Kimley»Horn

MEMORANDUM

To: Croton-on-Hudson Planning Board

CC: Andrew Cortese, Robert Leggio

From: Paul Vernon, AIA

Kimley-Horn Engineering and Landscape Architecture of NY, P.C.

Date: July 13, 2026

Subject: **Fiscal/Community Benefits**
Proposed Residential Development
425 S Riverside Ave, Croton-on-Hudson, NY

This memorandum is provided in support of a proposed 3 story residential development ("the Project") located at 425 S Riverside Ave in the Village of Croton-on-Hudson, NY (tax parcel 079.13-002-091.00, "the Site"). The Site is located within the Village of Croton-on-Hudson in the Town of Cortlandt in Westchester County, NY. Access to the Project Site will be provided via S Riverside Ave.

The purpose of this analysis is to evaluate the potential fiscal impacts of the proposed residential development, consisting of 49 multifamily rental units (25 one-bedroom units and 24 two-bedroom units) and 79 parking spaces. 44 of the new units will be available for rent at market rate, and 10% (5 units) will be affordable (3 one-bedroom and 2 two-bedroom units).

The Project is in the site plan approval process, and this analysis is based on the most current information provided by the Applicant including:

- Proposed Architectural Plans (Jan. 6, 2026, DeMasi Architects, PC)
- Village of Croton-on-Hudson Tax Bill for the site (01/06/2026)

Potential fiscal and community impacts to the Village of Croton-on-Hudson Police, Fire, EMS, Recreation, and Solid Waste/Recycling are presented below. The impact to the Croton-Harmon Union Free School District (CHUFSD) including estimates of school age children is addressed in a separate memorandum, Public Schools Impact Memorandum (dated 2/27/25, revised 5/22/2026 and revised 7/13/2026). Fiscal impacts to CHUFSD are summarized herein.

The following research explores potential tax implications of the Project using the most recently available Village budgets and population data from the US Census Bureau (2024). Where available, 2024 data sources were utilized throughout this analysis to maintain consistency.

Existing Real Estate Taxes

According to the 2026 Village of Croton-on-Hudson Tax Bill, the site generated a total of $52,057.25. Of this total, $14,172.48 was to the Village in real estate taxes. The existing tax revenue generated by tax lot 079.13-002-091.00 is provided in the table below (approximate). The Village of Croton-on-Hudson has an estimated population of 8,202 residents, according to the most recent U.S. Census Bureau data available from the 2024 American Community

Survey (ACS) 5-Year Estimates. As can be seen from Table 1: Existing Tax Revenue Summary below, the total combined current tax revenue from tax parcel 079.13-002-091.00 is 52,057.25, dispersed between the various applicable taxing jurisdictions in accordance with the pertinent tax rate.

Table 1: Existing Tax Revenue Summary

Existing Tax Revenue – 079.13-002-091.00						
Taxing Jurisdiction	*Village*	*Town*	*County*	*Country Refuse*	*Ossining Sanitary*	*School*
2024 Estimated Market Value	$1,595,156[1]	$1,901,695[2]	$1,901,695[2]	$1,901,695[2]	$1,901,695[2]	$1,901,695[2]
2024 Equalization Rate	2.63[3]	1.18[4]	1.18[4]	1.18[4]	1.18[4]	1.18[4]
2024 Assessed Value	$46,100[1]	$22,440[2]	$22,440[2]	$22,440[2]	$22,440[2]	$22,440[2]
2024 Tax Rate	286.061[5]	31.8[6]	193.16[7]	22.79[8]	50.84[8]	1,311.04[9]
2026 Property Tax[10]	$14,172.48	$935.07	$4,210.42	$525.99	$1465.33	$30,747.96
Total Tax Revenue[11]	$52,057.25					

According to the 2026 Village of Croton-on-Hudson Tax Bill, the site generated $14,172.48 real estate taxes in 2026. For Fiscal Year 2024, Croton-on-Hudson had a total budget of $22,200,286 according to the Village of Croton-on-Hudson Adopted Budget Fiscal Year 2024-2025. See Table 2: Existing Annual Tax Generation to Village Taxing

