

### 3.8 Socioeconomics

#### **3.8.1 Demographics**

##### Existing Population Characteristics

This section presents the population dynamics of Westchester County and the Town of Bedford. With a population of 18,133 people in 2000, Bedford had a total of 459 persons per square mile at that time. This compares with an average density throughout northern Westchester County in 2000 of 825 persons per square mile.

The Northern portion of Westchester County, in which Bedford is situated, is located in the New York metropolitan region's outer ring, an area of high growth and development. This portion of the county grew 7 percent between 1990 and 2000, showing the highest growth section of Westchester County during that period, along with Central County. During the 1980's, the North County's population grew by 19,900 persons to 246,449 in 1990. During the 1990's, the North County's population grew by 18,345 persons to 264,794 in 2000. The population of the Town of Bedford grew by 7 percent during the 1990-2000 period from 16,906 to 18,133.

<b>Year</b>	<b>Town of Bedford</b>	<b>% Change</b>	<b>North County</b>	<b>% Change</b>	<b>Westchester County</b>	<b>% Change</b>
<b>1980</b>	15,137	--	226,549	--	866,599	--
<b>1990</b>	16,906	12	246,449	9	874,866	1
<b>2000</b>	17,000	1	254,160	3	891,000	2
<b>2000*</b>	18,133	7	264,794	7	923,459	6
<b>2010</b>	17,100	(5.7)	261,645	3	882,000	(1.0)
<b>2020</b>	17,300	1.2	271,300	4	905,000	3

Source: Westchester County Department of Planning, US Census. Projections from July 1995 publication 2020 Foresight prepared by Westchester County Planning Department.  
\* - Reflects actual 2000 US Census data.

Population throughout Bedford and the North County is expected to continue to grow. According to an estimate prepared by the Westchester County Department of Planning in November of 1996, the Town's population had continued to increase between 1990 and 1996. As shown in Table 3.8-1, population growth in the Town of Bedford is expected to reach 17,300 by the year 2020. However, as noted above, the estimate of the Town's population had already exceeded the population projected to reside in the Town in the year 2000.

##### Households

Over the last several decades the average number of persons per household throughout Westchester County declined from 3.4 persons per household in 1970 to 2.9 in 1980, to 2.5 in 1990. In 2000, however, the average number of persons per household in Westchester County was 2.7, while the Town of Bedford average was 2.8, indicating a slight increase since 1990.

While declines in average household size had been distributed throughout Westchester County, the largest declines had been experienced in the southern and central portions of the county. Due to the presence of somewhat larger households, the average household size in the Northern Westchester has increased to 2.8 in 2000 compared to 2.7 in the Central and South County areas.

<b>Area</b>	<b>Total Households</b>	<b>Avg. Household Size</b>	<b>Avg. Family Size</b>	<b>Percent Owner-occupied</b>
<b>Town of Bedford</b>	5,731	2.8 persons	3.2 persons	78.5% *
<b>North Westchester County</b>	91,202	2.8 persons	3.2 persons	—
<b>Westchester County</b>	337,142	2.7 persons	3.2 persons	—

Source: 2000 US Census  
\*\* Percentage of the total number of housing units (16,160).

### Population Projections

Nineteen single family homes with an average of four bedrooms are proposed in the Conventional Subdivision Plan. The houses are anticipated to sell at an average price of \$1,250,000. A total of 23 homes are proposed for the Conservation Subdivision Plan.

A population projection for the proposed Tripi Subdivision is based on demographic information for the "single-family" housing type for New York in *Rutgers University, Center for Urban Policy Research: Residential Demographic Multipliers* (2006).

Assuming an average of four bedrooms in each of the 19 single family homes in the Conventional subdivision, a per household multiplier of 3.67 and a school age children multiplier of 1.058 were used. The proposed Conventional residential subdivision is therefore projected to add 70 persons to the Town's population, including 20 school age children. The remainder of the population is projected to be composed of a mixture of age groups of persons 18 years and older, and younger than five.

A combination of 3 and 4 bedroom homes were used to estimate the population for the 23 unit Conservation Plan. Based upon the *Center for Urban Policy Research* multipliers, the Conservation subdivision would add 75 persons to the Town's population, including 18 school-age children. The number of school age children in the Conservation subdivision would be slightly lower than in the Conventional Plan since the multiplier for three bedroom homes is lower than for four bedroom homes.

### Potential Impacts and Proposed Mitigation

The addition of 70 to 75 people to the Town's population represents a 0.38 to 0.41 percent increase over the Year 2000 recorded population. The New York State Economic Development Department estimated that the Town of Bedford experienced a continued growth trend with an estimated increase of about 2.58 percent between 2000 and 2004 (the population of the Town in 2004 was 18,600). The addition of the residents from the Tripi Subdivision project is not anticipated to produce any potentially adverse demographic effects, therefore no mitigation measures are proposed.

