

# **Town & Village of New Paltz**

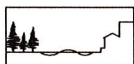
## ***Build-out & Fiscal Analysis***



Prepared by:

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February 2007



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Planning Community Futures





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**For the Town and Village of New Paltz, New York**

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## **Acknowledgments**

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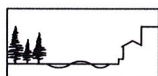
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## INTRODUCTION

The Town and Village of New Paltz comprise a vibrant community in Ulster County, with an existing mix of residential, commercial, and open space resources. Like many communities in the Hudson Valley, New Paltz is potentially on the cusp of major changes. Development is working its way north from Orange County as more people move out of the metropolitan areas of New York and New Jersey. More and more people are willing to commute over an hour to be able to live in desirable



places like New Paltz. New Paltz recognized this potential growth and conducted an open space plan to address ways in which to maintain the existing character of the community while still providing areas for new development.

This study takes the open space plan a step further and looks at how much development potential the Town and Village have, and what the fiscal and environmental impacts of this development could be, both unabated, and with conservation goals as set forth in the open space plan. The results of this study are not limited to conservation analysis however, as the Town and Village can use the model to look at how different housing densities and commercial growth could affect the fiscal balance of the community.

## BACKGROUND FROM THE OPEN SPACE PLAN

The New Paltz open space plan was a community-driven response to protect New Paltz's unique character by balancing open space conservation with appropriate planning for future settlement. The culmination of an extensive public planning process starting in 2001, the plan presented a guiding framework for acting on open space conservation initiatives in New Paltz.

A major component of the plan is a Town-wide conservation goal of an additional 3,000 acres, which when combined with existing protected lands, would conserve nearly 25% of the Town and Village landscape. The 3,000 acre goal is divided among several character areas of New Paltz as described below:

- The Shawangunk Ridge; with a recommended goal of conserving 500 additional acres
- The Butternut-Canaan Foothills; with a goal of 500 additional acres
- The Wallkill River Corridor and Flats; with a goal of 500 additional acres
- The Northern Woods and Eastern Wetlands which include the Plutarch wetlands complex; with a goal of 500 additional acres
- The Orchards, Farms and Ridge-Views; with a goal of 1,000 additional acres
- The Heart of New Paltz and the connections to and from the Village and Town,



- including trails and greenway links throughout the community
- The scenic and cultural landscapes experienced along the many scenic roads in the community

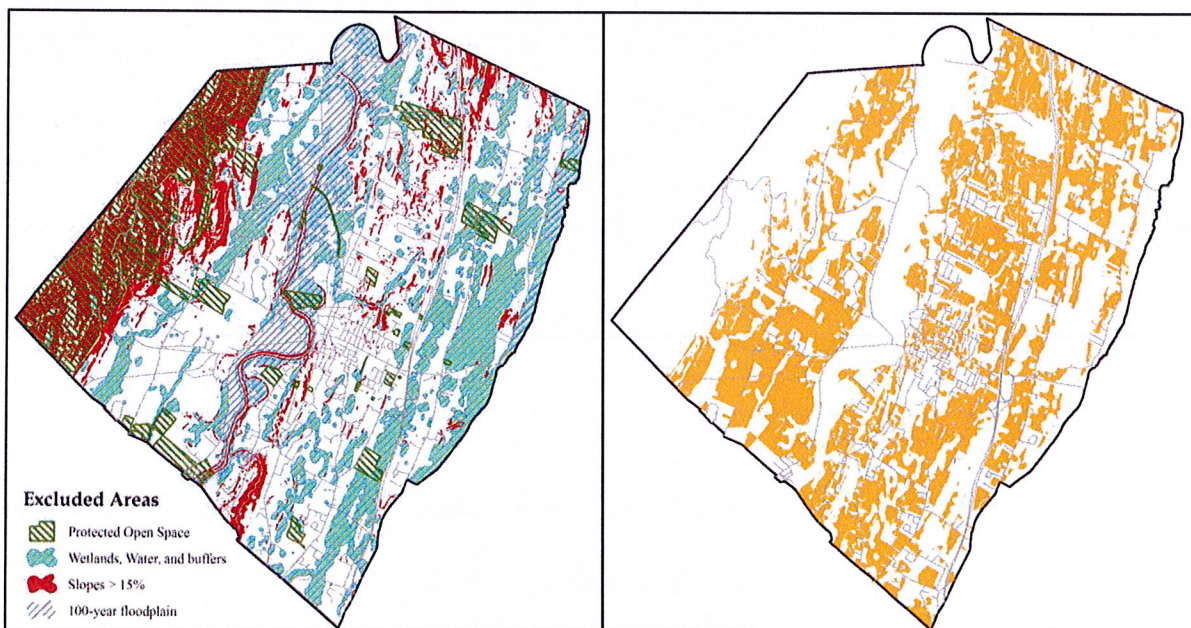
The analyses completed for this study look at, among other things, the fiscal implications of the 3,000 acre conservation goal, and the character impacts of continued growth of the Town and Village.

## BUILD-OUT ANALYSIS

A build-out analysis was performed for the Town and Village of New Paltz in order to evaluate the potential land consumption of New Paltz, as well as to provide a base line for a fiscal analysis. The build-out analysis was based on existing zoning for the Town and Village. The following sections describe the methodology and results for the analysis.

## METHODOLOGY

The build-out analysis for New Paltz was completed using CommunityViz™ software, which is an extension of ArcGIS software. Inputs to the analysis included environmental constraints, such as steep slopes and wetlands, existing zonings, and existing development. After removal of building constraints and lots determined to have no further development potential, there were approximately 6,900 acres of land open to future development in the Town and Village. These acreage numbers do not include pending development that is planned in New Paltz. The maps below depict the environmental constraints in New Paltz and the resulting buildable area for the Town and Village.



