

# M. A. Day Engineering, PC

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3 Van Wyck Lane  
Suite 2  
Wappingers Falls, New York 12590  
Phone: 845-223-3202

June 2, 2017

Ms. Lori Gee, Chair  
Town of East Fishkill Planning Board  
Town of East Fishkill Town Hall  
330 Route 376  
Hopewell Junction, New York 12533

Re: Summit Woods and Montage at East Fishkill Subdivisions  
Town of East Fishkill

Ms. Gee,

Per the Board's request, I submitted a letter to Mr. Jose L. Carrion, the Superintendent of Schools for the Wappingers Central School District on May 15, 2017, which outlines the anticipated impacts on the School District due to the proposed development of the Summit Woods and Montage at East Fishkill projects. The following is an excerpt from my letter to Mr. Carrion of May 15, 2017

## **General:**

*Both subdivisions are located in the Hamlet of Stormville in the Town of East Fishkill. The projects are adjacent to each other and are located at the intersections with Route 216.*

*The current proposal for the Montage at East Fishkill is 122 single-family lots of varying sizes. We estimate a mix between 3 and 4 bedroom homes.*

*The Summit Woods proposal is for 175 single-family lots of varying sizes. As with the Montage at East Fishkill project, we estimate a mix of 3 and 4-bedroom homes.*

*The Town of East Fishkill Planning Board has been reviewing both of these projects since 2001.*

*This office had discussed both of these proposals with Mr. G. Thomas Stella, the former Administrator for the Wappingers Central School District, in 2005.*

*Although a mix of 3 and 4-bedroom homes is proposed, this analysis assumes 4-bedroom homes for all of the proposed homes.*

### **School-Age Children Estimate:**

*The most up-to-date demographic multipliers were used from Rutgers University, Center for Urban Policy Research from June 2006 to estimate the number public school-aged children. Using a single family 4-bedroom home having a value greater than \$329,500 in New York, the multiplier for public school-aged children is 0.87 per household. This equates to an additional 259<sup>1</sup> public school-aged children.*

*A second estimate was made utilizing multipliers obtained from The Urban Land Institute estimates that a standard 4-bedroom home will generate 0.87 school-aged children per home. A 10% reduction can be made for children going to private and parochial schools. Therefore, the multiplier for school-aged children is 0.7864 for a standard four-bedroom home. Using this approach, it is estimated that the number of school-aged children generated for the two sites will be approximately 234 school-aged children.*

*It should be noted that these figures are based on full build-out of both of these developments. More than likely, the development of both of these projects shall take approximately 5 to 7 years to reach full build out due to existing market demands.*

*I respectfully request your input on the information that I have provided. The projects are still under SEQRA review by the Town of East Fishkill Planning Board as they are the Lead Agency for both of these projects.*

On May 22, 2017, Mr. Michael O'Brien, from the Planning Board met in my office for a conference call with Kristen Crandall, the Executive Director for Finance and Business Development for the Wappingers Central School District. The purpose of the conference call was to discuss the potential impacts on the School District. I offer the following summary of the discussion:

Ms. Crandall stated that there are 10,958 students currently enrolled in the Wappingers Central School District for this academic year. The enrollment is down approximately 1,450 students from the last time this office reviewed the enrollment of the District in 2005.

It is my understanding that Ms. Crandall accepted our analysis using a multiplier of 0.87 as a reasonable assessment of the anticipated number of school children that would be generated by the two proposed developments.

It was also my understanding that Ms. Crandall did not see the impacts as worrisome for the District.

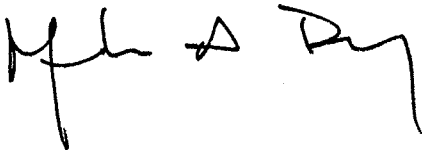
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<sup>1</sup> Therefore, the new school school-aged children is based on only 297 lots which is equal to 297 new homes x 0.87 ≈ 259 new school children.

Ms. Crandall stated that the District would be offering a response to my May 15, 2017, letter after speaking to the Board. I will forward any correspondence I receive from the District to the Planning Board for your records.

Please feel free to contact me if you require any further information on our discussion.

Very truly yours,

A handwritten signature in black ink, appearing to read "Mark A. Day". The signature is stylized with a large "M", a small "A", and a long, sweeping "D" that ends in a hook.

Mark A. Day, PE