persons. Under Scenario No. 1, the additional population of 3,052 persons generated by the Project's 600 primary units would bring the Village's total population to 6,234 persons and including the potential 600 accessory apartments would bring the total population of the Village to 6,997 persons. Under Scenario No. 2, the additional population of 1,568 persons generated by the Project's 600 primary units would bring the Village's total population to 4,750 persons and including the potential 600 accessory apartments would bring the total population of the Village to 5,142 persons.

As mentioned above in 3.2.1, the Village experienced a ten-year decrease in population of 7%. However, had the Village population grown commensurate with the pattern of the Census Tracts in its one-mile radius as detailed in Table 326, in 2016 the Village would have had a population of 4,268 persons versus 3,182. Applying this same ten-year pattern of population growth, by 2026, the Village should have a population of 5,335 persons; however, if the Village continues to lose population at its current rate, in 2026, its population would be just 2,959 persons. The Project's estimated population of 3,052 persons under Scenario No. 1 or 1,568 persons under Scenario No. 2 would provide a means for the Village to regain its absent population of 2,376 persons and stabilize its population decline. The Village's current pattern of population decline is illustrated in Table 323a in blue, the red illustrates the population the Village would have if its growth was consistent with the pattern of the Census Tracts in its one-mile radius, the black illustrates the

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Village's population with the Project under Scenario No. 1 and the green illustrates the Village's population with the Project under Scenario No. 2.

Moreover, due to larger household sizes, Scenario No. 1 effectively assists the Village in regaining and stabilizing its population in less housing units, as the absent Village population of 2,376 would regain over 830 households under Scenario No. 2 but approximately 430 under Scenario No. 1.

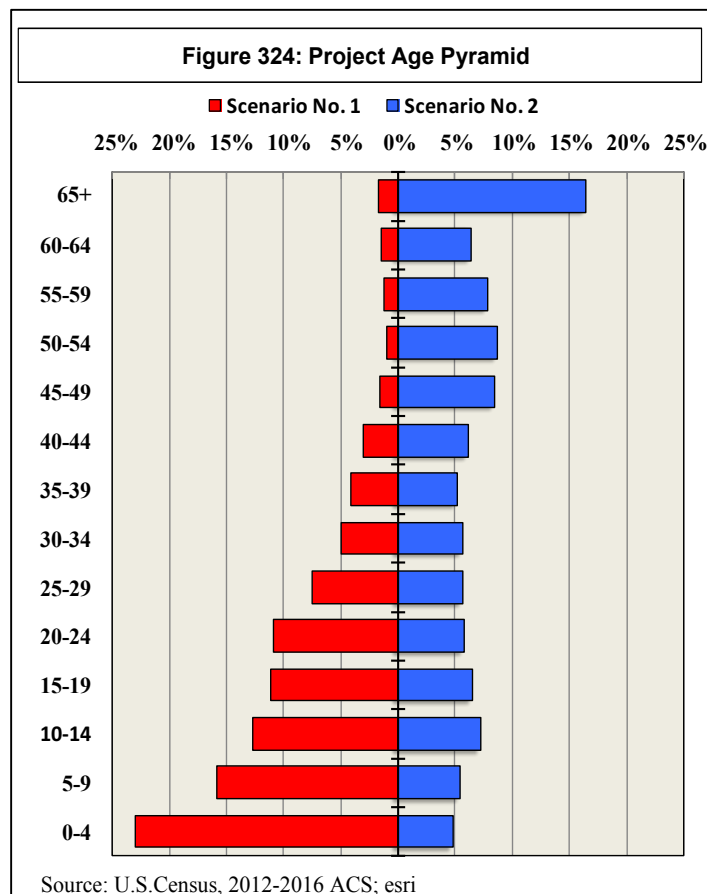


Likewise, as mentioned above in 3.2.1, the Village experienced a ten-year decrease in housing units of 17%. Had the number of housing units in the Village grown commensurate with the pattern

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of the Census Tracts in its one-mile radius as detailed in Table 326, in 2016 the Village would have had 1,785 housing units instead of 1,216. Applying this same ten-year pattern, by 2026, the Village should have 2,166 housing units; however, if the Village continues to lose housing units at its current rate, in 2026, it would have just 1,006 housing units. Accordingly, the Project's 600 housing units and associated accessory apartments would provide a means for the Village to regain its absent 1,160 housing units and stabilize its decline. The Village's current pattern of housing unit decline is illustrated in Table 323b in blue, the red illustrates the number of housing units the Village would have if its growth was consistent with the pattern of the Census Tracts in its one-mile radius and the green illustrates the Village's number of housing units with the Project.

Therefore, it is reasonable and logical for the Village which lost both population and housing units to accommodate the natural population growth and meet regional housing needs of its neighboring area. Communities with declining populations face greater difficulty providing and maintaining community facilities and services as reasonable population growth enables service costs to be spread over a larger tax base.



The age structure of the population under Scenario No. 2 as compared to Scenario No. 1 is depicted in Figure 324, which shows how the Village would continue to trend over the next ten years absent a migration of younger households into the community, which would likely occur under Scenario No. 2. The Village's population is already tilted very heavily toward seniors, with far too few younger households to provide for older members of the community. However, under Scenario No. 1 the proposed Project would create a substantial influx of younger members into the Village, who would be able to support services. This influx of younger individuals is beneficial and, in fact, the U.S. Census Bureau, in a report entitled "An Aging World: 2015," indicates the following, for example: "...a strong positive correlation is seen with long-term care costs and increasing size of

the older adult population. Long-term care refers to services for persons who have chronic, ongoing health and functional dependency. Age and disability are two main predictors of long-

Clovewood Draft Environmental Impact Statement

term care need and expenditures.” Accordingly, as the analysis above indicates, the Project under either scenario would not result in any adverse impacts with regards to population and housing in relation to socioeconomics.

