



Environmental, Planning, and Engineering Consultants

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Memorandum

To: Beacon Views LLC; City of Beacon Planning Board
From: AKRF, Inc. (Peter Feroe, AICP)
Date: April 22, 2020
Re: Beacon Views Townhouse Development: School Impact Analysis – *UPDATED*

A. INTRODUCTION

AKRF, Inc. has prepared detailed analyses relating to the potential for public school-age children to live in a proposed 40-unit attached townhome development (the “Proposed Project”) to be located off Conklin Street in the City of Beacon, New York (the “Project Site”). The Project Site comprises one parcel, tax block and lot 331123-0.

The Proposed Project will be a high-end development with 40 owner-occupied 3-bedroom attached townhouse style units. Beacon Views LLC (the “Applicant”) estimates that the units will be priced at approximately \$375,000 to \$400,000 each, with the exception of four units, which will be priced Below Market Rate (BMR) pursuant to the City of Beacon’s Affordable Workforce Housing Law (AWHL).

The Proposed Project requires Site Plan approval from the City of Beacon Planning Board. As such, the Proposed Project is required to comply with the State Environmental Quality Review Act (SEQRA) and its implementing regulations (6 NYCRR Part 617). AKRF understands that, as part of the SEQRA review, the City of Beacon would evaluate the potential impacts of the Proposed Project to the Beacon City School District (“Beacon CSD” or, the “District”).

This memorandum analyzes the potential for the Proposed Project to result in school-age children attending the Beacon CSD and any potential impact to the District.

B. POTENTIAL SCHOOL-AGE CHILDREN GENERATION

I. METHODOLOGY

There are two primary methods used by planners to estimate the number of public school-age children (PSAC) that may live within a particular project.

1. Use of a “multiplier” of the number of PSAC per housing unit based on US Census data and specific to housing unit type, size (e.g., bedroom count), and value; and
2. Use of case study data obtained from local school districts for the number of registered public school students per address for representative developments.

Both approaches have limitations related to quality and age of data, and must be seen as approximations of the number of actual school-age children that may live at a project. However, both methods are widely used by communities as an effective method for anticipating potential effects of new development.

Multiplier

For more than a decade, the standard multiplier used to estimate project-generated PSAC was the Rutgers University's Center for Urban Policy Research (CUPR) 2006 "multipliers" based on 2000 Census data (the "Rutgers Study"). Specifically, CUPR queried the Public Use Microdata Sample (PUMS) from the 2000 Census to determine the population characteristics of various types of housing. The population characteristics queried included average household size, number of PSAC, and number of PSAC by grade range. The housing characteristics queried included the state of residence, housing tenure (i.e., owner or renter), housing size (e.g., number of bedrooms), housing type (e.g., single- or multi-family), and housing price. Only housing built between 1990 and 2000 was queried. Based on these queries, CUPR published a series of state-specific tables that included various population characteristics, including the number of PSAC for various types and sizes of housing. These became known as the "Rutgers" multipliers. Today, these multipliers are widely viewed as overly conservative (i.e., that they predict many more public school children will reside in new developments than is actually observed) based on several reasons, including the fact that data from New York City skew the multipliers unnecessarily high. Nevertheless, these multipliers are still commonly used by communities throughout the region and, as such, AKRF has included an estimate of the number of school age children that may live at the Proposed Project based on these multipliers.

Case Study

To augment the use of the Rutgers multipliers, AKRF generated an estimate of the number of PSAC that may live at the Proposed Project using a case study of similarly sized and programmed attached townhome developments within the Beacon City School District. AKRF's case study utilized actual enrollment data from nine townhouse developments in the Beacon School District; five of which are in the City of Beacon and four of which are in the Town of Fishkill (see **Appendix 1** for the information on the townhouse developments surveyed and the survey results). This case-study based estimate has the benefit of being based on current demographic trends in similar developments within Beacon, and may be more likely to accurately reflect the anticipated potential PSAC generated by the Proposed Project than the use of the Rutgers multipliers.