[1] 2024 Final Tax Assessment Roll Croton-on-Hudson Deed Book 51304 PG-3298 https://ecode360.com/CR0035/document/753035642.pdf
[2] Town of Cortlandt 2024 Final Assessment Roll Deed Book 63331 PG-3127 https://www.townofcortlandtny.gov/documents/assessor/2024Final-Roll.pdf
[3] NYS Municipal Profile Westchester County Town of Cortlandt Village of Croton-on-Hudson Equalization Rates & Residential Assessment Ratio (RAR) History https://pad.tax.ny.gov/equalizationRatesHistory
[4] 2024 Westchester County Equalization Table https://www.westchestercountyny.gov/images/stories/tax/2025/2024_Final_Equilazation_Table.pdf
[5] Village of Croton-on-Hudson Adopted Budget for Fiscal Year 2024-2025 Budget Summary General Fund Tax Information https://www.crotononhudson-ny.gov/sites/g/files/vyhlif441/f/uploads/adopted_budget_summary_2024-2025.pdf
[6] Westchester County 2024 City Town Tax Rates https://www.westchestercountyny.gov/images/archive/stories/newsroom/2024/Tax/2024-city-town-tax-rates-8-28.pdf
[7] Westchester County 2024 Municipal County Tax Rates For The County General Levy https://www.westchestercountyny.gov/images/archive/stories/tax/2023municounty.pdf
[8] Westchester County 2024 Special District Tax Rates (Cities & Towns) https://www.westchestercountyny.gov/images/archive/stories/newsroom/2024/Tax/2024_Special_District_Tax_Rates_Cities__Towns_revised.pdf
[9] Westchester County 2024/2025 School District Tax Rates https://www.westchestercountyny.gov/images/archive/stories/newsroom/2024-2025_School_District_Tax_Rates.pdf
[10] Client Provided 2026 Tax Bill
[11] Total tax revenue is a summary of 2026 property taxes across the different taxing jurisdictions

Jurisdictions below for details regarding the existing contribution to the Village, Fire, Police, EMS, Parks and Recreation, and Solid Waste/Recycling village taxing districts (approximate).

Table 2: Existing Annual Tax Generation to Village Taxing Jurisdictions

Existing Annual Tax Generation to Village Taxing Jurisdictions	
Taxing District	*Existing Contribution to Districts*[12]
Village	$14,172.48
Fire	$471.76
Police*	$2,535.34
EMS	$417.63
Parks and Recreational Facilities**	$386.51
Solid Waste and Recycling***	$202.06
Total	$18,185.78

*The Police Taxing District includes the Police Department and Auxiliary Police Services budgets

**The Parks and Rec Taxing District include the Recreation Administration, Parks, Playground & Recreation Center, and Special Recreation Facilities budgets.

***The Solid Waste and Recycling Taxing District includes the Recycling Program and the Refuse Collection & Disposal budgets.

In addition, the real estate taxes generated to the Croton-Harmon Union Free School District ("CHUFSD" or "The District") are $15,373.98 for half of the year, or $30,747.96 for the full year.[10]

Anticipated Population Generation

The Proposed Action consists of a 3-story residential building with 49 units (25 one-bedroom units and 24 two-bedroom units) and 79 parking spaces. The Proposed Action is to be comprised wholly of rental units, with 90% market rate and 10% affordable. Table 3: Estimated Population Generation estimates that the Proposed Action will generate 92 new residents. Croton-on-Hudson has an estimated population of 8,202 people according to the US Census Bureau[13] and the 92 people from the Proposed Action will result in a 1.12% increase in total population in the Village of Croton-on-Hudson.

[12] Approximate contribution to taxing districts based on 2026 tax bill provided by CCI Property Management and percentage of total village budget. This table is not inclusive of all taxing districts applicable to the site.
[13] U.S. Census Bureau. "ACS Demographic and Housing Estimates." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP05, https://data.census.gov/table/ACSDP5Y2024.DP05?q=Croton-on-Hudson+village,+New+York. Accessed on 29 Jun 2026.