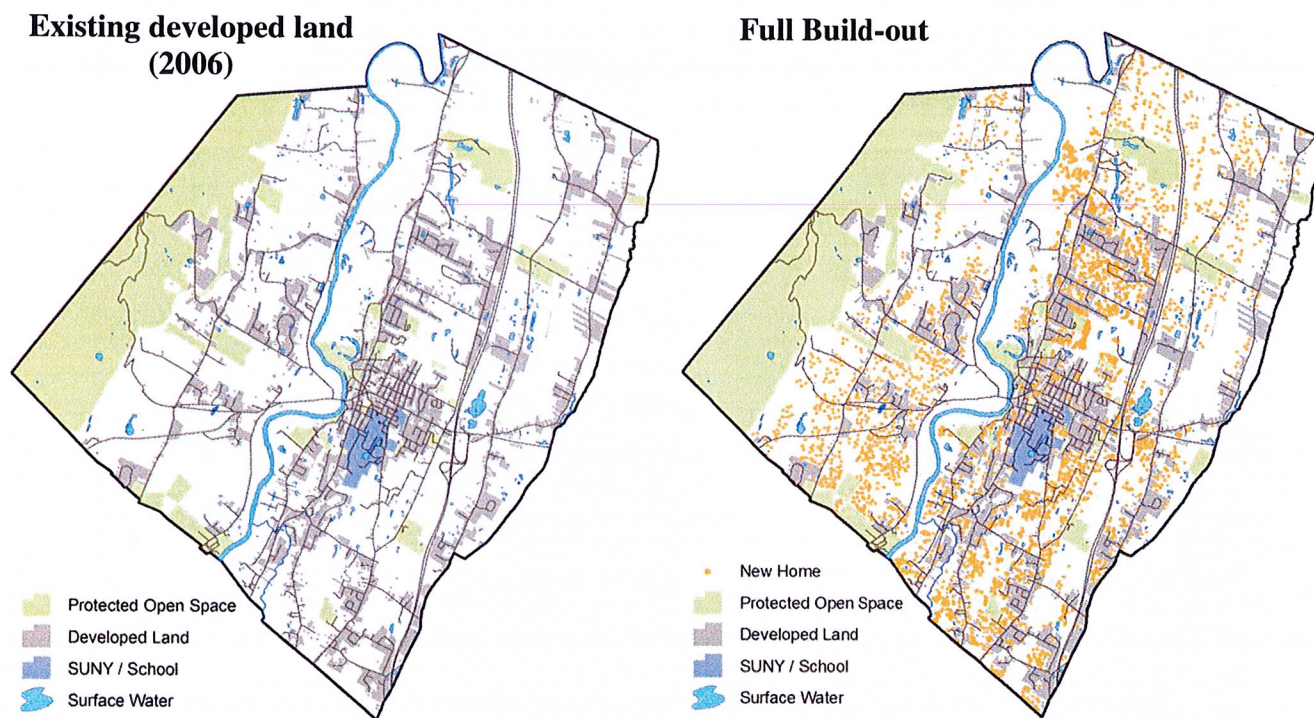
*Environmental constraints (left) and resulting buildable area (right/orange) of New Paltz after removing existing development*



Once the area of land available was determined, the software used the existing parcel data and zoning boundaries to place new development. The minimum lot requirements (size/setbacks) for each zoning district were input to the model as well as allowable building heights for commercial development. The model preferentially placed new development near existing development first, before moving out to less developed areas. Detailed input data for the build-out analysis are included as **Appendix A**. The results of the build-out analysis follow.

### **BUILD-OUT RESULTS**

The full build-out potential under existing zoning for the Town and Village of New Paltz is estimated to be approximately 3,000 new single-family homes and 4.6 million square feet of new commercial growth. The comparison images below illustrate the magnitude of potential new growth.



As can be seen in the preceding maps, the full build-out of the town is quite dramatic. It is important to remember that the build-out is only a prediction based on existing zoning. Much of the development in New Paltz incorporates parcels that are one and a half or double in size of the minimum allowable size for what the zoning allows, thus “full” build-out could result in less houses than predicted if this trend continues. Conversely, the model does not take into account special permits for higher density development, which could result in more homes being built than predicted.

Timing of the build-out is difficult to predict as well. The average number of new single-family homes developed in the Town since 1993 is approximately 34 units per year. This represents an increase of approximately 1% per year. At that rate full build-out would



take approximately 64 years. If however you assume that development pressure will continue to grow and spread north through the Hudson Valley, then the number of permits per year is expected to increase. At a growth rate of 2% per year the Town would see full build-out in just over 32 years. This rate does not seem unreasonable, given that there are currently 100 units proposed or approved for the Town which represents a growth of 2.7% in one year. Using a similar growth rate the Village could see full residential build-out in as little as 20 years.

## IMPACTS OF THE BUILD-OUT

As stressed in the *New Paltz Open Space Plan*, the character of the New Paltz community is strongly influenced by landscape-level resources such as the natural systems of the Shawangunk Mountains, Wallkill River and the eastern wetlands; as well as the farmlands, scenic and historic resources. The quality of life in New Paltz is due, in a large part, to the existing balance between compact development and the presence of abundant open space resources. The build-out would drastically alter this balance, and would result in impacts to many of the resources and characteristics that make New Paltz a quality community. Some of these impacts are discussed in the following section.

### Impact on Water Resources

Following a pattern of build-out across New Paltz' landscape that is predicted in this study, development outside of the village and immediate surroundings would need to be serviced by private wells and septic service (no services exist in these areas as of now). While some areas (particularly those near the village and existing service areas such as the SUNY campus) may be able to be serviced by centralized water services, it is likely that the majority of the town, under this build-out scenario, will be



Conventional development patterns in open areas (above) tend to have large manicured lots, long driveways, and big houses.

looking to groundwater resources for drinking water. It is unknown whether the aquifer(s) are capable of sustaining this level of increased development. Not only is quantity of available groundwater a concern, but so is the future quality of the water.

The quality of New Paltz' water resources is closely linked to the amount of impervious surface in the landscape. In general, replacing forests, trees, and natural cover with roads, roofs, driveways and compacted lawns decreases infiltration of water into the aquifer as more water runs off into existing drainage channels and streams. This runoff adversely affects the quality of both groundwater resources and surface waters such as



the Wallkill River. Most of New Paltz' stream and rivers flow into the Wallkill, which eventually enters the Hudson River Estuary. Runoff from urban areas is thought to be the leading source of water quality impairment in the United States.

