



John Kellard, P.E.
 David Sessions, RLA, AICP
 Joseph M. Cermele, P.E., CFM
 Jan K. Johannessen, RLA, AICP

MEMORANDUM

TO: John Bainlardi, Vice President
 WBP Development, LLC

FROM: Jan K. Johannessen, RLA, AICP
 Principal

DATE: October 16, 2024

RE: 1 Croton Point
 Public school-aged children (PSAC)

As requested, and in response to a memorandum from Aaron Werner, AICP of AKRF, Inc. to the Village Board of the Village of Croton-on-Hudson, dated August 19, 2024, KSCJ Consulting has estimated the number of PSAC resulting from the proposed development known as 1 Croton Point, as described below.

THE SITE

The subject property or “the site” consists of three (3) tax parcels totaling 1.7578 acres of land and located on Croton Point Avenue within the Village of Croton-on-Hudson, Westchester County, NY. The subject property consists of the follow tax parcels:

TAX PARCELS			
Tax Parcel	Current Ownership	Size	Current Use
79.17-1-3	Village of Croton-on-Hudson	0.2205	2-story office building and associated parking
79.17-1-4	Croton Point Realty, Inc.	0.2884	1-story office building and associated parking
PO 79.17-1-5	Village of Croton-on-Hudson	1.2489	Surface parking

PROJECT DESCRIPTION

WBP Development, LLC, has been selected by the Village of Croton-on-Hudson as the purchaser and developer of Village Parking Lot A and is in contract to purchase a privately owned parcel from Croton Point Realty, Inc., which, at present, are collectively developed with surface parking and a 2-story office building. The site is located on Croton Point Avenue and is bounded by NYS Route 9 to the east, Metro North Railroad to the west, and additional Metropolitan Transportation Authority (MTA) uses to the north. Collectively, the subject property is proposed to be developed with a 5-story, 100-unit, affordable multifamily building in condominium ownership with amenity space and 105 on-site parking spaces.

The Village Board recently rezoned the subject property, and others parcels in the general vicinity, to allow for the development of multifamily housing or multifamily housing over ground floor commercial uses, with a height of up to 5-stories. Following the adoption of the zoning amendment, the Village Board prepared and released an RFP to solicit proposals from the development community for the purchase and development of the subject property. In response to the Village's RFP, WBP Development, LLC submitted its proposal to purchase and develop the site, consistent with the underlying zoning and RFP, which was ultimately accepted by the Village Board in April of 2024. WBP Development, LLC has made application to the Village Board for a Special Use Permit and the Village Board, as Lead Agency, is currently evaluating the project pursuant to the State Environmental Quality Review Act (SEQRA).

DISTRICT ENROLLMENT AND ENROLLMENT TRENDS

The Croton-Harmon Union Free School District (CHUFSD) has a current enrollment of 1,592 students distributed between kindergarten and twelfth grades (K-12) and attending either the Carrie E. Tompkin (CET) Elementary School, Pierre Van Cortlandt (PVC) Middle School, or Croton-Harmon High School. According to historical enrollment data produced by the CHUFSD, District enrollment peaked during the 2009-2010 school year (1,752 students) and has declined over time to its present enrollment of 1,592 students (2024-2025). According to a long-range planning study prepared on behalf of the CHUFSD by the Western Suffolk BOCES Office of School Planning and Research, 2020-2021, enrollment within the District is forecasted to continue to decline with an anticipated enrollment of 1,430 students in 2030, 162 less students than are enrolled today. This trend is not surprising or unique to the area given the declining birthrates in both New York State and Westchester County. It should be noted that the above-referenced study included enrollment projections from two (2) multifamily developments within the Village under various stages of planning and development at the time of the study, including Riverside Apartments (39 apartments) and Maple Commons (33 apartments).