Table 3: Estimated Population Generation

Estimated Population Generation			
Unit Type	*Unit Count*	*Multiplier*[14]	*Total Population*
1 BR (Above Median)	22	1.644	0
1 BR (Below Median)	3	1.370	36.168
2 BR (Above Median)	22	2.107	4.11
2 BR (Below Median)	2	2.493	46.354
Total	49	N/A	40.278 (rounded up to 92 people)

Anticipated Costs and Impacts to Village Community Facilities

The adopted Village of Croton-on-Hudson budget for 2024 is $22,200,286. Table 4: Cost to Village Taxing Districts provides the estimated cost to taxing districts based on the cost per capita for 92 people. The following sections analyze the existing tax generation, potential impacts on service, and potential costs of the proposed development on each of the taxing districts identified in Table 4: Cost to Village Taxing Districts.

Table 4: Cost to Village Taxing Districts

Cost to Village Taxing Districts						
Taxing District	*2024 Budget*	*Percent of Total Budget*	*Existing Population*	*Proposed Population*[15]	*Cost Per Capita*[16]	*Proposed Cost to District*[17]
Village	$22,200,286	100.00	8,202	8,294	$2,706.69	$249,015.64
Fire	$738,985	3.33	8,202	8,294	$90.10	$8,289.03
*Police**	$3,971,446	17.89	8,202	8,294	$484.20	$44,546.82
EMS	$654,186	2.95	8,202	8,294	$79.76	$7,337.86
*Parks and Recreational Facilities***	$605,436	2.73	8,202	8,294	$73.82	$6,791.04
*Solid Waste and Recycling****	$316,520	1.43	8,202	8,294	$38.59	$3,550.33

*The Police Taxing District includes the Police Department and Auxiliary Police Services budgets

[14] Rutgers University, Center for Urban Policy Research (CUPR): *Who Lives in New Jersey Housing, Updated New Jersey Demographic Multipliers*, Rutgers University, November 2018.
[15] Existing Population plus 92 New People (estimated)
[16] Budget divided by Existing Population
[17] Cost Per Capita multiplied by New People

**The Parks and Rec Taxing District include the Recreation Administration, Parks, Playground & Recreation Center, and Special Recreation Facilities budgets.

***The Solid Waste and Recycling Taxing District includes the Recycling Program and the Refuse Collection & Disposal budgets.

Police

The site is serviced by the Croton-on-Hudson Police Department, which is located at the corner of North Street and Pleasant Ridge Road. According to the Village of Croton-on-Hudson Police Department Webpage (accessed July 2026), the department includes 22 full time officers, 1 full time parking enforcement officer, 1 full time dispatcher, 5 part time parking enforcement officers, 2 part time park rangers, and 5 part time crossing guards.

According to the Development Impact Assessment Handbook[18], police service for every 1,000 people requires 2 staff members, 0.6 vehicles, and 200 sf of facility space. Using this source, it is estimated that the proposed increase of 92 people would require an incremental increase of 0.184 staff members, 0.0552 vehicles, and 18.4 sf of facility space. In 2024, the Police Department budget was $3,703,189 and the Auxiliary Police Services Budget was $262,257. These two police budget categories totaled $3,971,446, representing approximately 17.89% of the total 2024 Village budget. The site currently generates approximately $2,535.34 in taxes to the Police Department annually. Projected cost to the Police district is $44,546.82 (see Table 4: Cost to Village Taxing Districts) as a result of the Proposed Action. The proposed development is expected to have a higher assessed value than the existing use and will generate more taxes than the existing use. The proposed increase in population will not result in a need for additional staff, vehicles, or facility space, therefore, no significant adverse impact to the Police Department is anticipated.

Fire Protection

Per Westchester County GIS Municipal Tax parcel Viewer, the Site is serviced by Croton Fire Department. According to the Croton-on-Hudson Fire Department website (accessed July 2026), the Croton Fire Department contains 3 stations: Grand Street Firehouse, Washington Engine Firehouse, and the Harmon Firehouse. The Harmon Firehouse is the closest to the Site; it is located approximately 0.25 miles northwest of the Site at 30 Wayne St. The Harmon Firehouse is the newest and largest station of the Croton Fire Department and is home to the Harmon Engine Co. No. 3 (Engine 120) and Croton Fire Patrol No. 1 (Rescue 18/Marine 52). Members of Croton Fire Patrol Co. No.1 are 100% volunteers.