Natural vegetation helps to filter and purify water before it reaches the ground and serves as a cost-effective natural water treatment system. Increased development, particularly of the current trend in the New Paltz region of larger homes with long driveways on large lots, will naturally have an adverse impact on groundwater resources as well as on surface water resources. Mitigation of these impacts might include creation of design guidelines that can help to minimize the removal of natural cover during construction and reduce the amount of impervious surfaces in the built landscape. Mitigation might also include revisions to the town's zoning regulations to provide for more compact settlement patterns that address runoff and water infiltration.

### ***Impact on Animals, Plants, and Ecological Resources***

There are major ecological systems in New Paltz such as the unfragmented forest system of the Shawangunk Ridge, the Plutarch and Swarte Kill wetlands, and the Wallkill River that flows through the center of the New Paltz community. These ecological systems are not only important locally - they are of regional significance. In fact, the Shawangunk Mountains are recognized as a globally-significant forest by The Nature Conservancy because they support over 15,000 acres of unfragmented forest cover and the unique habitat therein.

The full build-out would have an impact on the integrity of these natural systems. While the build-out, as projected in this report, would have a limited impact on the area of the ridge west of the break-in-slope, it would lead to significant fragmentation of forest lands in the Butternut-Canaan foothills that buffer the steeper slopes of the ridge. Fragmentation of this forest



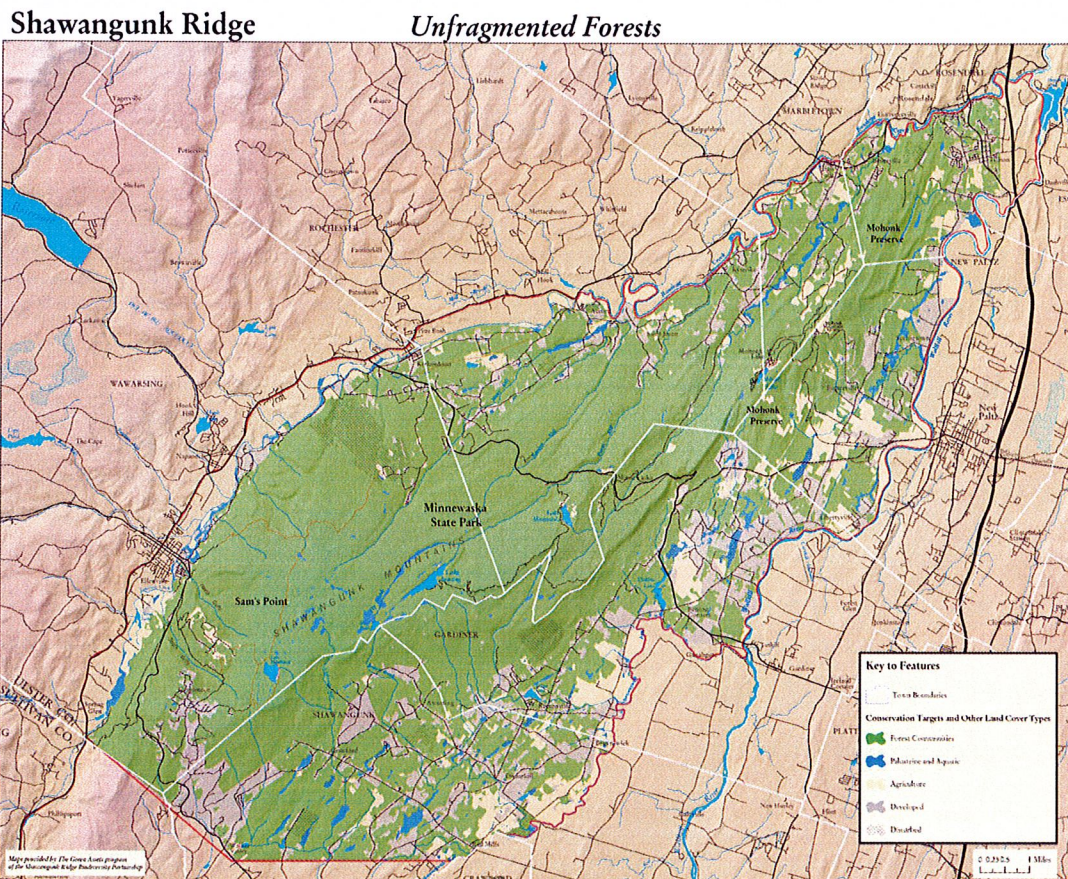
Development in wooded areas (above) fragments woodland habitat. Development of wetland forest buffer and fragmentation with roads alters the function of wetlands to support biodiversity and contribute to water quality (below).





land would have an adverse impact on the integrity of the larger regional system, as well as local impacts to species that inhabit the ridge and foothills.

Fragmentation of natural cover such as forest lands with homes, roads, driveways, and other development, causes impacts to ecological resources and species for several reasons. First, and foremost, fragmentation reduces the total amount of natural habitat available for wildlife. Fragmentation also leads to a decrease in the amount of interior habitat, and an increase in the amount of edge habitat. This is a threat to wildlife because unique and important species generally are found in the larger, interior habitats, while more general and common species are found in the edge habitats.



The above map shows the extent of the large, unfragmented forest block that extends through the Shawangunk region. Maintaining this large block, as well as the adjacent forest and farmland buffers, is critical to the ecological function of the forest system.

This pattern of fragmentation is a threat to all of the town's ecological systems. For example, the eastern wetlands (associated with the Plutarch and Swartekill), are threatened by alteration, fragmentation and development near the edges of the wetland systems. Many of the wildlife species that depend on these larger wetlands are also dependent on the upland buffers that surround the wetlands for survival. While the town has taken great strides to protect wetlands, much of the land that buffers wetlands and provides upland connections would be developed and altered under the full build-out



scenario. Also of concern is the alteration of water quality within the wetlands through the creation of additional impervious surfaces and resulting runoff. For example, minor changes in water salinity (for example from road salts) can alter the pH of the water to a point that threatens the survival of wetland-dependent species, such as dragonflies.

