

3.8 FISCAL ANALYSIS COMMENTS AND RESPONSES

Comment 3.8-1 (Letter #2 Kauker & Kauker, LLC - Planning Consultants, March 4, 2009):

The development would result in the use of current vacant and underutilized land.

Response 3.8-1: Comment noted.

Comment 3.8-2 (Letter #2 Kauker & Kauker, LLC - Planning Consultants, March 4, 2009):

The analysis provided by the applicant indicates that there will be annual taxes generated from this development to the Town of Haverstraw in the amount of \$108,481.

Response 3.8-2: Comment noted.

Comment 3.8-3 (Letter #3 Rockland County Sewer District No. 1, March 9, 2009):

With respect to Section 3.8 - Fiscal Analysis, the Town of Ramapo collects sewer taxes on behalf of Rockland County Sewer District No. 1. There are two (2) annual District charges: a sewer use fee, which for 2009 is two hundred three dollars (\$203.00) per unit; and an area benefit fee, which is calculated by an annual tax rate per one hundred dollars (\$100.00) of assessed value. The Town of Ramapo may impose its own additional sewer use fees for their purposes.

- a. Table 3.8-6 (Projected Tax Revenues - Minisceongo Park, Town of Ramapo) on page 3.8-6 has a line item "Sewer District RR**" with a rate of \$267.172700 per unit **and no revenues**. However, the proposed development for this site will generate about 305 sewer units. At the current rate of \$203.00 per unit, this should generate a projected annual sewer use fee of \$61,915.00 for the District, in addition to area benefit fees.
- b. As stated in Comments 4b and 5c, the District will collect a one time impact fee of \$257,150.00 for the development in Ramapo, and a one-time out-of-District fee of \$236,800.00 for the development in Haverstraw, for a total of \$493,950.00.
- c. Per an intermunicipal agreement, the District pays the JRSB for the flow of sewerage from the District's Mount Ivy Pump Station to the JRSB system. The additional flow from the proposed development to the Mount Ivy Pump Station would increase the expenses of the District to the JRSB.

Response 3.8-3: Comment noted. All applicable fees will be paid by the Applicant.