II. ANTICIPATED NUMBER OF SCHOOL AGE CHILDREN

Multiplier

As stated above, the Rutgers study provides PSAC multipliers based on the type of unit (e.g., detached, attached, multi-family), the size of the unit (e.g., number of bedrooms), and the value of the housing unit in 2005. As shown in Table 3-1 of the Rutgers Study (**Appendix 2**), the PSAC multipliers vary significantly based on the value of the unit. Housing values in the Rutgers Study are arrayed by terciles (i.e., thirds) and are based on housing prices in 2005. AKRF adjusted these 2005 home values to present day values using data from the U.S. Federal Housing Finance Agency. Between 2005 and 2018, housing values in New York State rose approximately 24 percent.¹ Therefore, the 2005 housing value of \$269,500 (i.e., the lower bound of the top tercile of 3-BR attached houses) would be approximately \$334,180 in 2019 dollars. With an estimated housing cost of \$375,000 to \$400,000 per unit, the Proposed Project townhouses would be well within the top tercile of townhouse values in New York State.

Therefore, for the 36 market-rate townhouses proposed, AKRF applied the top tercile (>\$269,500) multiplier for single-family attached houses with 3-bedrooms, which is 0.28 PSAC per unit. Using this multiplier, it is estimated that there would be 10.08 PSAC living in the 38 market-rate units (see **Table 1**).

¹ U.S. Federal Housing Finance Agency, All-Transactions House Price Index for New York State [NYSTHPI], retrieved from FRED, Federal Reserve Bank of St. Louis; <https://fred.stlouisfed.org/series/ATNHPIUS36027A>, August 7, 2019.

With respect to the four BMR units, AKRF conservatively applied the PSAC rate for the lowest tercile of housing value, which in the case of attached 3-BR attached houses is 0.69 per unit. This results in an estimate of 2.76 PSAC within the four BMR units (see **Table 1**). Combined, the Proposed Project, inclusive of the BMR and market-rate units, would be anticipated to have 13 PSAC.

Table 1
Anticipated Number of Public School Age Children Based on Rutgers Data

Type of Unit	Number of Townhouse Units	Multiplier	Number PSAC
3-BR Single-Family Attached Top tercile housing value	36	0.28	10.08
3-BR Single-Family Attached Lowest tercile housing value	4	0.69	2.76
TOTAL	40		12.84
Notes: Bedroom (BR)			
Sources: Rutgers University Center for Urban Policy Research; New York (3-1) All Public School Children: School-Age Children in Public School (PSAC); Single-Family Attached, 3 BR			

Case Study

Table 2 below presents the PSAC multipliers derived from a sample set of nine single-family attached (townhouse) developments in the Beacon School District. Current student enrollment data was obtained from the Beacon City School District and is included in **Appendix 1**. Where the development contains more than one unit size, the ratio should be considered a ‘blended’ ratio. Based on ratios of PSAC to units in these townhouse developments, the Proposed Project would be expected to generate an average of eight (8) PSAC.

Table 2
Anticipated Number of Public School Age Children Based on Case Study of Townhouses in Beacon City School District