An additional significant adverse impact associated with development is the spread of invasive species. Invasive plant species such as purple loosestrife (*Lythrum salicaria*), common reed (*Phragmites australis*), and Japanese knotweed (*Polygonum cuspidatum*), are often spread through development practices. For example, Japanese knotweed thrives in disturbed areas associated with development and phragmites is a salt-tolerant plant that out-competes other wetland plants along roadsides. The spread of invasive plant species is of particular concern because invasive plants can out-compete native species, ultimately displacing them and reducing overall landscape biodiversity.

In addition to large-scale impacts to natural systems mentioned above, the full build-out of the town can also lead to significant adverse impacts to individual plant and animal species of concern. The impacts can be direct, for example through loss or fragmentation of habitat, or indirect, for example through modification of habitat composition or water quality.

Mitigation of the impacts of fragmentation of natural systems and other impacts to plant and animal species requires proactive planning to conserve large areas of functioning natural habitats, as identified in the New Paltz Open Space Plan. However, the town will most likely not be able to afford to directly conserve all of the lands within this system, nor will all landowners be suited to full conservation alternatives on their land. One of the best ways to reduce the impacts to large functioning natural systems is to explore creative development alternatives that seek to preserve the patterns that maintain natural integrity. This type of exploration will require creativity in developing land use and zoning regulations that lead to the ultimate goal of preserving natural system integrity while maintaining the town's fiscal balance as well as providing equitable solutions for individual landowners.

### **Impact on Agricultural Areas**

The impacts of the full build-out on the town's agricultural areas are perhaps the most visible and far-reaching to community members. The build-out would result in 700 new homes in the approximately 3,500 acres currently enrolled in the agricultural district. Of these 700 new homes, 260 would be located in the orchards and farms identified as priorities in the New Paltz Open Space Plan. The build-out would result in the end of agriculture, as it currently exists, as a way of life in New Paltz.

Agricultural lands are typically impacted greatly by development because their soils are often just as well suited for development as they are for agriculture. Like ecological resources, agricultural areas are impacted by fragmentation. Large, working "core areas" of farmlands are often needed in order to maintain a critical mass of lands, resources, and peer support for farming to be a viable business. The more these farms are fragmented and surrounded by development, the harder it is for landowners to keep them active.



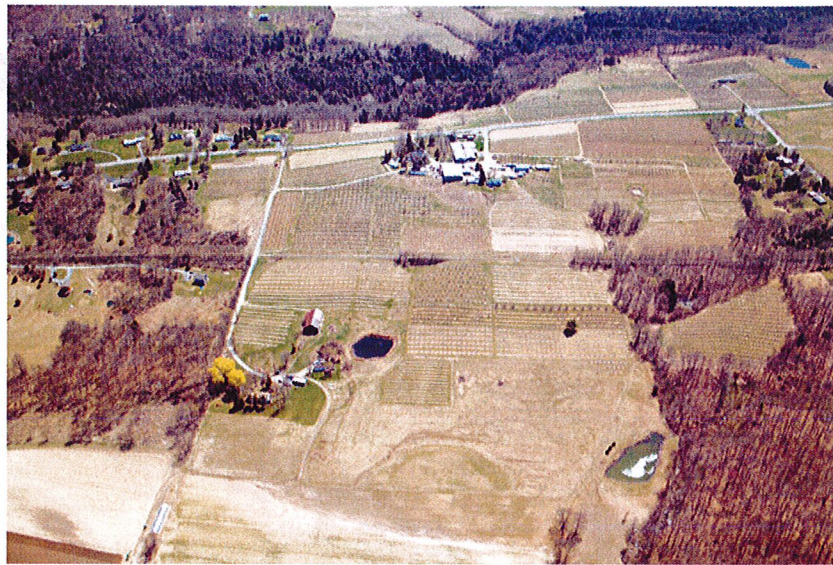
While trends in the Hudson Valley appear to support a future for small-scale local farms, a larger agricultural land base will still be required to sustain existing and future populations with local farm products.

The impacts of the build-out on New Paltz' farmlands are far-reaching. Not only does the build-out result in the elimination of agricultural lands in New Paltz, it results in impacts to all of the associated benefits that farmlands provide. For example, farmlands provide important wildlife habitat and buffer natural areas from fragmentation and edge effects. They provide important water recharge benefits, buffer streams and rivers and from development, and reduce the effects of flooding.

In terms of aesthetic values, farmlands in New Paltz are one of the most treasured scenic resources. Open farmlands provide dramatic contrast against the steep mountain slopes and cliffs and help to frame views of the ridge. They contribute to rural character and a way of life that New Paltz residents are accustomed to. New Paltz' farms provide a local food source and opportunities for residents and visitors of the region to interact with the landscape. Farms, orchards and vineyards in New Paltz provide economic benefits by attracting tourists to explore agri-tourism opportunities such as wine tasting, apple and fruit picking, and hay rides. In this way, they help to bolster the local and regional economy.

The New Paltz Open Space Plan calls for active preservation of existing farmlands as well as other tools to help farming remain as a viable business alternative. Yet, the plan can only go so far to preserve New Paltz' agricultural areas. Ultimately, some of these agricultural lands will be developed under the build-out. Mitigation of the impacts to agricultural lands through development

should be explored through a larger set of creative land use patterns that promote focused settlement patterns. This would require revised zoning and land use regulations, as well as design guidelines to ensure that future development is sited in the most appropriate locations in New Paltz, and is designed in a way that minimizes impacts on the larger landscape.



One of New Paltz' larger farm areas. This farm, located along a scenic road, also provides a buffer to the Wallkill River and helps to keep land open.