Table 5: Anticipated Increase in Fire Department Call Volume provides an estimate of the potential increase in fire department calls associated with the Proposed Action. The average annual call volume was calculated using historical incident data from the Croton-on-Hudson Fire Department's online incident logs[19]. Incident records from 2015 through 2025 were reviewed, and the average number of calls reported during this 11-year period was used to establish the existing annual call volume baseline.

[18] Development Impact Assessment Handbook, Urban Land Institute (ULI), 1997
[19] Croton Fire Department Homepage https://www.crotonfd.org/

Table 5: Anticipated Increase in Fire Department Call Volume

Anticipated Increase in Fire Department Call Volume			
Community Facility	*Average Calls per Year*	*Calls Per Person*	*Anticipated Additional Calls*
Fire	446	0.05	4.6

According to the Development Impact Assessment Handbook[18], fire service for every 1,000 people requires 1.65 staff members, 0.2 vehicles, and 250 sf of facility space. The proposed increase of 92 people will require 0.05576 staff members, 0.0184 vehicles, and 23 sf facility of space. In 2024, the Croton-on-Hudson Fire District had a budget of $738,985 (approximately 3.33% of the total 2024 Village budget). The site currently generates approximately $471.76 in taxes to the Fire Department annually. Projected cost to the Fire district is $8,289.03 (see Table 4: Cost to Village Taxing Districts). The proposed development is expected to have a higher assessed value than the existing use, and will generate more taxes than the existing use. The proposed increase in population will not result in a need for additional staff, vehicles, or facility space, therefore, no significant adverse impact to the fire district is anticipated.

Emergency Medical Services

The site is serviced by Croton-on-Hudson Emergency Medical Services (EMS). The Harmon Firehouse currently functions as the quarters for both Croton EMS and its two ambulances. The Harmon Firehouse is located approximately 0.25 miles northwest of the Site at 30 Wayne St. Croton-on-Hudson EMS serves the Village of Croton-on-Hudson, as well as Mt. Airy, and Quaker Bridge Fire Protection Districts in the Town of Cortlandt.

Table 6: Anticipated Increase in EMS Call Volume provides an estimate of the potential increase in EMS calls associated with the Proposed Action. The average annual call volume was calculated using historical incident data from the Croton-on-Hudson EMS Department's online incident logs[20]. Incident records from 2015 through 2025 were reviewed, and the average number of calls reported during this 11-year period was used to establish the existing annual call volume baseline.

Table 6: Anticipated Increase in EMS Call Volume

Anticipated Increase in EMS Call Volume			
Community Facility	*Average Calls per Year*	*Calls Per Person*	*Anticipated Additional Calls*
EMS	937	0.11	10.12

In 2024, EMS services had a budget of $654,186 (approximately 2.95% of the total 2024 Village budget). The site currently generates approximately $417.76 in taxes to the EMS District annually. Projected cost to the EMS district is $7,337.86 (see Table 4: Cost to Village Taxing Districts). The proposed development is expected to have a higher assessed value than the existing use, and will generate more taxes than the existing use. The proposed increase

[20] Croton EMS Homepage https://www.crotonemsinc.org/content/current/

in population is not likely to result in a need for additional staff, vehicles, or facility space, therefore, no significant adverse impact to the EMS district is anticipated.

Parks and Recreational Facilities

There are several parks owned and maintained by Croton-on-Hudson, including Croton Landing Park, Black Rock Park, Echo Canoe Launch, and Duck Pond Park. The Village is also home to a number of properties conserved as preserves or open space including Jane E. Lytle Memorial Arboretum (22 acres) and Kaplan's Pond (8.5 acres).