### **3.8.2 Fiscal Analysis**

#### 3.8.2.1 Existing Tax Revenues

##### *Existing Property Tax Revenues - County and Town*

The project site consists of three tax lots, designated on the Town of Bedford tax bills as Tax Map Section, Block, and Lot Numbers 60.7-2-8, 60.7-2-8.1 and 60.7-2-9. Table 3.8-3 lists the tax lots that comprise the project site.

The project site has a 2010 total assessed value of \$334,300. The assessed value of the project site is based on its present land use status as primarily vacant land and an existing single family home on parcel 60.7-2-8.1. The assessed value of each parcel is provided in Table 3.8-3.

<b>Table 3.8-3 2005 Assessed Value</b>		
<b>Town of Bedford</b>	<b>Tax lot</b>	<b>Assessed Value</b>
	60.7-2-8	\$184,000
	60.7-2-8.1	\$76,100
	60.7-2-9	\$74,200
<b>Total Assessed Value</b>		<b>\$334,300</b>
Source: Town of Bedford, Tax Receiver. 2010. Table prepared by Tim Miller Associates, Inc.,		

Table 3.8-4 provides a summary of the taxes generated by the property at this time. The net annual property taxes currently generated by the project site are \$89,321, based on the 2010 tax bills.

The net annual property taxes currently generated by the project site and paid to Westchester County are \$11,595, while the General Town and Highway taxes are \$5,426 and \$3,737 respectively. The Open Space Levy and the Katonah Park property taxes currently generated by the project site are approximately \$1,667 and \$7,334, respectively.

<b>Table 3.8-4 Current Taxes Generated by Project Site</b>					
<b>Taxing Jurisdiction</b>	<b>Tax Rate*</b>	<b>Tax Map # 60.7-2-8</b>	<b>Tax Map # 60.7-2-8.1</b>	<b>Tax Map # 60.7-2-9</b>	<b>Property Tax Revenues</b>
Westchester County Tax	34.683400	\$6,382	\$2,639	\$2,574	\$11,595
General Fund	16.231600	\$2,987	\$1,235	\$1,204	\$5,426
Highway Fund	11.177300	\$2,057	\$851	\$829	\$3,737
Open Space Levy	0.847700	\$156	\$65	\$63	\$283
Paramedics	0.514400	\$95	\$39	\$38	\$172
Katonah Fire	6.053200	\$1,114	\$461	\$449	\$2,024
Katonah Light	0.564600	-	-	\$42	\$189
Katonah Park	3.618900	\$666	\$275	\$52	\$993
Consolidated Water	6.002800	\$1,105	\$457	\$445	\$2,007
Katonah Lewisboro School District	188.140691	\$34,618	\$14,318	\$13,960	\$62,895
<b>TOTAL</b>		<b>\$49,282</b>	<b>\$20,382</b>	<b>\$19,657</b>	<b>\$89,321</b>

*Existing Tax Revenues - Katonah-Lewisboro School District*

The net annual taxes currently generated by the project site and paid to the Katonah-Lewisboro School District are \$62,895, based on the school tax rate of \$188.14/\$1,000 assessed value for the 2010/2011 school year. This tax rate includes a library tax for the district. School taxes are paid biannually in the Fall and Winter.

*Existing Tax Revenues - Other Special Districts*

The net annual property taxes currently generated by the project site and paid to the Katonah Fire District are \$2,024. There are no current net annual sewer taxes paid on the property, as it is primarily undeveloped, not within a sewer district, and sewer service is currently not available.

The net annual property taxes currently generated by the project site and paid to the Consolidated Water District amounts to \$2,007. The net annual property taxes currently generated by the project site and paid to Paramedics amounts to \$172.

3.8.2.2 Potential Impacts

*Projected Assessed Value*

In order to project the property tax revenues that would be generated by the proposed project, the market value and the assessed value for the Tripi Subdivision project is estimated.

Consistent with fiscal impact methodology<sup>2</sup>, the property tax revenues have been determined by considering what would be generated if the development were completed and occupied today. This approach recognizes that development often requires several years to be completed and that inflation will increase costs and revenues over time. It assumes that the rising costs of public services will be matched by an essentially comparable increase in revenues through increases in the tax rate, all other things being held constant.

<sup>2</sup>The Fiscal Impact Handbook, Robert Burchell and David Listokin, 1978.

The Tripi Subdivision development would result in the conversion of predominantly vacant land into a residential development. The increased market value of the project site, with these improvements, would result in an increase in property tax revenues. As has been discussed, the applicant had previously proposed a Conventional Subdivision of 19 single family homes. As a result of comments by the public and by the Bedford Planning Board, the applicant has developed a preferred clustered Conservation Plan, consisting of 23 single family homes, including two affordable houses for consideration. The following analysis will evaluate and compare the fiscal implications of these two alternatives.