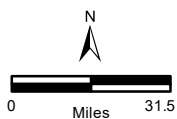
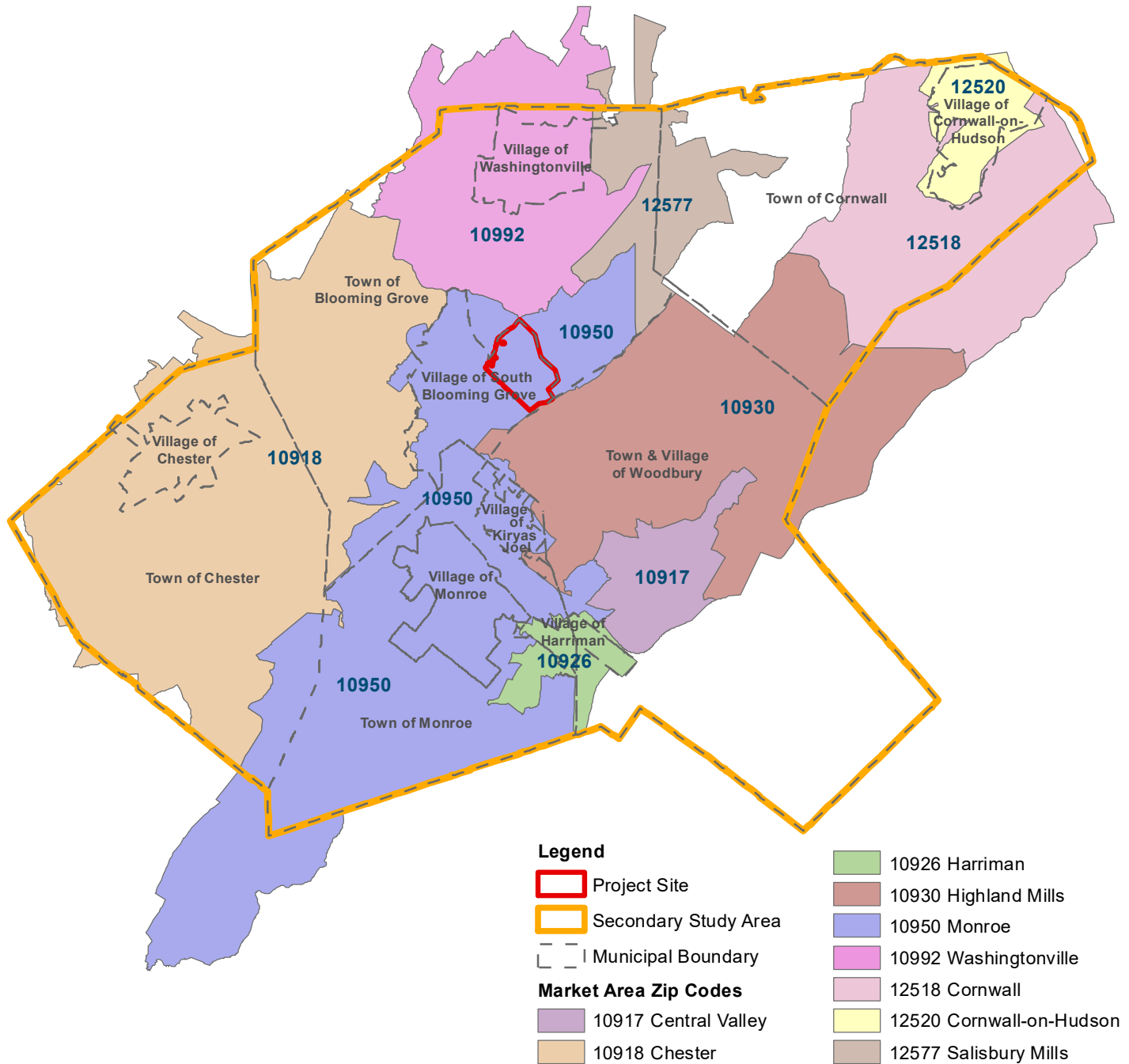
(b) Economics and Employment

Construction of 600 parcels would have the potential to affect the regional economy. This analysis utilizes IMPLAN software to effectively evaluate such economic effects. It is based on data for nine zip code areas that most reflect the Secondary Study Area, as illustrated in Figure 325.

Table 328 IMPLAN Analysis Results				
For 600 Single-Family Homes				
Project Construction Impacts				
Impact Type	Employment	Salaries	Value Added	Output
Direct Effect (1)	1,560	\$65,984,609	\$112,200,944	\$220,500,000
Indirect Effect (2)	432	\$18,222,597	\$28,288,635	\$50,392,617
Induced Effect (3)	299	\$10,955,765	\$22,414,115	\$38,521,541
Total Short Term Effects	2,291	\$95,202,971	\$162,903,693	\$309,414,158
Project Increase in Household Spending				
Impact Type	Employment	Salaries	Value Added	Output
Induced Effect	230	\$8,505,545	\$17,278,723	\$30,076,022
Total Long Term Effects	230	\$8,505,545	\$17,278,723	\$30,076,022
(1) Direct Effects: The set of expenditures applied to the predictive model (i.e., I/O multipliers) for impact analysis. It is a series (or single) of production changes or expenditures made by producers/consumers as a result of an activity or policy. These initial changes are determined by an analyst to be a result of this activity or policy. Applying these initial changes to the multipliers in an IMPLAN model indicates how the region will respond economically to these initial changes. (2) Indirect Effects: The impact of local industries buying goods and services from other local industries. The cycle of spending works its way backward through the supply chain until all money leaks from the local economy, either through imports or by payments to value added. (3) Induced Effects: The response by an economy to an initial change (direct effect) that occurs through re-spending of income received by a component of value added. IMPLAN's default multiplier recognizes that labor income (employee compensation and proprietor income components of value added) is not a leakage to the regional economy. This money is recirculated through the household spending patterns causing further local economic activity.				
Source: Impact analysis for PLANning				