Townhouse Developments	Town/ City	Year Built	Units Size	Market Value	Number of Units	Number of PSAC*	Ratio	Ratio Applied to Proposed Project
Helen Court	C/ Beacon	1989	100% 3-BR	\$240-280k	29	13	0.448	18
Sycamore Drive	C/ Beacon	1975-77	42% 2-BR and 58% 3-BR	\$230-270k	52	19	0.365	15
Roundtree Court	C/ Beacon	1992-93	87% 2-BR and 13% 3-BR	\$230-240k	30	13	0.433	17
Angela Court	C/ Beacon	1988	100% 3-BR	\$230-290k	35	5	0.143	6
Verplanck Ave/ Schenck Ave.	C/ Beacon	1998-2002	100% 3-BR	\$290-315k	27	14	0.519	21
Fishkill Woods	T/ Fishkill	2012-2016	82% 2-BR and 18% 3-BR	\$430-500k	93	6	0.065	3
Sylvan Loop / Huron Court	T/ Fishkill	2011-2013	6% 1-BR 28% 2-BR 52 % 3-BR 4% 4-BR	\$320k-600k	48	3	0.063	3
N. River Road / Clearwater Court	T/ Fishkill	2006-2012	100% 3-BR	\$355-400k	88	4	0.045	2
Hollyridge	T/ Fishkill	2003-2005	41% 2-BR 57% 3-BR 2% 4+BR	\$300-390k	180	41	0.238	9
Total					582	118	0.203	8
Notes: * Based on average enrollment of 2016-17 through 2018-19 school years.								
Sources: Beacon City School District (See Appendix 1). Dutchess County GIS								

C. BEACON CITY SCHOOL DISTRICT

The Beacon City School District operates six schools, including four regional elementary schools, one middle school, and one high school:

1. South Avenue Elementary School (PK, K-5)
2. Glenham Elementary School (PK, K-5)
3. J.V. Forrestal Elementary School (PK, K-5)
4. Sargent Elementary School (PK, K-5)
5. Rombout Middle School (6-8)
6. Beacon High School (9-12)

I. ENROLLMENT

As presented in **Table 3** below, for 2018 school year, the Beacon City School District has a total enrollment of 2,948 students (pre-K to 12th grade).² This is a 20 percent decline in total enrollment since Beacon CSD's peak of 3,708 students in 2004. The 2018 enrollment is approximately the same as Beacon CSD's enrollment 1993 (2,935 students). Cornell's Program on Applied Demographics predict that enrollment in the Beacon CSD will continue to decline, estimating a loss of 285 to 519 students by 2028.³

Table 3
Beacon City School District Enrollment

Year	Enrollment (K-12)	Decrease from Peak Enrollment
2004	3,708	--
2005	3,633	-2%
2006	3,484	-6%
2007	3,364	-9%
2008	3,378	-9%
2009	3,443	-7%
2010	3,433	-7%
2011	3,368	-9%
2012	3,253	-12%
2013	3,190	-14%
2014	3,111	-16%
2015	2,997	-19%
2016	2,923	-21%
2017	2,950	-20%
2018	2,948	-20%

Notes: The most recent peak enrollment occurred in 2004.

Sources: Cornell Program on Applied Demographics.

II. BUDGET

Beacon CSD has a total budget of \$73,563,000 for the 2019-2020 school year, which is a 4.3 percent increase from the 2018-2019 school year and an 18.3 percent increase from the 2013-2014 school year (see **Table 4**). For the 2019-2020 school year, Beacon CSD expects to receive \$29,474,648 in State Aid, which

² Cornell Program on Applied Demographics. pad.human.cornell.edu/schools/enrollment.cfm.

³ Cornell Program on Applied Demographics. pad.human.cornell.edu/schools/projections.cfm.

is 40.1 percent of the total expected revenue. As such, the District must raise 60 percent of its budget from the Tax Levy, reserve funds, and miscellaneous revenue sources (e.g., building rental) (see **Table 5**).⁴

The District breaks down their budget into three parts: administrative, instructional, and capital. For the 2019-2020 budget, the District has allocated \$55,251,312, or 75.1 percent, for its instructional budget, which includes transportation. Using the 2018 enrollment figure above, that equates to a per student instructional cost of approximately \$18,742. For purposes of a conservative analysis, this report assumes that each new student to the Beacon CSD would require \$18,742 in expenses, an amount equal to the current per student instructional budget cost. As stated above, state aid accounts for 40.1 percent of the District's revenue. Therefore, the cost to Beacon CSD taxpayers for the instructional cost of each additional student would be expected to be \$11,226 $\{ \$18,742 \times 59.9\% = \$11,226 \}$.