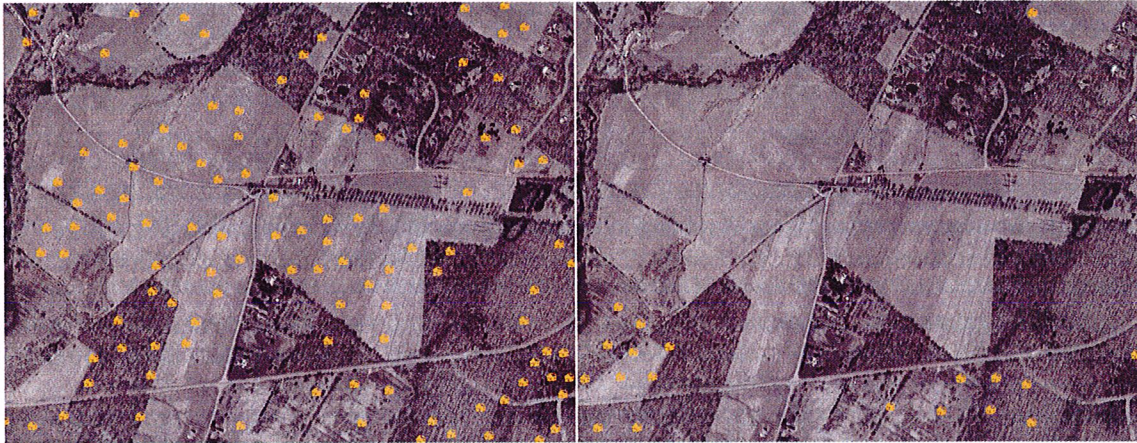
### ***Impact on Historic Resources***

The historic resources in New Paltz are one of its most important assets. Included in these historic resources is the tree-lined gatehouse to the Mohonk Mountain House, Huguenot Street Historic District, and the town's many rural, agricultural hamlets. The full build-out would adversely impact the character of these historic resources with encroaching development.



The historic Mohonk gate house and its tree-lined carriage road, from the ground.

Take, for example, the impacts of the build-out on the area surrounding the Mohonk Gatehouse. Applying the build-out in this area, we see that the existing zoning (1.5 and 3-acre) would result in approximately 170 new units in this area. This would result in significant adverse impacts to the historic, and scenic, character of the gatehouse area. Likewise, similar impacts to the town's historic hamlets, such as Springtown and Butternville, would be felt as the build-out encroaches on the character of these rural hamlets.



In this 1-square mile example, under existing zoning and environmental constraints an additional 170 single-family homes could be built in this area around the Mohonk Mountain House (*left*). However, if New Paltz employed tools such as PDR, TDR, conservation design, and other incentives the impacts of new development in this area could be significantly lessened (*right*).

### ***Impact on Open Space Resources***

Another way to visualize the build-out results is to look at the impacts of development with respect to the open space plan's conservation of character areas. The character areas are summarized in the text box on the following page and the open space plan is described in more detail in the beginning of this report. The following sequence of images shows the build-out results, and the impact to these character areas.