IMPLAN is an acronym for “IMpact analysis for PLANning.” IMPLAN is a general input-output model comprised of software and regional data sets, and is used to measure economic impacts from data on actual local economies based upon zip code areas. IMPLAN data tracks all the available industry groups in every level of the regional data. This permits detailed impact breakdowns and helps ensure accuracy of inter-industry relationships. Reports provide both

Figure 325: IMPLAN Market Area Zip Codes



Data Source:
ESRI; Orange County GIS Division, 06/2016
Map prepared for CPC by:
Sarcinello Planning & GIS Services
November 21, 2017



**Draft Environmental
Impact Statement**

Blaggs Clove

**Village of South Blooming Grove
Orange County, New York**



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Cloewood Draft Environmental Impact Statement

detailed and summary information related to job creation, income, production and taxes. Here, IMPLAN has been utilized to predict the economic effects from the construction of 600 parcels, as well as to project the future economic impacts of the consumption of goods and services by 600 new homeowners. The economic impacts of the Project from both initial construction and continuing habitation - including direct effects, indirect effects, and induced effects - are summarized in Table 328, which includes spending in industries related to food and beverage, outside services, repair and maintenance, supplies, utilities, contract labor, retail costs and advertising and marketing. The IMPLAN also analyzes impacts on other available services, such as health care, legal and accounting, personal services and household maintenance and repair.

The construction value of the proposed Project would total approximately \$220.5 million. Construction would require a commitment of person-hours of labor, which can be viewed as beneficial to the community, the local economy, and the construction industry with respect to the generation of jobs. Based on labor hour estimates calculated through IMPLAN economic modeling, the Project would generate approximately 1,560 full-time actual construction jobs. When accounting for secondary employment resulting from Project construction, a total of 2,291 full-time jobs in various construction trades would be generated.

It is anticipated that a number of construction workers would be sourced from Orange County and the nearby region. The more than 2,000 workers are expected to have a positive impact on existing local businesses that provide such services as food convenience shopping, gasoline, etc. It is therefore estimated the labor force would increase by more than 230 long-term employment opportunities, and growth would occur in the major economic sectors that support this area.

Moreover, in the long-term, the Project's residential population would increase consumer demand for the retail and service establishments located within the Village, as well as the larger commercial area within the combined Primary and Secondary Study Areas. The area's economy is based primarily on the retail, wholesale, and goods and services economic sectors and businesses located near the Project would benefit from new resident expenditures.

Furthermore, in addition to the IMPLAN analysis, an alternative method may be used to project the Project's local economy spending, based on the average household income for the Village, as approximately 30% of household income is spent on retail goods and services. The average household income for the Village as estimated by Environmental Systems Research Institute (Esri) based on data from the US Census is \$122,810 for 2018 and \$144,330 for 2023. It is therefore estimated the Project's residents would collectively spend between \$22.1 and \$25.4 million annually within the local economy. A substantial portion of these expenditures would be made at local supermarkets, convenience stores, apparel shops, restaurants, and other local retail and service businesses within the area.

Cloewood Draft Environmental Impact Statement

Orange County Sales tax is 8.125%, of which 4% is allocated for NY State, 3.75% for Orange County and 0.375% for special/other services. Accordingly, the Project's residents would therefore spend approximately \$2 million in sales tax annually; of which approximately \$1 million would be for NY State and approximately \$925,000 would be for Orange County. It is expected that the sales tax for the Project's hard construction would total approximately \$15 million of which approximately \$7.4 million would be for NY State and approximately \$7 million would be for Orange County.

A State transfer tax of approximately \$2 per every \$500 of the sales price would be charged when a property is sold/transferred. In the Project's case, this state transfer tax would total \$1,980 for a home sale of \$495,000, totaling approximately \$1.1 million for the Project's homes.

In addition, if every property owner applies for and receives permission to construct an accessory apartment, then there would be an increase of approximately 25% in construction jobs and in overall local economic spending from the occupants of the accessory apartments, which would also result in an increase in the taxes paid to each taxing agency.

Given the Project would be residential, there would be no impacts related to employer/employee FICA and other related fees/taxes.

As indicated above, the Project would not result in any adverse impacts with regards to economics and employment as they relate to socioeconomics.

(c) Real Property Taxes

The Project would consist of 600 four-bedroom homes of approximately 3,000 square feet of floor area, plus provisions for the potential of accessory apartments consisting of a maximum of 25% of the square footage of the primary unit not to exceed 750 square feet. As mentioned above and based upon a review of comparable sales in the area from the Hudson Gateway MLS, Orange County Real Property Records and the Village Tax Assessor, the current market value of a four-bedroom residential unit is approximately \$495,000. Accordingly, the market value of the proposed 600 homes would total \$297 million. Therefore, using the 2016 equalization rate of 18.6%, the assessed value of the Project would be \$55.242 million. Accordingly, with an overall tax rate of \$210.08 per \$1,000 of assessed value the Project would generate a total of \$11,605,268 in property taxes.

The Project-generated annual property tax revenues would be allocated as follows: with a tax rate of \$12.81, \$707,678 would be paid to the Village; with a tax rate of \$38.49, \$2,126,265 would be paid to the Town; with a tax rate of \$20.87, \$1,152,901 would be paid to the County; and with a tax rate of \$137.91, \$7,618,424 would be paid to the Washingtonville Central School District. This

Clovewood Draft Environmental Impact Statement

revenue would result in a significant net benefit under Scenario No. 1, as the children of Satmar Hasidic Community members would attend private schools.