Beacon CSD current approved capital projects include health and safety upgrades, building repairs, renovations to classrooms for new technologies, and construction of a turf field.⁵ No building or facility expansion are planned.

Table 4
Historical Budget for Beacon City School District

Year	Total Budget
2013-2014	\$62,185,000
2014-2015	\$64,625,000
2015-2016	\$66,250,000
2016-2017	\$66,750,000
2017-2018	\$68,625,000
2018-2019	\$70,520,000
2019-2020	\$73,563,000

Sources: Beacon City School District (www.beaconcityk12.org)

Table 5
2019-2020 Beacon CSD Budget Detail

	Source / Use	Budget	Percentage of Total
Expenses	Administrative	\$7,086,808	9.6%
	Instructional	\$55,251,312	75.1%
	Capital	\$11,224,880	15.3%
	Total Expense	\$73,563,000	100%
Revenue	Tax Levy	\$40,338,152	54.8%
	State Aid	\$29,474,648	40.1%
	Reserve / Fund Balance	\$2,700,200	3.7%
	Miscellaneous	\$1,050,000	1.4%
	Total Revenue	\$73,563,000	--

Sources: Beacon City School District. Budget Presentation 2019-2020 and Proposed Budget.

⁴ <https://www.beaconk12.org/cms/lib/NY01813524/Centricity/Domain/418/Budget%20Presentation%202019-20.pdf>

⁵ <https://www.beaconk12.org/domain/437>

D. ESTIMATE OF FUTURE SCHOOL TAX GENERATION

The Project Site has a current assessed value of \$301,000. The 2019 Beacon CSD mill rate for non-homestead properties is 21.47.⁶ Therefore, the Project Site currently pays \$6,462 per year in school taxes.

As stated above, the Applicant is proposing a high-end, owner-occupied townhouse development and estimates that the market value of the townhouses would be approximately \$375,000 to \$400,000.⁷ For purposes of this analysis, we assumed all units would be assessed at the mid-point of this range (i.e., \$387,500). The 2019 Beacon CSD mill rate for homestead properties is 15.78.⁸ Therefore, the Proposed Project would generate approximately \$244,590 in property taxes for the Beacon CSD $\{15.78 \times 387.5 \times 40 = \$244,590\}$, which is an increase of \$238,128 from existing conditions (see **Table 6**).

E. CONCLUSION

The Proposed Project would generate a total of \$432,605 in annual property tax revenue for the four taxing jurisdictions that serve the Project Site, including Dutchess County, the City of Beacon, Beacon CSD, and the Howland Library District. This is an increase of \$421,191 in property tax revenue from what is currently generated by the Project Site (see **Table 6**).

The potential financial surplus to the Beacon CSD is discussed below. With respect to the other three taxing jurisdictions, the County, Library, and City, it is the Applicant's opinion that the relatively small number of residents that would live in the Proposed Project would be unlikely to result in a significant increase in costs related to the provision of services. The roads within the Proposed Project would be private, and a homeowner's association would be created to assume maintenance responsibility for the Project's shared land and infrastructure. Therefore, it is the Applicant's opinion that the Proposed Project would result in a surplus in revenue to the various taxing jurisdictions.

Table 6
Property Tax Payments of the Proposed Project

Taxing Jurisdiction	Current Property Tax Payment*	Tax Rate (Homestead)	Total Project Tax Revenue**	Increase in Tax Revenue from Current Condition**
County	\$1,038	3.45	\$53,475	\$52,437
City	\$3,735	8.25	\$127,875	\$124,140
Beacon CSD	\$6,462	15.78	\$244,590	\$238,128
Howland Library District	\$178	0.43	\$6,665	\$6,487
Total	\$11,414	27.91	\$432,605	\$421,191
Notes: * Current Property Tax Payment based on the Project Site's current assessed value of \$301,000 and non-homestead tax rates for the City, School District, and Library District ** Based on estimated value of \$387,500 per unit.				