In 2024, budget categories in this department included: Recreation Administration ($220,265), Parks ($195,470), Playground & Recreation Center ($92,000), and Special Recreation Facilities ($97,701). Combined, these four budget categories total $605,436, representing approximately 2.73% of the total 2024 Village budget. The site currently generates approximately $386.51 in Recreation and Parks/Playgrounds taxes annually. Projected cost to the Parks and Recreational Facilities is $6,791.04 (see Table 4: Cost to Village Taxing Districts). The proposed development is expected to have a higher assessed value than the existing use, and will generate more taxes than the existing use. The proposed increase in population is not likely to result in a need for additional parks and recreation staff, equipment, or facilities, therefore, no significant adverse impact to Parks and Recreational Facilities are anticipated.

Solid Waste and Recycling

The Village of Croton-on-Hudson Public Works Department handles sanitation and recycling for the entire municipality. In 2024, the Recycling Program budget was $174,670 and the Refuse Collection and Disposal budget was $141,850. Combined, these two budget categories total $316,520, representing approximately 1.43% of the total 2024 Village budget. The site currently generates approximately $9202.06 in Sanitation taxes annually.

According to the New York State Solid Waste Management[21] plan, Westchester County generates 3.77 pounds per person per day of municipal solid waste. The increase in population of 92 people from development would generate an additional 347 pounds per day of municipal solid waste. Projected cost to the Solid Waste and Recycling district is $3,550.33 (see Table 4: Cost to Village Taxing Districts). The proposed development is expected to have a higher assessed value than the existing use and will generate more taxes than the existing use. The proposed increase in population is not likely to result in a need for additional staff, vehicles, or facility space, therefore, no significant adverse impact to Solid Waste and Recycling are anticipated.

Per Capita Cost

The existing per capita cost was calculated by dividing the applicable tax levy or expenditure for each taxing jurisdiction by the corresponding population served. The analysis includes the Village of Croton-on-Hudson, Town of Cortlandt, Westchester County, and Croton-Harmon School District. The cost to educate per pupil was 26,005 per the Croton-Harmon Union Free School District Budget analysis in the Public Schools Impact Memorandum (dated 2/27/25, revised 5/22/2026 and revised 7/13/2026). The resulting existing per capita costs are summarized in Table 7: Existing Per Capita Cost below.

[21] New York State Solid Waste Management Plan, NYS DEC, December 2023

Table 7: Existing Per Capita Cost

Existing Per Capita Cost			
Taxing Jurisdiction	*Tax Levy/Expenditure*	*Population*	*Per Capita Cost*[22]
Village	$13,241,617[5]	8,202[13]	$1,614.44
Town	$21,031,770[23]	41,794[24]	$503.22
County	$542,196,227[25]	1,004,457[26]	$539.79
School	$30,885,573[27]	1,555[28]	$26,005.00[29]

The projected per capita cost associated with the Proposed Action was calculated based on the anticipated population increase resulting from the development. As presented in Table 3: Estimated Population Generation, the Proposed Action is projected to generate approximately 92 additional residents. In accordance with the Public Schools Impact Memorandum (dated 2/27/25, revised 5/22/2026 and revised 7/13/2026), the Proposed Action is anticipated to generate up to 11 school-aged children. To provide a conservative estimate of school-related costs, the analysis assumes the generation of 11 school-aged children. The projected increase in per capita costs associated with the Proposed Action is summarized Table 8: Per Capita Cost - Population Increase below.

Table 8: Per Capita Cost - Population Increase

Per Capita Cost – Population Increase			
Taxing Jurisdiction	Population Increase	Per Capita Cost	Total
Village	92	$1,614	$148,528.48
Town	92	$503.22	$46,296.24
County	92	$539.79	$49,660.68
School	11	$26,005.00[29]	$286,055

Anticipated Tax Revenue

The assessed value of the Proposed Action will be determined by the Village of Croton-on-Hudson Assessor following completion of construction and therefore is not available at this time. The completed project is expected to have a significantly higher assessed value than the property's current assessment. The post-construction market value of the Proposed Action is estimated at approximately $28,500,000. The estimated assessed value per unit is