Table 329 summarizes the taxes expected to be generated by the Project and illustrates the net increase in total tax revenues, as compared to existing tax revenues of \$234,398 annually, taxes to the Village, Town, County and School District would increase by approximately \$11,307,870.

This analysis is based upon the current market rate, comparable home sales, the 2016 assessment rate and the 2016 tax rate. All of these fluctuate and change seasonally and/or annually according to demand, needs and budgeting. As a result, this analysis provides an overall assessment of the potential impacts based upon appropriate figures from 2016; however, the Project's homes and their tax rate would be calculated according to the market rate, assessment rate and tax rate at the time of Project build-out. Accordingly, any final determination with respect to real property assessment is pursuant to review of the actual information available to the Assessor's office at the time of such real property assessment. Still, the conservative analysis detailed below provides true and realistic calculations.

Table 329				
Current and Projected Real Property Taxes				
Taxing Authority	Tax Rate (1)	Current Taxes	Project Taxes	Total Increase
Village of South Blooming Grove (General & Highway)	12.81	\$14,294	\$707,678	\$693,384
Town of Blooming Grove (General, Highway, Police, Ambulance & Fire)	38.49	\$42,946	\$2,126,265	\$2,083,319
Orange County	20.87	\$23,282	\$1,152,901	\$1,129,619
Washingtonville Central School District (School & Library)	137.91	\$153,876	\$7,618,424	\$7,464,548
Total	210.08	\$234,398	\$11,605,268	\$11,370,870
(1) Tax Rate per \$1,000 of Assessed Valuation.				
Source: County, Town and Village 2016 tax rates. WCSD 2016-2017 tax rate.				

The open space area proposed as parkland (to be dedicated to the Village) and community facilities and recreational areas (to be held in common by a homeowner's association or similar entity) and any places of worship would likely be non-taxable.

Municipal Costs

The Project's estimated costs to the Village, Town, and County have been determined through obtaining a composite of current costs on a per capita basis in accordance with the Scoping Document requirements, and multiplying this amount by the anticipated population of the Project. The School District Costs have been analyzed through obtaining a composite of current costs on a

Cloewood Draft Environmental Impact Statement

per pupil basis and multiplying this amount by the anticipated school-aged population of the Project based upon each scenario's future anticipated uses of School District services.

Through a review of the municipal operating budgets, the amount of expenditures can be derived and, by dividing the population into the amount of expenditures, the per capita cost is determined. To estimate the portion of the per capita cost paid by property tax revenues, the per capita cost is multiplied by the proportion that property tax revenue comprises of the overall income stream. This generalized methodology estimates the overall costs. The incremental costs that would be applicable to the Project may be substantially lower. Although certain fixed costs would not actually be affected by an increase in population (such as the Mayor's and Supervisor's salaries and the cost of running Town Hall, etc.) this analysis was still calculated on a per capita basis and provides conservative estimates.

The Village, Town, County and School District budgets include the costs dedicated to the Library, County Use, Highway Services, Police Services, South Blooming Grove Fire District, Blooming Grove Ambulance Corp, municipal administrative departments including the tax assessor, tax collector and building inspector etc., the court system, public works, street lighting, parks maintenance and recreation, etc.

Planning processing costs, land use board application fees, Village planning consultant and other related fees are reimbursed to the Village by the Applicant. Therefore, these costs are inconsequential to the costs of municipal services.

Village: The adopted 2016 municipal budget for the Village amounts to \$1,391,856. The total amount to be raised by taxes is approximately \$547,281. Approximately 13% of the taxable Village parcels' assessed value is for non-residential parcels and approximately 87% is for residential parcels. Therefore, approximately \$476,134 of the Village's municipal budget is to be raised by taxes from residential households/parcels. Dividing the budget to be raised by taxes by the Village's population of 3,182 persons results in a per capita Village municipal expenditure per person of \$150.

Town: The adopted 2016 municipal budget for the Town amounts to \$11,013,106. The total amount to be raised by taxes is \$9,649,421. Approximately 16% of the taxable Town parcels' assessed value is for non-residential parcels and approximately 84% is for residential parcels. Therefore, approximately \$8,105,514 of the Town's municipal budget is to be raised by taxes from residential households/parcels. Dividing the budget to be raised by taxes by the Town population of 17,773 persons results in a per capita Town-wide municipal expenditure per person of \$456.

County: The adopted 2016 municipal budget for Orange County amounts to \$722,137,803. The total amount to be raised by taxes is \$118,296,374. Approximately 25% of all of the County's

Cloewood Draft Environmental Impact Statement

parcels are non-residential and approximately 75% are residential. Therefore, approximately \$88,722,281 of the County's budget is to be raised by taxes from residential households/parcels. Dividing the budget to be raised by taxes by the County's population of 376,242 persons results in a per capita County municipal expenditure per person of approximately \$236.

School District: The adopted 2016-2017 budget for the Washingtonville Central School District (WCSD) amounts to \$89,401,006, of which 60% is raised by the property tax levy. However, the total program cost - including teacher salaries, transportation, textbooks, special education, and all programming components - totals \$69,734,367, of which \$41,840,620 (60%) is raised by the property tax levy. Approximately 15% is from non-residential parcels and approximately 85% is from residential parcels. Accordingly, approximately \$35,564,527 of the School District's budget is to be raised by taxes from residential households/parcels. Dividing the budget to be raised by taxes by the total enrollment for the School District in October 2016 of 4,124 pupils, results in an expenditure of \$8,624 per pupil enrolled in the WCSD.

Scenario No. 1

The projected population Under Scenario No. 1 would be 3,052 persons (see Table 327 above). However, as noted above, not all municipal expenses would increase based upon increased population and therefore, the municipal costs are conservatively overstated.