As shown above, the Beacon CSD has experienced declining enrollment for the past 15 years. Since 2004, the District's enrollment has shrunk by 20 percent, or 760 students. Projections indicate that this decline is likely to continue for the next decade. The District's current capital projects are focused on maintaining a state of good repair and modernizing classrooms; they are not focused on expanding capacity to meet enrollment needs. Therefore, it is unlikely that the addition of 8 to 13 PSAC to the Beacon CSD, as estimated in this memorandum, would adversely affect the capacity of the District's facilities.

⁶ <https://www.dutchessny.gov/Departments/Real-Property-Tax/Docs/tax-rates-2019.pdf>

⁷ Properties in Beacon are assessed at 100% of their market value.

⁸ <https://www.dutchessny.gov/Departments/Real-Property-Tax/Docs/tax-rates-2019.pdf>

Based on the Rutgers multiplier-based estimate of 13 PSAC and the per student instructional cost attributable to the tax levy (\$11,226), the Proposed Project could be expected to add approximately \$145,944 in annual expenses to the Beacon CSD { $11,226 \times 13 = \$145,938$ }. In this scenario, the Proposed Project would result in a surplus to the Beacon CSD of approximately \$92,104 per year (see **Table 7**).

Based on the case-study estimate of eight PSAC and the per student instructional cost attributable to the tax levy (\$11,226), the Proposed Project could be expected to add approximately \$89,812 in annual expenses to the Beacon CSD { $11,226 \times 8 = 89,808$ }. In this scenario, the Proposed Project would result in a surplus to the Beacon CSD of approximately \$148,316 per year (see **Table 7**).

Table 7
Projected Fiscal Impact to the Beacon CSD

Methodology	Estimated Number of PSAC	Instructional Cost per Student Attributable to Tax Levy	Total Instructional Cost (Project)	Estimated Increase in Project Property Taxes	Surplus to Beacon CSD
Rutgers	13	\$11,226	\$145,944	\$238,128	\$92,184
Case Study	8	\$11,226	\$89,808	\$238,128	\$148,316

Note: Numbers may not add due to rounding.

It can therefore be concluded that the estimate of eight (8) to thirteen (13) PSAC that might be generated from the Proposed Project would not result in a significant adverse impact, and the Project will generate a substantial annual tax revenue surplus for the District.

Appendix 1 - Correspondence from BCSD



Environmental, Planning, and Engineering Consultants

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White Plains, NY 10601
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fax: 914 949-7559
www.akrf.com

July 30, 2019

Kelly Pologe
District Clerk/Records Access Officer
Beacon City School District
10 Education Drive
Beacon, NY 12508

Re: FOIL – Enrollment at certain addresses

Dear Ms. Pologe:

AKRF, Inc. is conducting a study to analyze the potential generation of public school age children from potential future residential townhouse development within the City. As part of that study, AKRF requests the number of public school students enrolled in the Beacon City School District, per grade (K-5, 6-8, 9-12) if available, for this past school year (2018-2019) and the two previous school years (2017-2018 and 2016-2017) for the following addresses:

- 11-29, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50 Helen Court Beacon, NY
- 1-39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65 Sycamore Drive Beacon, NY
- 50-66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92 Roundtree Court Beacon, NY
- 1-14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56 Angela Court Beacon, NY
- 20, 22, 24, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58 Schenck Avenue Beacon, NY
- 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361 Verplanck Avenue Beacon, NY

Thank you for your time and consideration of this request for information. Responses can be mailed to the address above or e-mailed to me at kprabhakaran@akrf.com. If you have any questions about this request, or need additional information to process the request, please contact me at 914-922-2353.

Sincerely,
AKRF, Inc.

A handwritten signature in cursive script that reads "Krithika P.".