*Conventional Subdivision*

The projection of future taxes which would result from development of a 19 lot Conventional Subdivision is based on an average selling price for each home (with land) of \$1,250,000, for a projected total market value of \$23,750,000. The assessed value of the project was calculated by multiplying the market value by the 2010 residential assessment ratio (equalization rate) applicable to the Town of Bedford. The residential assessment ratio for the Town of Bedford was 8.8 percent in 2010. The total projected assessed or taxable value of Tripi Subdivision Conventional Plan is \$2,090,000, Table 3.8-5 summarizes the projected assessed value of this plan.

<b>Table 3.8-5 2010 Assessed Value of Tripi Subdivision Conventional Subdivision</b>			
<b>Development Type</b>	<b>Number of units</b>	<b>Projected Market Value per unit</b>	<b>Projected Assessed Value per unit</b>
Residential (4 BR Single Family Homes)	19	\$1,250,000	\$110,000
<b>Total Projected and Assessed Values</b>		<b>\$23,750,000</b>	<b>\$2,090,000</b>
Table prepared by Tim Miller Associates, Inc., 2010.			

*Conservation Plan*

The Conservation Plan includes a mix of three and four bedroom units with market rate house prices ranging from \$750,000 to \$1,250,000. The projection of future taxes which would result from development of a 23 lot Conservation Plan is based on an average selling price for each 4 BR home (with land) at \$1,250,000; half of the 3BR Homes (with land) at \$1,000,000; half of the 3BR Homes (with land) at \$750,000; and each 3BR Affordable Home (with Land) at \$385,000 for a projected total market value of \$23,020,000. The assessed value of the project was calculated by multiplying the 2010 market value by the Town of Bedford's current 8.8 percent residential assessment ratio. The total projected assessed or taxable value of Tripi Subdivision Conservation Plan is estimated to be \$2,025,760, Table 3.8-6 summarizes the projected assessed value of this plan.

<b>Table 3.8-6 2010 Assessed Value of Tripe Subdivision Conservation Subdivision</b>			
<b>Development Type</b>	<b>Number of units</b>	<b>Projected Market Value per unit</b>	<b>Projected Assessed Value per unit</b>
Residential (4 BR Single Family Homes)	10	\$1,250,000	\$110,000
Residential (3 BR Single Family Homes)	6	\$1,000,000	\$88,000
Residential (3 BR Single Family Homes)	5	\$750,000	\$66,000
Residential (3 BR Single Family Homes - Affordable)	2	\$385,000	\$33,880
<b>Total Projected and Assessed Values</b>		<b>\$23,020,000</b>	<b>\$2,025,760</b>
Table prepared by Tim Miller Associates, Inc., 2010.			

#### *Projected Property Tax Revenues*

Based on the foregoing, the tax revenues to be generated by the proposed project were determined using the anticipated market values for each scenario.

#### *Conventional Subdivision*

As presented in the Table 3.8-6, the total project-generated tax revenues from the Conventional Subdivision is estimated to be \$559,774 annually. The Katonah-Lewisboro School District would benefit from the largest increase in revenues and receive approximately \$393,214 annually. The Town of Bedford would receive \$33,924 annually. Westchester County would receive approximately \$72,488 annually. Annual property tax revenues that would accrue to the Town Highway would be \$23,361 and the Open Space Levy would receive \$1,772 annually. Katonah Fire Department would receive approximately \$12,651 in annual revenues, and Katonah Park and Light would receive \$7,564 and \$1,180 annually, respectively. The Town of Bedford Paramedics is expected to receive \$1,075 annually. The Bedford Consolidated Water District is expected to receive \$12,546 annually.

#### *Conservation Plan*

As presented in the Table 3.8-6, the total project-generated tax revenues from the Conservation Plan is estimated to be \$542,569 annually. The Katonah-Lewisboro School District would benefit from the largest increase in revenues and receive approximately \$381,128 annually. The Town of Bedford would receive \$32,881 annually. Westchester County would receive approximately \$70,260 annually. Annual property tax revenues that would accrue to the Town Highway would be \$22,643 and the Open Space Levy would receive \$1,717 annually. Katonah Fire Department would receive approximately \$12,262 in annual revenues, and Katonah Park and Light would receive \$7,331 and \$1,144 annually, respectively. The Town of Bedford Paramedics is expected to receive \$1,042 annually. The Bedford Consolidated Water District is expected to receive \$12,160 annually.

Table 3.8-7 summarizes revenues that would be generated by the Tripi Subdivision under both the Conventional Subdivision and the Conservation Plan.