Village: Based on a per capita cost of \$150, the additional costs to the Village are estimated to be approximately \$457,800. As presented in Table 329, tax revenues to the Village from the Project would amount to a total of \$707,678. Therefore, after covering the cost of municipal services, the Project would result in an annual net benefit to the Village of approximately \$249,878.

Town: Based on the per capita cost of \$456, the additional costs to the Town are estimated to be approximately \$1,391,712. As presented in Table 329, tax revenues to the Town from the Project would amount to a total of \$2,126,265. Therefore, after covering the cost of municipal services, the Project would result in an annual net benefit to the Town of approximately \$734,553.

County: Based on a per capita cost of \$236, the additional costs to the County are estimated to be approximately \$720,272. As presented in Table 329, tax revenues to the County from the Project would amount to a total of \$1,152,901. Therefore, after covering the cost of municipal services, the Project would result in an annual net benefit to the County of approximately \$432,629.

School District: Under Scenario No. 1, it is anticipated the residents would be Satmar Hasidic community members, whose children attend private schools. However, the choice to send children to private school does not relieve the property owner from paying property tax to the school district. Such private school students are entitled to certain services from the public school district

Cloewood Draft Environmental Impact Statement

in which they reside, including transportation to their private school, textbooks, library materials, technology components, and health and special education services.

These services constitute approximately 10% of the total student programming cost, or roughly \$862 per private school pupil. In Scenario No. 1, it is projected that approximately 1,239 private school-age children would reside within the Project. Therefore, costs to the School District would be \$1,068,018 as compared to the tax revenue of \$7,618,424. This would result in a substantial annual net benefit of \$6,550,406 to the Washingtonville Central School District. Under Scenario No. 1, the Project would result in a total combined annual net benefit to the Village, Town, County and School District of \$7,967,466 (see Table 3210).

Scenario No. 2

The projected population Under Scenario No. 2 would be 1,568 persons (see Table 327 above). However, as noted above, not all municipal expenses would increase based upon increased population. Therefore, the municipal costs are conservatively overstated.

Village: Based on a per capita cost of \$150, the additional costs to the Village are estimated to be approximately \$235,200. As presented in Table 329, tax revenues to the Village from the Project would amount to a total of \$707,678. Therefore, after covering the cost of municipal services, the Project would result in an annual net benefit to the Village of approximately \$472,478.

Town: Based on the per capita cost of \$456, the additional costs to the Town are estimated to be approximately \$715,008. As presented in Table 329, tax revenues to the Town from the Project would amount to a total of \$2,126,265. Therefore, after covering the cost of municipal services, the Project would result in an annual net benefit to the Town of approximately \$1,411,257.

County: Based on a per capita cost of \$236, the additional costs to the County are estimated to be approximately \$370,048. As presented in Table 329, tax revenues to the County from the Project would amount to a total of \$1,152,901. Therefore, after covering the cost of municipal services, the Project would result in an annual net benefit to the County of approximately \$782,853.

School District: As noted above, the per-student programming expense to the Washingtonville Central School District would be \$8,623. The anticipated school-age population of the Project under Scenario No. 2 is 273 pupils, which would result in a cost to the School District of \$2,354,352. As compared to school tax revenues from the proposed Project of \$7,618,424, this would result in an annual net benefit to the School District of \$5,264,072.

Under Scenario No. 2, the Project would result in a total combined annual net benefit to the Village, Town, County and School District of \$7,930,660 (see table 3210).

Clovewood Draft Environmental Impact Statement

Under either Scenario, these positive economic benefits would be extremely important to the Washingtonville Central School District, which has experienced a K through 12 enrollment decline of 813 students (16.5%) since 2005. Enrollment decline is occurring throughout the Catskills and Hudson Valley, as well as much of the Northeast United States. School districts need more students to justify their overhead expenses and secure adequate state aid to cover those expenses, which are typically among the largest of municipal expenditures. These plateauing and decline patterns are attributable to an aging northeast population with low fertility rates.

Consequently, the Project would generate a total of \$11,605,268 in municipal and school tax revenue which represents an increase of \$11,370,870 above current taxes as shown in Table 329 above. Because the Project is residential, there would be no payment in lieu of taxes (PILOT) or other tax abatement programs in connection with the Project that would reduce this benefit.

Table 3210				
Projected Cost V. Revenue				
Municipality	Cost Per Capita/Pupil	Total Cost	Revenue	Total Net Benefit
Scenario No. 1				
Village	\$150	\$457,800	\$707,678	\$249,878
Town	\$456	\$1,391,712	\$2,126,265	\$734,553
County	\$236	\$720,272	\$1,152,901	\$432,629
School District	\$862	\$1,068,018	\$7,618,424	\$6,550,406
Totals		\$3,637,802	\$11,605,268	\$7,967,466
Scenario No. 2				
Village	\$150	\$235,200	\$707,678	\$472,478
Town	\$456	\$715,008	\$2,126,265	\$1,411,257
County	\$236	\$370,048	\$1,152,901	\$782,853
School District	\$8,624	\$2,354,352	\$7,618,424	\$5,264,072
Totals		\$3,674,608	\$11,605,268	\$7,930,660

In summary and as detailed in Table 3210 above the Project would result in a total combined annual net benefit to the Village, Town, County, School District and their taxpayers of approximately \$8,000,000 under both scenarios. Specifically, under Scenario No. 1 the net benefit to the Village, Town and County would be \$1,417,060 and under Scenario No. 2 would be \$2,666,588. However, under Scenario No. 1 there would a greater net benefit to the School District of \$6,550,406 than from the \$5,264,072 under Scenario No. 2.