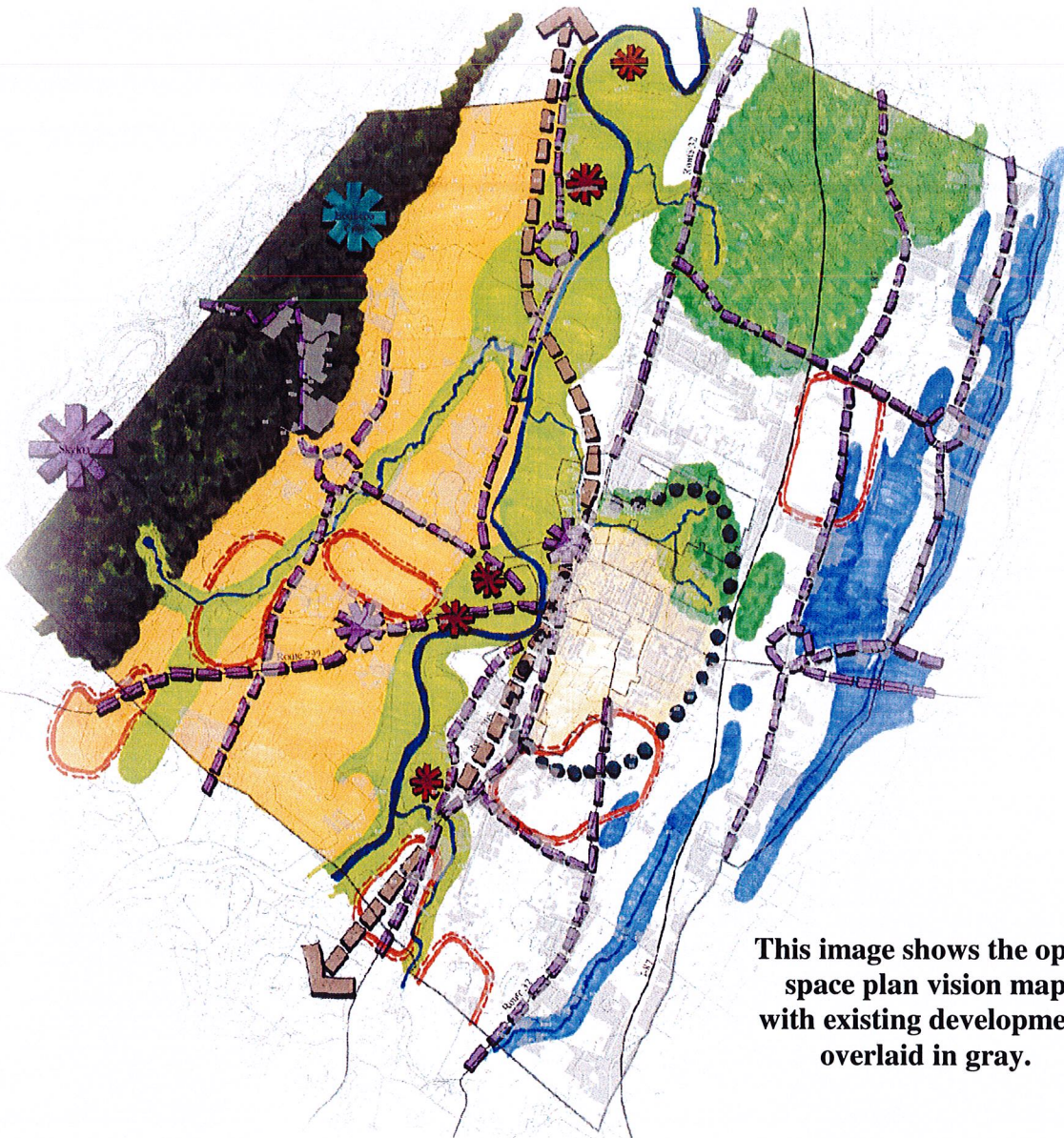


## The New Paltz Open Space Plan Character Areas

- The **Shawangunk Ridge**; with a recommended goal of conserving 500 additional acres
- The **Butterville-Canaan Foothills**; with a goal of 500 additional acres
- The **Wallkill River Corridor and Flats**; with a goal of 500 additional acres
- The **Northern Woods and Eastern Wetlands** which include the Plutarch wetlands complex; with a goal of 500 additional acres
- The **Orchards, Farms and Ridge-Views**; with a goal of 1,000 additional acres
- The **Heart of New Paltz** and the connections to and from the Village and Town, including trails and greenway links throughout the community
- The **Scenic Cultural Landscapes** experienced along the many scenic roads in the community

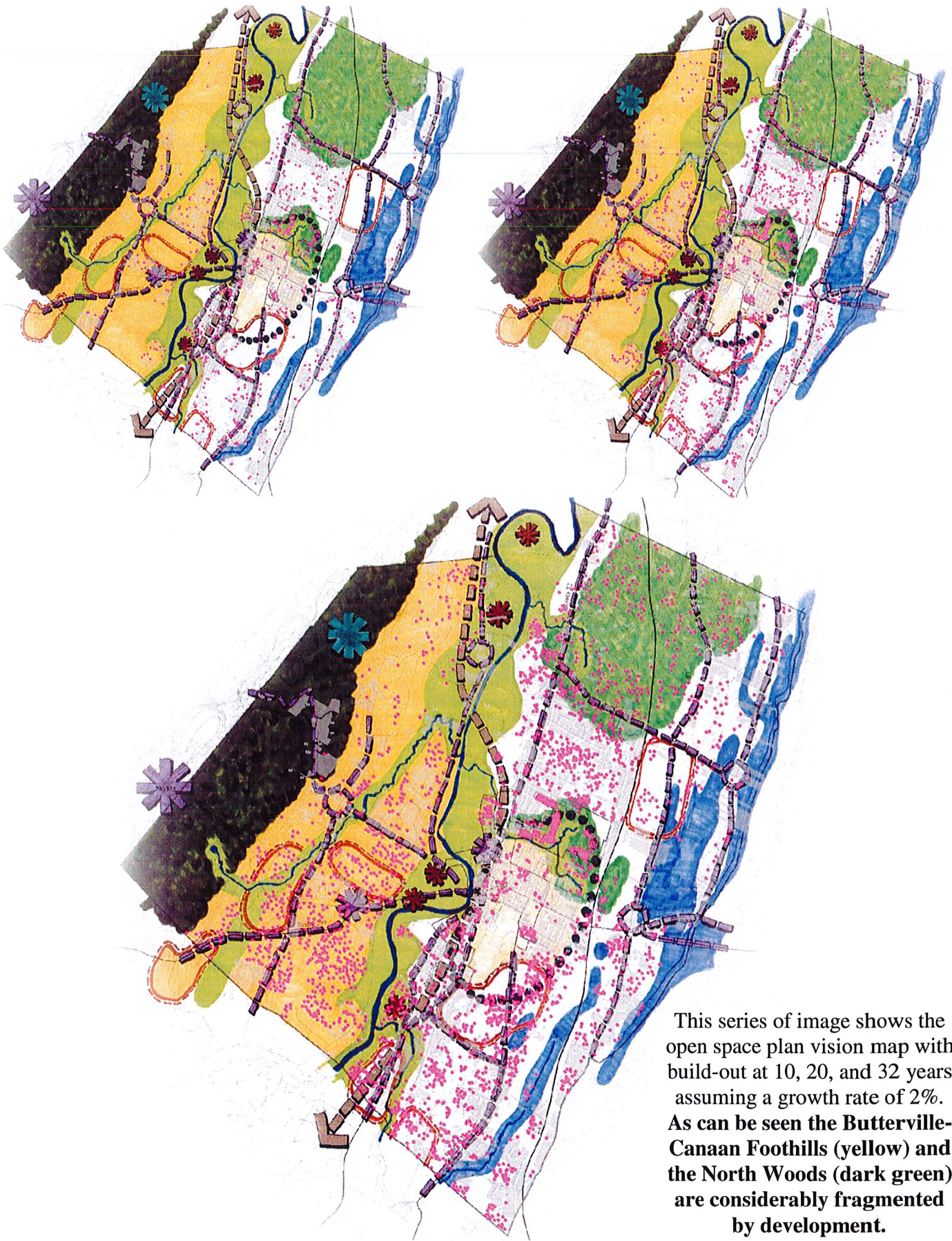
As can be clearly seen from the sequence of images on the following pages, the build-out would dramatically impact New Paltz' open space character areas, particularly the Butterville-Canaan Foothills, the North Woods, and the Orchards, Farms and Ridge-Views.





**This image shows the open  
space plan vision map  
with existing development  
overlaid in gray.**





This series of image shows the open space plan vision map with build-out at 10, 20, and 32 years assuming a growth rate of 2%. As can be seen the Butternville-Canaan Foothills (yellow) and the North Woods (dark green) are considerably fragmented by development.



The build-out results predict over 600 new homes could be built in the Butternville-Canaan Foothills and over 250 new homes in the North Woods. This magnitude of growth has the potential to significantly alter the landscapes in these areas.

While the magnitude of growth is significant, of equal or greater importance is the way in which this new development occurs. Fragmentation of resources is a primary concern with increased development. Even a single poorly placed house or road can drastically alter a natural habitat or scenic view.