Krithika Prabhakaran
Urban Planner



Environmental, Planning, and Engineering Consultants

34 South Broadway
Suite 401
White Plains, NY 10601
tel: 914 949-7336
fax: 914 949-7559
www.akrf.com

August 12, 2019

Kelly Pologe
District Clerk/Records Access Officer
Beacon City School District
10 Education Drive
Beacon, NY 12508

Re: FOIL – Enrollment at certain addresses

Dear Ms. Pologe:

AKRF, Inc. is conducting a study to analyze the potential generation of public school age children from potential future residential townhouse development within the City. As part of that study, AKRF requests the number of public school students enrolled in the Beacon City School District, per grade (K-5, 6-8, 9-12) if available, for this past school year (2018-2019) and the two previous school years (2017-2018 and 2016-2017) for the following addresses:

Addresses included in the FOIL submitted on August 1, 2019:

- 11-29, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50 Helen Court Beacon, NY
- 1-39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65 Sycamore Drive Beacon, NY
- 50-66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92 Roundtree Court Beacon, NY
- 1-14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56 Angela Court Beacon, NY
- 20, 22, 24, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58 Schenck Avenue Beacon, NY
- 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361 Verplanck Avenue Beacon, NY

Additional addresses to FOIL:

Fishkill Woods

- All addresses on Pritchard Court [1-14, 16-19, 21, 23-38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68-72 Pritchard Court Fishkill, NY]
- All addresses on Evan Court [1-13, 15, 17-34, 36, 38, 40, 42, 44, 46, 48 Evan Court Fishkill, NY]

Sylvan Loop/Huron Court

- All addresses on Sylvan Loop [2301, 2303, 2305, 2307, 2309, 2311, 2401, 2403, 2405, 2407, 2409, 2422, 2501, 2503, 2505, 2507, 2509, 2511, 2601, 2603, 2605, 2607, 2609, 2611 Sylvan Loop Fishkill, NY]
- All addresses on Huron Court [2702, 2704, 2706, 2708, 2710, 2712, 2714, 2716, 2802, 2804, 2806, 2808, 2810, 2812, 2814, 2816, 2902, 2904, 2906, 2908, 2910, 2012, 2914, 2916 Huron Court Fishkill, NY]

N. River Road/Clearwater Court

- All addresses on N River Drive [5, 7, 9, 11, 17, 19, 21-27, 31, 33, 35, 37, 39, 41, 51, 53, 55, 57, 59, 61, 69, 71, 73, 75, 100, 102, 104, 106, 118, 120, 122, 124, 129-140, 146, 148, 150, 152, 154, 158, 160, 162, 164, 170, 172, 174-181, 183, 185 N. River Drive Fishkill, NY]
- All addresses on Clearwater Court [2-10, 14-21, 23 Clearwater Court Fishkill, NY]

Holly Ridge

- All addresses on Ridgcrest Drive [4001, 4003, 4005, 4007, 4009, 4011, 4101, 4103, 4105, 4107, 4109, 4111, 4202, 4204, 4206, 4208, 4301, 4303, 4305, 4307, 4309, 4311, 4501, 4503, 4505, 4507, 4701, 4703, 4705, 4707, 4802, 4804, 4806, 4901, 4903, 4905, 4907 Ridgcrest Drive Fishkill, NY]
- All addresses on High Ridge Court [6101, 6103, 6105, 6107, 6109, 6111, 6202, 6204, 6206, 6208, 6301, 6303, 6305, 6307, 6309, 6311 High Ridge Court Fishkill, NY]
- All addresses on Boulder Way [5002, 5004, 5006, 5008, 5010, 5012, 5101, 5103, 5105, 5107, 5202, 5204, 5206, 5208, 5301, 5303, 5305, 5307, 5402, 5404, 5406, 5408, 5410, 5412, 5501, 5503, 5505, 5507, 5602, 5604, 5606, 5608, 5610, 5612, 5701, 5702, 5705, 5707, 5709, 5711, 5802, 5804, 5806, 5808, 5810, 5812, 59001, 5903, 5905, 5907, Boulder Way Fishkill, NY]
- All addresses on Pondview Loop [202, 204, 206, 208, 301, 303, 305, 307, 501, 503, 505, 507, 701, 703, 705, 707, 802, 804, 806, 808, 810, 812, 901, 903, 905, 907, 1002, 1004, 1006, 1008, 1010, 1012, 1101, 1103, 1105, 1107, 1202, 1204, 1206, 1208, 1402, 1404, 1406, 1602, 1604, 1606, 1608, 1802, 1804, 1806, 1808 Pondview Loop Fishkill, NY]
- All addresses on Rockledge Court [2101, 2103, 2105, 2107, 2109, 2111, 2301, 2303, 2305, 2307, 2402, 2404, 2406, 2408 Rockledge Court Fishkill, NY]
- All addresses on Granite Court [3103, 3103, 3105, 3107, 3202, 3204, 3206, 3208, 3402, 3404, 3406, 3408 Granite Court Fishkill, NY]