Moreover, the surplus in tax revenues to the Village, Town, County and School District from the Project's property taxes would result in a net benefit to all taxpayers within each of the taxing jurisdictions. This is because a municipality/district does not utilize surplus taxes, rather tax rates are calculated to cover an estimated budget. Therefore, since the Project's additional 600 parcels added to the tax base would today result in a tax surplus to the Village, Town, County and School District, the municipalities'/districts' budget, tax rate and assessment rate would be adjusted and divided into more parcels, resulting in a lower share for all parcels and their taxpayers.

Cloewood Draft Environmental Impact Statement

Based on the analysis above, the Project's overall per capita cost is \$1,192 under Scenario No. 1 and \$2,344 under Scenario No. 2, which amounts to approximately \$6,520 per parcel under Scenario No. 1 and approximately \$6,704 per parcel under Scenario No. 2, which confirms the analysis detailed in this socioeconomic assessment is conservative and would account for any potential fluctuation in market values, assessment rates, tax rates or municipal budget adjustments. The analysis above applies to the primary units; however, should all 600 future homeowners propose accessory apartments there would be an increase in the property's value and therefore an increase in its property taxes. This would result in an additional greater net benefit to the Village, Town and County and an even greater net benefit to the School District as school-aged children are not anticipated to reside in the accessory apartments due to Village Zoning Code limitations.

Alternative Method

In addition to the per capita method of calculating potential impacts to the Village, Town and County, an alternative method is the per unit approach, as property taxes are paid per unit, which divides the municipality's taxes to be generated from residential units by all housing units in the municipality, rather than the total population. This analysis would be the same under either scenario and would result in a net benefit to the Village, Town and County and their taxpayers as detailed below. School District costs would be the same under this method as they are most appropriately calculated on a per pupil basis.

Village: As detailed above, the total amount of Village taxes to be raised by residential households/parcels is \$476,133. According to data from the US Census 2012-2016, ACS the Village has a total of 1,216 housing units. Therefore, the total Village cost per residential unit is \$392 and \$235,200 for the Project's homes versus the Project's property tax revenue to the Village of \$707,678, resulting in a net benefit to the Village of \$472,478.

Town: As detailed above, the total amount of Town taxes to be raised by residential households/parcels is \$8,105,514. According to data from the US Census 2012-2016, ACS the Town has a total of 6,845 housing units. Therefore, the total Town cost per residential unit is \$1,184 and \$710,400 for the Project's homes versus the Project's property tax revenue to the Town of \$2,126,265, resulting in a net benefit to the Town of \$1,415,865.

County: As detailed above, the total amount of County taxes to be raised by residential households/parcels is \$88,722,281. According to data from the US Census 2012-2016, ACS the County has a total of 139,757 housing units. Therefore, the total County cost per residential unit is \$635 and \$381,000 for the Project's homes versus the Project's property tax revenue to the County of \$1,152,901, resulting in a net benefit to the County of \$771,901.

Cloewood Draft Environmental Impact Statement

Accordingly, when calculating costs on a per unit basis, the Project would result in a total net benefit to the Village, Town and County and their taxpayers of \$2,660,244, which is \$1,243,184 greater than the per capita method under Scenario No. 1 and \$6,344 less than the per capita method under Scenario No. 2. When including the net tax benefits from the School District, the total annual net benefit would total \$9,210,650 under Scenario No. 1 and \$5,257,728 under Scenario No. 2.

(d) Scenario No. 1 – County & State Services

The Scoping Document’s requirement that analysis of the Project as a Project to be occupied by Satmar Hasidic individuals is particularly outside the scope of SEQRA in the context of analysis of impacts on county and state services since the composition of the occupants of the Project is outside of SEQRA’s purview. See Decision and Order at 69, n.3, *Village of South Blooming Grove et al. v. Village of Kiryas Joel et al.*, No. 7410/2015, *Preserve Hudson Valley et al. v. Town Board of the Town of Monroe et al.*, No. 8118/2015 (N.Y. Sup. Ct., Orange Cnty. Oct. 11, 2016) “SEQRA cannot be used to insure what they believe to be the correct composition of housing occupants in a neighborhood (*Matter of Hare v Molyneaux* , 182 AD2d 908 [3d Dept 1992] [consideration of receipt of public assistance of occupants as a negative social or environmental impact was precluded under SEQRA]).”

Nonetheless, there is no significant impact on state or county services even when analyzed as a “Satmar Hasidic” Project. According to the CGR Report², the Satmar Hasidic Community of Kiryas Joel (“KJ”) utilizes a proportionate share of Orange County (“OC”) services for certain types of services, exceeds its proportionate share for a few services, but for most services the “community’s unique culture and preference for isolation has the opposite result for many other services” (CGR Report p. 19) of which KJ either does not utilize at all or utilizes very sparingly.

For Example, Table 3211 below charts approximately \$100 million of OC’s budget for certain programs and services, illustrating KJ’s service utilization versus population contribution and the net benefits to all communities in OC due to KJ’s lack of usage of most of the services: i.e. while KJ’s utilization of the Early Intervention service exceeds its share with an additional cost of approximately \$550,000 to OC, KJ’s utilization of many other services is much less than its

² At the request of the Orange County Planning Department, the Center for Governmental Research (“CGR”) and the Chazen Companies conducted an independent assessment dated August 21, 2015 analyzing the circumstances surrounding the Kiryas Joel (KJ) annexation. One aspect of the CGR report included an analysis of potential fiscal condition impacts upon Orange County from the expansion of the Satmar-Hasidic community of KJ. The CGR Report details that Orange County taxpayers bear approximately 50% of the burden of the County’s costs for services primarily through sales and property taxes. This 50% figure is also supported by the 2018 Orange County Real Property Tax Fact Sheet. The CGR Report analyses a community’s impacts upon other communities within a county according to its population contribution with its associated sales tax and property taxes versus its service utilization. Therefore, the CGR Report affirms, since KJ accounts for approximately 6% of the County’s population, it is reasonable to assume approximately 6% of the County’s costs for programs and services should be allocated for KJ and its residents.