The images below shows how just a couple of houses can disrupt an important view

### ***Impacts on Traffic***

Of particular concern to the Town and Village of New Paltz is the potential traffic impacts of the build-out. The goal of this study was to examine the fiscal impacts of the build-out, however, a similar study, conducted by Resource Systems Group was commissioned to assess the traffic impacts. Results of this study indicate that by the year 2025 traffic conditions will be unbearable given the current development patterns and growth rates. For example the commute time along Route 299 from the east side of Town to the West side is predicted to increase from approximately 15 minutes, to over 30 minutes.

Clearly, the build-out results of this study would lead to similar traffic impacts, if not worse since full build-out would likely not occur until after 2025. Particularly of concern is the village bottleneck, as it is clear that the majority of new residents in New Paltz would be located on the west side of the Wallkill, yet would need to travel through the village to reach I-87. The traffic study suggests under full build-out congestion could increase by 250% without changes in traffic patterns. Since over 70% of survey respondents in the traffic study said reducing traffic congestion was “very important”, imagine how the residents will feel about significantly increased congestion as predicted by the full build-out.

### **FISCAL IMPACT**

Fiscal impact analysis compares the public costs and revenues associated with future growth in a community and estimates the relative impact on future property taxes between different future land use scenarios.

The purpose of this fiscal impact analysis is to evaluate the potential fiscal impacts of different growth scenarios for New Paltz, comparing different mixes of residential and commercial development with varying degrees of land conservation.

The model is based on data from recent Town, Village and school district budgets and includes important assumptions such as the future population of school-age children, value of new construction, and the proportion of future land uses as residential and commercial development.

### **MODEL DESCRIPTION AND METHODOLOGY**

This fiscal analysis is designed to predict the relative impact of future alternative land use scenarios on the taxes paid by New Paltz property owners. This model does not predict actual future tax rates. The alternative land use scenarios considered in this process are:

1. Full Town and Village build-out under existing zoning;
2. Full Town and Village build-out under existing zoning, less conservation;
3. Sensitivity analyses of the above scenarios.

### **Expenses & Revenues**

The fiscal analysis considers current expenditures and revenues from the base year as provided by Town, Village, and School personnel, and estimates future expenditures and revenues. The expense side and the non-tax revenue in the model uses a modified per-capita method to translate the population/new construction growth into the projected expenses and non-tax revenues to the Town and the school district. The per-capita cost is the average cost per person added to the Town, and per pupil cost added to the school district.

The Town is serviced by three school districts, New Paltz Central School District (NPCSD), Kingston School District, and the Highland Central School District. Due to the majority of the Town being within the NPCSD (over 97%), only the impacts to the NPCSD are being considered for this model.

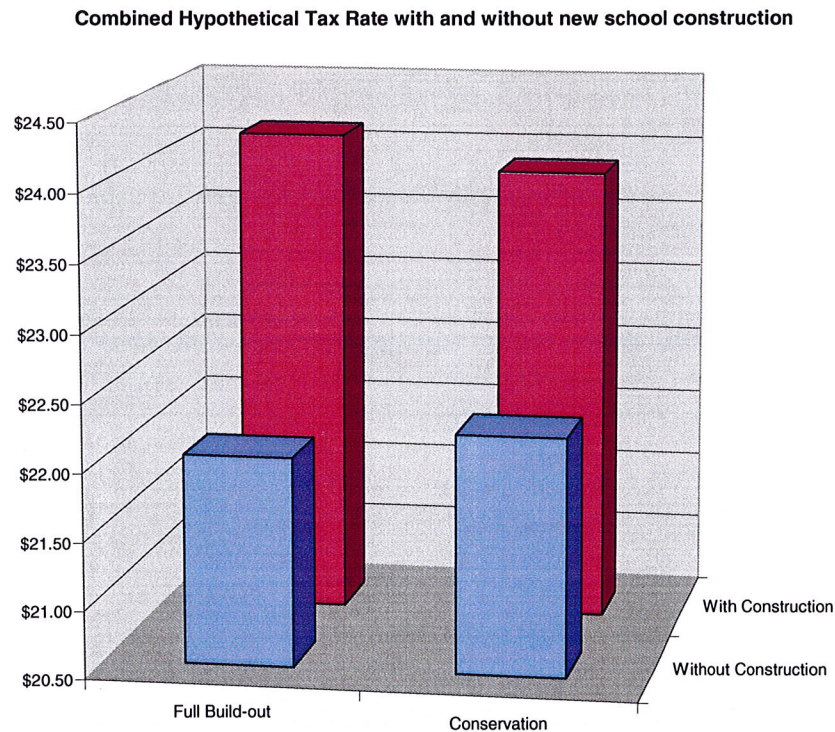
As the Town, Village, and school district grow and change, so too will costs and revenue capacity. The model accounts for the fact that not all costs and revenues are necessarily proportional to the amount of change in population and service area, since certain types of costs and revenues are more fixed than others. For example, the costs of running the Supervisor's office will not rise as quickly as that of more labor and service-intensive departments such as the police or highway department.

Details of the data collected, and the value inputs are included in *Appendix B*.



## FISCAL MODEL RESULTS

The following graph summarizes the results of the fiscal model analysis. The detailed model results of each scenario are in *Appendix B*. It is important to remember that the tax rates presented are not predictions of what actual tax rates will be in the future, they are merely a guide to compare how the different scenarios affect Town, Village and school taxes.



As can be seen on the chart, assuming school expansion(s) is necessary to accommodate new growth in the Town and Village then conserving 3,000 acres of land in New Paltz would result in a combined school and local tax rate that is \$0.25 per thousand less than the hypothetical tax rate at full build-out. This includes money that would likely be raised by an additional open space bond. Thus in 30 years if New Paltz is able to conserve the 3,000 acre goal, and the rest of the Town and Village reach full build-out, the average home owner will be saving approximately \$70 per year (in 2006 dollars). And this financial savings is on top of the more important savings of less traffic, better water quality, and an overall richer quality of life.