Thank you for your time and consideration of this request for information. Responses can be mailed to the address above or e-mailed to me at kprabhakaran@akrf.com. If you have any questions about this request, or need additional information to process the request, please contact me at 914-922-2353.

Sincerely,
AKRF, Inc.



Krithika Prabhakaran
Urban Planner



**BEACON CITY SCHOOL DISTRICT
ADMINISTRATIVE OFFICES**

10 Education Drive
Beacon, New York 12508
845-838-6900 phone
845-838-6905 fax

Ms. Ann Marie Quartironi
Deputy Superintendent

Mr. Erik Wright
*Assistant Superintendent
of Curriculum and Student Support*

Dr. William Rolon
*Assistant Superintendent
for Personnel and Policy*

Dr. Matthew Landahl
Superintendent of Schools

September 18, 2019

Ms. Krithika Prabhakaran
AKRF
Environmental, Planning, and Engineering Consultants
34 South Broadway, Suite 401
White Plains, NY 10601

Re: FOIL Request of August 1, 2019, with amended request of August 12, 2019

Dear Ms. Prabhakaran:

Attached please find the Beacon City School District's response to your August 12th request pursuant to the Freedom of Information Law.

Please note that records wholly or partially containing information constituting an unwarranted invasion of personal privacy, protected student information under the Family Educational Rights to Privacy Act (FERPA), 20 U.S.C. § 1232g, attorney/client privileged communications, and/or inter-agency or intra-agency materials that are reflective of opinion, advice, recommendation and the like have been withheld.

Very truly yours,

Kelly Pologe
Records Access Officer

BEACON CITY SCHOOL DISTRICT: PUBLIC SCHOOL STUDENTS ENROLLED

9/18/2019

STREET	#	2016-17			2017-18			2018-19		
		K - 5	6 - 8	9 - 12	K - 5	6 - 8	9 - 12	K-5	6 - 8	9 - 12
Angela Court	1-14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56	2	1	4	2	2		3		1
Boulder Way	All	8	4		12	6	1	9	4	4
Clearwater Court	All									
Evan Court	All	2		1	2	1		2	1	1
Granite Court		2	1		1	1	1	1	1	2
Helen Court	11-29, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50	6	3	5	7	2	4	8		4
High Ridge Court	All	1	2	2	1	1	2	2	1	2
Huron Court	All	1	1		1	1			1	1
North River Drive	All	4		1	4				1	1
Pondview Loop	All	2	2	1	2	1	2	5	3	2
Pritchard Court	All	1	2		1	2		1		2
Ridgecrest Drive	All	8	1	3	6	1	3	4	1	3
Rockledge Court	All	1			1					
Roundtree Court	50-66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92	5	4	5	6	3	4	4	3	5
Schenck Avenue	20, 22, 24, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58	5	3	2	6	3	2	3	2	1
Sycamore Avenue	1-39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65	14	1	4	16	1	3	9	7	1
Sylvan Loop	All		1	1			2			
Verplanck Avenue	341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361	2	3	1		1	2		2	3