ANTICIPATED NUMBER OF PUBLIC-SCHOOL AGED CHILDREN (PSAC)

As requested by the Village, the anticipated number of public-school aged children (PSAC) was calculated based on three (3) methodologies, as follows:

1. Utilizing the demographic multipliers provided within the widely accepted study entitled “Who Lives in New Jersey Housing? The Profile of Occupants of Residential Development in New Jersey,” dated November 2018. This study provides various multipliers (students/unit), based on factors such as number of units, age of units/building, bedrooms, ownership versus rental, and value.
2. Utilizing a local multiplier that was developed by AKRF, the Village’s planning consultant, in 2021 after receiving enrollment data from the CHUFSD from three (3) multifamily developments located within the Village of Croton-on-Hudson. The developments analyzed were Bari Manor (82 units), 94 Grand Street (31 units), and Mount Airy Woods (12 units). This study evaluated enrollment within these developments between 2018 and 2022 and resulted in a multiplier of 0.22 students per unit. This multiplier was then used by the Village when developing the South Riverside Avenue Area Zoning Study and associated build-out analysis and impact assessments; the data referenced above was provided in the Full Environmental Assessment Form (EAF), prepared by AKRF, dated August 31, 2022.
3. This office was asked to update the local study described above based on current enrollment data, looking at school years 2022-2023 through 2024-2025; note that the recently completed Maple Commons development, which we were originally asked to include in the analysis, was excluded as the Village has indicated that this development is not fully occupied. This updated study resulted in a multiplier of 0.25 students per unit. The FOIL request made to the CHUFSD and the data provided back from the District has been submitted to the Village.

At the request of the Village, WBP Development, LLC also provided enrollment data from one of its own projects located outside of the Village of Croton-on-Hudson. The Chappaqua Crossings development located in the Town of New Castle, Westchester County, New York, is a 63-unit mixed income rental development. Upon review of enrollment data collected, this development currently includes 12 students within grades K-12 or 0.19 students per unit; data has been provided to the Village under separate cover.

Based on the three (3) data sources identified above, the 100-unit condominium development could result in between 1 – 25 public school aged children, which would equate to a 0.6% - 1.6% increase. Note that the below calculations do not account for a project vacancy rate which is typically 5%.

ANTICIPATED PSAC – RUTGERS STUDY			
	Units	Rate	Number of PSAC
1 Bedroom	46	0*	0
2 Bedroom	54	0.009*	0.49
Total	100		0.49 (1)

* Table II-A-3, Rutgers 2018, 50+ units (own), 1 and 2-bedroom (below median) based on a projected market value of \$145,345/unit

ANTICIPATED PSAC - LOCAL STUDY		
2018-2022 CHUFSD LOCAL MULTIFAMILY STUDY		
Units	Rate	Number of PSAC
100	0.22*	22
2023-2025 CHUFSD LOCAL MULTIFAMILY STUDY		
100	0.25**	20

*Based on enrollment data obtained from the CHUFSD by AKRF for school years 2018-2022

**Based on enrollment data obtained from the CHUFSD by KSCJ Consulting for school years 2023-2025

While not proposed, the Village’s planning consultant requested that an alternative scenario be analyzed which includes the same 100-unit building with a mix of 80% market rate units and 20% affordable units, all of which would be rental units. The estimated number of students under this scenario is presented in the table below.

ANTICIPATED PSAC – RUTGERS STUDY			
ALL RENTAL, 80% MARKET RATE, 20% AFFORDABLE			
	Units	Rate	Number of PSAC
1 Bedroom-affordable	9	0.004	0.036
2 Bedroom-affordable	11	0.193	2.123
1 Bedroom-market rate	37	0.004	0.148
2 Bedroom-market rate	43	0.065	2.795
Total	100		5.1 (6)

* Table II-A-3, Rutgers 2018, 50+ units (rent), 1-bedroom affordable units would rent for +/- \$1,966/month (above median) and 2-bedroom affordable units at +/- \$2,380/month (below median); both 1 and 2-bedroom market rate units would rent for “above median” values

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Based on the three (3) scenarios evaluated above, the proposed development is likely to generate between 1 -25 students to be enrolled within the CHUFSD, a 0.6% - 1.6% increase. Based on current and projected enrollment trends, the proposed development will not have a significant impact, if any, on the District. Please refer to a memorandum prepared by the office to John Bainlardi, Vice President of WBP Development, LLC, date September 27, 2024 regarding potential fiscal impacts to the District.