[22] Tax Levy or Expenditure divided by Population
[23] Town of Cortlandt 2024 Adopted Budget https://www.townofcortlandtny.gov/documents/compt/2024_TOC_ADOPTED_BUDGET.pdf
[24] U.S. Census Bureau. "ACS Demographic and Housing Estimates." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP05, https://data.census.gov/table/ACSDP5Y2024.DP05?q=Cortlandt+town,+Westchester+County,+New+York. Accessed on 6 Jul
[25] Operating Budget Comparative Analysis - Revenue Summary Tax Levy on Real Property 2024 Westchester County Operating Budget Proposed https://www.westchestercountyny.gov/images/archive/stories/budget/2024/2024proposdoperatingbudget.pdf
[26] U.S. Census Bureau. "RACE." Decennial Census, DEC Redistricting Data (PL 94-171), Table P1, https://data.census.gov/table/DECENNIALPL2020.P1?q=Westchester+County,+New+York. Accessed on 6 Jul 2026.
[27] Croton-Harmon Union Free School District Official Approved Budget for the 2024-2025 School Year
[28] Croton-Harmon UFSD Enrollment (2024 - 25) NYSED https://data.nysed.gov/enrollment.php?year=2025&instid=800000035699
[29] Based on CHUFSD Budget 2024-2025 as described in Public Schools Impact Memorandum (dated 2/27/25, revised 5/22/2026 and revised 7/13/2026)

$438,775.51. The Assessed Value Per Unit was estimated by dividing the conservative post construction assessed value of the property by the total number of units ($28,500,000/49 units = $438,775.51/unit). The Tax Revenue Per Unit is calculated by multiplying the Assessed Value Per Unit by the Equalization Rate and dividing by 100. Dividing by 100 converts the equalization rate from a percentage to a decimal number.

Table 9: Anticipated Tax Revenue

Anticipated Tax Revenue							
Taxing Jurisdiction	*Village*	*Town*	*County*	*Country Refuse*	*Ossining Sanitary*	*School*	*Total*
Full Market Value Per Unit	$581,632.65	$581,632.65	$581,632.65	$581,632.65	$581,632.65	$581,632.65	N/A
Equalization Rate	2.63[1]	1.18[4]	1.18[4]	1.18[4]	1.18[4]	1.18[4]	N/A
Assessed Value Per Unit	$15,296.94	$6,863.27	$6,863.27	$6,863.27	$6,863.27	$6,863.27	N/A
Tax Rate	286.061[5]	31.8[6]	193.16[7]	22.79[8]	50.84[8]	1311.04[9]	N/A
Tax Revenue Per Unit	$4,375.86	$218.25	$1,325.71	$156.41	$348.93	$8,998.02	$15,423.18
Total Tax Revenue for all Units (49 unit building)	$214,417.02	$10,694.34	$64,959.71	$7,664.28	$17,097.49	$440,902.75	$755,735.59

The property currently generates approximately $52,057.25 in annual property tax revenue. Following implementation of the Proposed Action, total annual property tax revenue is projected to increase to approximately $755,735.59 or $14,360.78 per unit. This represents an estimated increase of $703,678.34 over existing conditions. The projected change in tax revenue for each applicable taxing jurisdiction is summarized in the table below.

Table 10: Anticipated Net Increase in Tax Revenue

Anticipated Net Increase in Tax Revenue						
	Village	*Town*	*County*	*Country Refuse*	*Ossining Sanitary*	*School*
Existing Tax Revenue[10]	$14,172.48	$935.07	$4,210.42	$525.99	$1,465.33	$30,747.96
Anticipated Tax Revenue	$214,417.02	$10,694.34	$64,959.71	$7,664.28	$17,097.49	$440,902.75
Change in Tax Revenue	$200,244.54	$9,759.27	$60,749.29	$7,138.29	$15,632.16	$410,154.79

SCHOOL DISTRICT IMPACT

The potential fiscal impact of the Proposed Action on the Croton-Harmon School District was evaluated based on existing school district expenditures, anticipated changes in school tax revenue (using updated estimated assessed value), and projected enrollment generation (as referenced in the Public Schools Impact Memorandum dated 2/27/25, revised 5/22/2026 and revised 7/13/2026). The existing per capita cost was calculated using the School District's annual expenditure divided by total enrollment. This per student cost was then applied to the estimated increase in school-aged children associated with the Proposed Action to estimate the potential cost of additional enrollment.