Clovewood Draft Environmental Impact Statement

population contribution share, contributing over \$4.0 million in net benefits to all other communities in OC for these services as detailed below.

Table 3211				
KJ Utilization of Orange County's Services				
Orange County Service	County Cost	KJ Utilization		KJ Utilization Benefit to OC
		Percent	Amount	Amount
(1) Jail	\$39,000,000	0.30%	\$117,000	\$2,223,000
(2) Community College	\$24,000,000	0.00%	\$0	\$1,440,000
(3) Pre-K Spec Education	\$14,000,000	6.00%	\$840,000	\$0
(4) Probation	\$7,000,000	0.40%	\$28,000	\$392,000
(5) Early Intervention	\$5,000,000	17%	\$850,000	-\$550,000
(6) Office for the Aging	\$3,000,000	2.00%	\$60,000	\$120,000
(7) Nursing Home	\$3,000,000	0.00%	\$0	\$180,000
(8) Legal Aid	\$3,000,000	0.00%	\$0	\$180,000
(9) Youth Bureau	\$1,200,000	4.00%	\$48,000	\$24,000
Total	\$99,200,000	-	\$1,943,000	\$4,009,000
(1) The average daily population in the OC jail over the span of one year is nearly 600, the number of inmates from KJ in one year is one or two. (2) The Orange County Community College serves approximately 5,000 county residents on campus annually (cost of approximately \$18 million) in addition to paying about \$6 million annually in tuition for other county residents to attend community college in other counties. None of these students came from KJ. (3) KJ utilizes its proportionate, equal share of Pre-K Special Education services. (4) OC's Probation Department handles approximately 3,500 cases annually, of which no more than 10 of these cases involve residents of Kiryas Joel. (5) The OCDOH oversees a variety of public health programs and services, and although KJ's utilization of the County's Early Intervention programs exceeds its share, the majority of the OCDOH's programs are not utilized, or are utilized sparingly, by members of the Kiryas Joel community. For example, of the approximately 2,000 food service operations regulated by the OCDOH, only six are located in KJ (KJ's share would be an additional 114 food service operations) (6) The Office for the Aging served 14,000 individual seniors in OC for a total of 259,601 instances in 2015. KJ residents made up 78 of those seniors and just about 2% of those instances. (7) Valley View Nursing Home is supported with a \$3 million county taxpayer subsidy and has 360 beds; however, no residents from KJ occupied the Nursing home. (8) Legal Aid has an annual budget of about \$3 million, but provides no assistance to KJ residents. (9) The OC Youth Bureau, budgeted at \$1.2 million, served 5,856 youth in 2014, including just 220 Kiryas Joel youth, accounting for only about 4%.				
Source: CGR Report				

Furthermore, according to the CGR Report, KJ does not access services provided by the Public Health Nursing Division (which oversees disease prevention and control services) or the Office of Public Health Emergency Response (which monitors and responds to disease outbreak within the county) at a higher rate than other municipalities within OC. Also, OC's Department of Mental Health reports that KJ residents make up a small share of mental health services in Orange County. In addition, the CGR Report found that of 12,000 petitions and cases annually in Family Court, approximately 200 of those (less than 2%) have originated from residents of KJ. Also, the County's Employment & Training office serves about 10,000 OC residents annually across their offices; however, very few, if any, are from KJ.

Clovewood Draft Environmental Impact Statement

Table 3212 above outlines KJ's estimated share of OC social services. The CGR report found, *"in most cases, it is reasonable to assume that Hasidic consumers of these programs are no more or less costly than their shares suggest. As an example, although SNAP allotments vary with income, the variation per recipient is not nearly as great as Medicaid, thus the share of individuals receiving benefits is a reasonable estimate of their share of total expenditures."*

According to the NYSDOH, the largest share of expenditure for OC Medicaid is utilized by individuals who are blind or disabled (approximately \$31,000 per blind/disabled recipient). KJ utilizes only half of its share from this form of Medicaid.

The CGR Report also noted that the use of cash assistance social services programs in KJ is near zero as adult recipients have a work requirement and most Satmar-Hasidic mothers stay at home.

Additionally, the KJ residents send their children to private Jewish schools and yeshivas. The CGR report noted, *"Yet if all children living in the Kiryas Joel district attended KJUFSD instead of private yeshivas, KJUFSD would receive upwards of \$100 million in state aid, possibly over \$150 million"* (page v of the CGR Report).

Table 3212	
KJ Utilization of County Services	
Service	KJ Utilization Share (6%)
SNAP (Food Stamps)	15.9%
Medicaid	+7.0%*
Family Health Plus	13.8%
HEAP	3.0%
Medicaid: SSI (Blind/Disabled)	-3.0%
Family Assistance	-4.7%
Safety Net	-4.7%
Foster-Care	-5.2%
*Although KJ Residents are approximately +15.0% of its share of the County's Medicaid recipients, the age profile of its residents suggests a spending share that is much lower than reality (CGR Report estimated it to be approximately +7.0% of its share) which is much lower than KJ's share of Medicaid would suggest.	
Source: OC Dept. of Social Services and CGR Report	

All of the foregoing confirm that, like KJ, the Project under Scenario No. 1 would not have the potential to generate any significant adverse socioeconomic impacts related to County and State Services and that the Project would generate far more in taxes than its population would take in services. Indeed, the Satmar-Hasidic community has a positive net economic benefit to the State of New York and this community is not a burden upon other taxpayers as Satmar-Hasidic community uses private schools and yeshivas, which results in a taxpayers' savings of over \$150 million annually from the KJ community because of the community's choice to send their children to private schools and yeshivas. Likewise, Satmar Hasidic residents of the Project under Scenario No. 1 would also enroll their children in private schools and yeshivas, which would, based upon the ratios found in the CGR Report, result in a benefit and savings to NYS of approximately \$25

Cloewood Draft Environmental Impact Statement

million annually. In addition, property taxes for the Project would be higher than those in KJ, as the Project would construct single-family homes versus the many multi-family homes found in KJ.