Appendix 2 - Table 3-1 from 2006 "Rutgers" Study

**NEW YORK (3--1) ALL PUBLIC SCHOOL CHILDREN:
SCHOOL-AGE CHILDREN IN PUBLIC SCHOOL (PSAC)**

STRUCTURE TYPE /BEDROOMS/ VALUE (2005)/TENURE	TOTAL PSAC	PUBLIC SCHOOL GRADE				
		K-2	3-6	7-9	10-12	Gr. 9 Only
Single-Family Detached, 2 BR						
All Values	0.27	0.07	0.09	0.07	0.04	0.02
Less than \$106,000	0.32	0.08	0.10	0.09	0.06	0.03
\$106,000 to \$164,500	0.26	0.07	0.10	0.06	0.03	0.03
More than \$164,500	0.21	0.07	0.07	0.05	0.02	0.02
Single-Family Detached, 3 BR						
All Values	0.64	0.18	0.22	0.14	0.10	0.05
Less than \$135,000	0.79	0.21	0.27	0.18	0.13	0.05
\$135,000 to \$194,500	0.63	0.18	0.22	0.13	0.10	0.05
More than \$194,500	0.50	0.14	0.17	0.11	0.08	0.04
Single-Family Detached, 4 BR						
All Values	1.00	0.25	0.36	0.23	0.17	0.07
Less than \$224,500	1.15	0.25	0.41	0.27	0.23	0.09
\$224,500 to \$329,500	0.98	0.27	0.34	0.22	0.16	0.06
More than \$329,500	0.87	0.24	0.32	0.19	0.11	0.05
Single-Family Detached, 5 BR						
All Values	1.23	0.29	0.41	0.28	0.24	0.10
Less than \$329,500	1.48	0.30	0.45	0.41	0.32	0.17
\$329,500 to \$748,500	1.14	0.26	0.40	0.24	0.23	0.08
More than \$748,500	1.03	0.34	0.38	0.17	0.14	0.06
Single-Family Attached, 2 BR						
All Values	0.17	0.06	0.05	0.03	0.03	0.01
Less than \$135,000	0.23	0.08	0.07	0.04	0.04	0.02
\$135,000 to \$194,500	0.18	0.06	0.06	0.03	0.04	0.01
More than \$194,500	0.11	0.03	0.03	0.03	0.02	0.02
Single-Family Attached, 3 BR						
All Values	0.52	0.11	0.19	0.11	0.11	0.03
Less than \$164,500	0.69	0.15	0.28	0.12	0.13	0.05
\$164,500 to \$269,500	0.54	0.11	0.18	0.12	0.13	0.03
More than \$269,500	0.28	0.06	0.10	0.08	0.05	0.03
Single-Family Attached, 4 BR						
All Values	0.86	0.11	0.31	0.23	0.21	0.06
Less than \$224,500	0.98	0.17	0.35	0.25	0.20	0.08
\$224,500 to \$329,500	0.92	0.06	0.32	0.27	0.27	0.07
More than \$329,500			Insufficient Sample			
5+ Units–Own, 1 BR						
All Values	0.15	0.05	0.07	0.01	0.02	0.00
Less than \$164,500	0.18	0.06	0.08	0.04	0.00	0.00
\$164,500 to \$269,500	0.16	0.06	0.08	0.00	0.03	0.00
More than \$269,500	0.10	0.02	0.05	0.00	0.04	0.00
5+ Units–Own, 2 BR						
All Values	0.09	0.02	0.04	0.02	0.01	0.01
Less than \$135,000	0.00	0.00	0.00	0.00	0.00	0.00
\$135,000 to \$329,500	0.15	0.05	0.06	0.02	0.03	0.02
More than \$329,500	0.05	0.00	0.03	0.02	0.00	0.00
5+ Units–Own, 3 BR						
All Values	0.49	0.10	0.07	0.14	0.19	0.06
Less than \$224,500			Insufficient Sample			
\$224,500 to \$748,500			Insufficient Sample			
More than \$748,500			Insufficient Sample			