The values summarized in Table 11: Summary of Anticipated School District Fiscal Impacts are based on the previously presented Table 7: Existing Per Capita Cost, Table 8: Per Capita Cost - Population Increase, and Table 10: Anticipated Net Increase in Tax Revenue.

Table 11: Summary of Anticipated School District Fiscal Impacts

Summary of Anticipated School District Fiscal Impact	
Category	Value
Existing School District Expenditure	$30,885,573
Existing School Enrollment	1,555 students
Existing Per Capita Cost	$26,005.00/student
Estimated Increase in School-Aged Children	11 students[30]
Estimated Cost Associated with Additional Students	$286,055.00
Existing School Tax Revenue	$30,747.96
Anticipated School Tax Revenue	$440,902.75
Increase in School Tax Revenue	$410,154.79
Estimated Fiscal Difference	$154,847.75

Based on the per capita cost methodology, the Proposed Action is anticipated to generate approximately $410,154.79 in additional annual school tax revenue while resulting in an estimated cost of approximately $286,055.00 associated with the projected increase of up to 11 school-aged children. The resulting fiscal difference of approximately $154,847.75 is a positive annual benefit to the school district.

WATER AND SEWER SERVICE

The Proposed Action will be served by the Village's public water distribution and sanitary sewer systems. The project is expected to generate revenue for the Village through water and sewer user charges. Based on the estimated average water demand of 4,828 gallons per day and the estimated average sewer generation of 3,958 gallons per day, annual water and sewer user fee revenue is estimated to be approximately $27,821.33 and $3,816.57, respectively. The estimated annual utility revenue is summarized below.

[30] Based on estimates described in Public Schools Impact Memorandum (dated 2/27/25, revised 5/22/2026 and revised 7/13/2026)

Water

The Proposed Action is estimated to require approximately 4,828 gallons per day (GPD) of water, which is equivalent to 644.76 cubic feet per day (1 cubic foot = 7.48 gallons). The 2024 Village of Croton-on-Hudson Master Fee Schedule[31] bills water usage in 100 cubic foot units on a quarterly basis. Accordingly, the projected water demand is equivalent to 6.45 units per day, or approximately 588.35 units per quarter (6.45 units/day × 91.25 days/quarter). Based on the 2024 Village of Croton-on-Hudson Master Fee Schedule[31], this level of water usage falls within Tier 3, which is billed at $11.8218 per 100 cubic foot units. The estimated daily water charge was calculated by multiplying the projected daily water usage (6.45 units/day) by the applicable rate, resulting in an estimated charge of $76.22 per day. Multiplying the daily charge by 365 days yields an estimated annual water user fee revenue of $27,821.33.

Sewer

The Proposed Action is estimated to generate approximately 3,958 gallons per day (GPD) of wastewater, which is equivalent to 528.58 cubic feet per day (CFD) (1 cubic foot = 7.48 gallons). The 2024 Village of Croton-on-Hudson Master Fee Schedule[31] bills sewer usage in 100-cubic-foot units. Accordingly, the projected wastewater generation is equivalent to 5.29 units per day. Based on the 2024 Village of Croton-on-Hudson Master Fee Schedule, this level of sewer usage falls within Tier 2, which is billed at $1.9782 per 100-cubic-foot unit. The estimated daily sewer charge was calculated by multiplying the projected wastewater generation (5.29 units per day) by the applicable rate, resulting in an estimated charge of $10.46 per day. Multiplying the daily charge by 365 days yields an estimated annual sewer user fee revenue of $3,816.57.

CONCLUSIONS

The Project is expected to generate significantly more taxes due to the increased assessed value of the proposed development. This fiscal analysis was based on the most recent estimated post-construction market value of $28,500,000. The final assessed value of the property will be formally determined by the Tax Assessor upon construction completion. The proposed residential development is not likely to have significant adverse fiscal impacts the Village of Croton-on-Hudson, the Croton-Harmon School District, the Town of Cortlandt, or Westchester County.

[31] 2024 Village of Croton-on-Hudson Master Fee Schedule https://www.crotononhudson-ny.gov/sites/g/files/vyhlif441/f/uploads/master_fee_schedule_2024-25_revised_10.24.24_ver2.pdf