<b>Table 3.8-7 Projected Tax Revenues Tripi Subdivision</b>			
<b>Taxing Jurisdiction</b>	<b>Tax Rate*</b>	<b>Property Tax Revenues Conventional Plan</b>	<b>Property Tax Revenues Conservation Plan</b>
Westchester County Tax	34.683400	\$72,488	\$70,260
General Fund	16.231600	\$33,924	\$32,881
Highway Fund	11.177300	\$23,361	\$22,643
Open Space Levy	0.847700	\$1,772	\$1,717
Paramedics	0.514400	\$1,075	\$1,042
Katonah Fire	6.053200	\$12,651	\$12,262
Katonah Light	0.564600	\$1,180	\$1,144
Katonah Park	3.618900	\$7,564	\$7,331
Consolidated Water	6.002800	\$12,546	\$12,160
Katonah Lewisboro School District	188.140691	\$393,214	\$381,128
<b>TOTAL</b>		<b>\$559,774</b>	<b>\$542,569</b>

Source: Town of Bedford, Tax Receiver's Office; Tim Miller Associates, Inc., 2010.  
\* Assessed Value.

#### *Katonah-Lewisboro School District*

The proposed Tripi Subdivision project would generate annual property tax revenues of between approximately \$393,214 to 381,128 to the Katonah-Lewisboro School District. Since school costs typically represents the largest share of costs associated with any residential development, the cost to the school district is calculated.

Based on information from the Business Office of the Katonah Lewisboro School District<sup>3</sup> (KLSD) the budget for the 2010-2011 school year for the Katonah-Lewisboro School District totaled \$109,281,408, of which approximately 57 percent relates to direct programming cost and transportation. Of this total, \$97,125,146 was raised by the school tax levy; the remainder of the costs are paid through state aid and other revenue sources. According to the Business office of the KLSD, the school district's enrollment was approximately 3,750 students in the 2010-2011 school year. Thus, the per capita student cost for curriculum and transportation to be raised through the property tax levy is approximately \$14,696 per student.

As noted earlier in this chapter, the total number of school age children to be generated by the project was calculated based on student multiplier data from the Rutgers University Center for Urban Policy Research (CUPR), June 2006.

#### *Conventional Subdivision*

It is estimated that 20 school age children would be generated by the proposed Tripi Conventional Subdivision development. Based on information provided by the Westchester-Putnam School Boards Association in its publication Facts & Figures 2005-2006<sup>4</sup>,

<sup>3</sup> Phone conversation with School District Business Office, November 2010 and KLSD School Publication Kaleidoscope, June 2010.

<sup>4</sup> Facts & Figures 2005-2006, Westchester-Putnam School Boards Association: Approximately 7.83 percent of school-age children in Katonah-Lewisboro Union Free School District attend non-public schools.

approximately two school-aged children of the total of 20 generated from the Tripi Subdivision project could be expected to attend private or parochial schools (nonpublic). Therefore, it can be estimated that a total of 18 school-aged children residing at Tripi Subdivision would attend public schools in the Katonah-Lewisboro School District. The additional 18 introduced to the Katonah-Lewisboro School District would increase the direct programming and transportation costs to the District by \$264,528 annually. The residences in the Conventional Subdivision would generate \$393,214 in annual school tax revenues. Thus, based on this analysis the impact on the school district budget would be positive, resulting in an annual net benefit of \$128,686 to be used toward capital and other district expenses. The additional students would be introduced to the Katonah-Lewisboro Union Free School District over a period of six years or more.

#### *Conservation Plan*

It is estimated that 18 school age children would be generated by the proposed Tripi Conservation Plan development. Similar to the discussion above, it can be assumed that two students may attend private schools, thus it can be estimated that a total of 16 school-aged children residing in the Tripi Conservation Plan would attend public schools in the Katonah-Lewisboro School District. The additional 16 introduced to the Katonah-Lewisboro School District would increase the direct programming and transportation costs to the District by \$235,136 annually. The residences in the Conservation Plan would generate \$381,128 in annual school tax revenues. Thus, based on this analysis the impact on the school district budget would also be positive, resulting in an increased annual net benefit of \$145,992 to be used toward capital and other district expenses. Similar to the Conventional Subdivision, the additional students would be introduced to the Katonah-Lewisboro Union Free School District over a period of six years or more.

#### Other Community Facilities and Services

Section 3.7 of the DEIS describes the potential impacts associated with the project's demand on community services and facilities. Based on interviews with various service providers, the project is not anticipated to introduce any significant demand on these services. Thus, the property tax revenues are anticipated to represent a positive fiscal impact on these services, and would provide an additional funding source for improvements in the future.

#### **3.8.3 Mitigation Measures**

No mitigation measures are proposed.