As a result, according to data from the NYS Health Department, OC Department of Social Services and the CGR Report, there is no significant impact upon fiscal conditions in OC or NYS from the Project under Scenario No. 1, as the KJ community's contribution towards the County (as sales and property taxes) and State tax base covers if not exceeds the overall share of its utilization of services for its community as a whole, and KJ's high usage of some services paid for by OC are outweighed by the vast majority of services which the community either does not use or uses sparingly.

(e) Other Taxes and Fees

The following are other potential tax and fee impacts of the Project:

Reasonable Upgrades to Utilities and Solid Waste Removal: No other utility upgrades are anticipated that are not fully addressed in Section 3.9 and no solid waste upgrades are anticipated that are not fully addressed in Section 3.10.

Building Permits: Building permit fees in the Village are currently on a sliding scale of \$650 per lot for the first five lots, to \$100 per lot for any lots over 125. Current building permit fees pursuant to the 2017 Fee Schedule would be approximately \$75,000 for the Project.

Highway Maintenance: The Village contracts out for both general highway maintenance and snow removal, which are included in its annual budget and accounted for in Table 329 and the Real Property Tax assessment detailed above. As listed in the Village Budget, the line item for Highway Contractual Services amounts to approximately \$375,000. There are 12 miles of roadway in the existing Village, thus the cost per mile for road maintenance is conservatively \$31,250 per mile. As proposed, the Project would have approximately five miles of interior roadways that would either be maintained privately or by the Village, if it accepts an offer of dedication. At a cost of \$31,250 per mile, five miles of roadway would cost the Village \$156,250 annually if the Village accepts the Project's road dedication, which would be covered by the Project's Real Property Taxes to the Village.

Metropolitan Commuter Transportation District Taxes: Taxes attributable to the Metropolitan Commuter Transportation District (MCTD) would accrue from the Project. This tax is imposed on certain employers and self-employed individuals engaging in business within the MCTD which administers the tax for the Metropolitan Transportation Authority. The MCTD includes the counties of New York (Manhattan), Bronx, Kings (Brooklyn), Queens, Richmond (Staten Island), Rockland, Nassau, Suffolk, Orange, Putnam, Dutchess, and Westchester. This tax is 0.34% of the

Cloewood Draft Environmental Impact Statement

payroll expense for all covered employees for each calendar quarter. As shown above, the total increase in labor income from the Project would be \$95,202,971 annually. This would result in an additional \$323,690 in MCTD tax being collected annually.

3.2.3 Mitigation

As outlined in the analysis above, the Project would produce a positive socioeconomic impact. The Project would provide 600 homes to meet immediate regional housing needs, and the associated increase in population would remedy the Village's shrinking population and its related population loss. The addition of the tax revenue from the Project would not only offset the costs of associated services, but in fact would result in a positive net financial benefit upon the Village, Town, County, School District and accordingly their taxpayers under both demographic scenarios. Among the positive short and long term employment benefits, the Project would also increase revenue to the retail, wholesale, and goods and services economic sectors in the area, stimulating significant new economic activity, while having a positive impact on the region. Because the Project would not have the potential to generate any significant adverse socioeconomic impacts under both Scenario No. 1 and No. 2, no mitigation would be required under either scenario with regards to socioeconomics.

3.2.4 Socioeconomic Data Sources

- "An Independent Assessment of the Circumstances Surrounding the Annexation" by the Center for Governmental Research (CGR) and the Chazen Companies on behalf of the Orange County Department of Planning (August 2015)
- Esri Business Summary, Esri population and economic data
- Hudson Gateway Multiple Listing Service (HGMLS)
- IMPLAN economic data software
- New York Metropolitan Transportation Council (NYMTC)
- New York State Office of Real Property Tax Services
- Office of the New York State Comptroller
- Orange County, "2016 Legislative Adopted Budget"
- Orange County Department of Planning, "Orange County by the Numbers, Orange County Demographics in the 21st Century" (2011)
- Orange County Real Property Tax Records (2014-2018)
- Tim Miller Associates (Planner for the Village of Kiryas Joel)
- Town of Blooming Grove Adopted Budget (2015-2016)
- Town of Blooming Grove and Village of South Blooming Grove Tax Assessor
- Town of Cornwall, "Summary of Town Budget Year 2015"
- Town of Monroe, "Adopted Town Budget for 2016"

Cloveswood Draft Environmental Impact Statement

- Town of Woodbury, “Town Budget Year 2016”
- U.S. Bureau of Census, 2012-2016 American Community Survey (ACS) Employment Status and Longitudinal Employer Household Dynamics (LEHD)
- U.S. Bureau of Census, DP-1 “Profile of General Demographic Characteristics: 2000”
- U.S. Bureau of Census, DP02, DP03, DP04 and DP05 “Selected Social, Economic, Housing and Demographic Characteristics” and S1401 “School Enrollment” ACS 5-Year Estimates
- U.S. Department of Labor, Bureau of Labor Statistics (BLS), “News Release USDL-16-1593, The Employment Situation - July 2016.” (August 2016)
- Village of Chester, “Adopted Budget, Fiscal Year June 1, 2016 - May 31, 2017”
- Village of Cornwall on Hudson, “Budget 2012-2013”
- Village of Harriman, “Village Budget for Year Ending May 31, 2016”
- Village of Monroe, “Fiscal Year 2017 Budget Summary”
- Washingtonville Central School District, “Budget Overview Presentation #3 for 2016-2017 School Year