## FISCAL MODEL SENSITIVITY ANALYSIS

Given the complexities of the fiscal model, there are a near infinite number of different scenarios that one could examine for the Town and Village. The values of the new homes and commercial development can be moved up or down from the baseline, the quantity of new construction can be changed, and the number of people and school aged

children per household are all potential variables to evaluate. Below we present just a few of these many different alternatives:

- One sensitivity analysis looked at was transferring 10% of the high and medium density residential development to affordable housing. This resulted in an increase of the hypothetical combined school and town tax rate of approximately 2.7% over the base build-out scenario.
- Using the same scenario as above, but apartments instead of affordable housing, increased the hypothetical combined tax rate by 3.5% over the base build-out scenario.
- Increasing commercial development within the base scenario by 25% lowers the hypothetical combined tax rate by 2%.
- Eliminating any new commercial growth raises the hypothetical combined tax rate by 9% over the base build-out scenario.
  - If residential growth in the form of apartments, affordable housing, and high density single-family development were to take the place of the commercial the hypothetical combined tax rate would be 16.3% higher than the base build-out scenario.
- Increasing the average number of school-aged children per household from 0.52 to 0.57 raises the hypothetical combined tax rate 3% over the base build-out scenario.

## **CONCLUSIONS AND RECOMMENDATIONS**

The land use and fiscal analysis of the potential scenarios developed for this project show the relative impact of conservation alternatives and growth alternatives. Factors outside of the model which may have an impact on these findings include continued growth of communities outside of the Town, and changes to the state aid formula for schools, among others.

Notably, the development pattern that will actually occur in the Town and Village can not exactly be predicted as this depends on some factors beyond the control of the community. These factors include individual landowners' decisions on whether to sell and/or develop property, decisions by the development community on where and what to develop, and any new future policy decisions by the Town and Village affecting land use and development, and regional and national growth and economic trends.

The primary conclusion reached in this study is that there is still a lot of potential growth in New Paltz, and that conserving some of this developable land will have not only an aesthetic and cultural benefit, but a fiscal benefit as well. By conserving land the burden on community services is reduced, and more importantly the burden to the school district is reduced. Higher levels of commercial growth, in place of residential growth, could also lower the relative tax burden for New Paltz residents.



However, conservation of land alone will not help to maintain the land use patterns that contribute to New Paltz' environmental sustainability and quality of life. The most important thing New Paltz can do right now is to comprehensively plan for growth now, before it is too late. Farm fields that have been open for decades can turn into subdivisions in less than a year. Critical habitats can be fragmented in a matter of minutes.

In order to avoid the significant adverse impacts that the build out is predicted to have on New Paltz, the following actions are recommended:

- Update the Town and Village comprehensive plans to provide a balanced pattern of growth and conservation.

New Paltz' open space plan has evaluated and identified a large-scale conservation network for the town and village that would preserve natural processes and ecosystems for wildlife, as well as for natural services such as maintaining water quality and providing flood protection. Taking into account the future build-out of the town and village, a public process should be undertaken to identify future growth areas that would appropriately accommodate the build-out with the least impact on environmental and cultural resources and traffic.

Most likely, this process will lead to the identification of several compact development or growth areas, close to areas with existing transportation and services. For example, it might lead to expansion of the village, as well as the identification of new hamlets, corridors or centralized growth areas in locations that will have the least impact on ecological resources, agricultural resources, traffic, and other areas of concern.

- Conduct a Generic Environmental Impact Statement (GEIS) process to address the potentially significant adverse environmental impacts and to create appropriate tools to mitigate the impacts.

This report has quantified the fiscal impacts of the GEIS, and has initiated the identification of environmental, agricultural, traffic, and other impacts of the build-out. A full GEIS process is recommended to identify and quantify the full scope of the impacts of the build out, and to identify appropriate mitigation measures. If the impacts of the build out lead to quantifiable impacts to New Paltz' resources, the town and village can institute mitigation fees to help offset development impacts. The GEIS process should be conducted with a public process that engages landowners and community members to participate.

- Update the Town and Village zoning to best manage future growth. This will most likely result in the need for creative tools such as incentive zoning and/or mitigation fees to ensure that impacts are mitigated and to provide equity for landowners in zoning and land use revisions.

The comprehensive planning process would provide a framework for revised town and village zoning regulations that reflect the desired conservation and land use patterns. Yet, it is recognized that the type of pattern that will likely result from this process would lead to inequities among landowners. For example, some landowners would be stripped of their existing density in favor of conservation and others would gain density due to goals of compact development. To avoid this potential problem, it is recommended that additional incentives be created to ensure that the zoning revisions are equitable and do not negatively impact landowners. This process will require extensive landowner outreach and should be done in an open and understandable manner for landowners.

- Provide additional guidance, in the form of development design guidelines or standards, to ensure that new development in the town and village is sited and designed with the least possible impact. These guidelines or standards can address topics that were identified as concern in this report, including siting of development to minimize resource consumption and fragmentation, reduction of impervious surface, visual integration of the built environment into the landscape, and much more. The town's habitat assessment guidelines should be integrated into this larger set of guidelines/standards that address these and other potential impacts of development.

## **Conclusion**

New Paltz is at a crossroads. Nearly 7,000 acres of land capable of supporting growth remain in the Town and Village. These same acres represent important resources, and in some cases represent locally and regionally treasured landscapes. These lands also are an important real estate asset to their landowners. If growth is managed properly, one can clearly see a positive future for all stakeholders. If growth is not well planned, there will be significant costs to the environment, quality of life, and the long term economic viability of the community. Time is of the essence, action must be taken soon, before it is too late.



## **Appendix A**

### **Build-out Analysis: Inputs and Results**







# Build-Out Report - Base Scenario

## Analysis Name: NP Town

Tuesday, November 21, 2006, 5:30 PM

### Report Contents

[Numeric Build-Out Settings](#)

[Spatial Build-Out Settings](#)

[Results](#)

### Report Summary

This report gives details about a single run of the Build-Out Wizard for this scenario.

- ☒ Numeric Build-Out has been run
- ☒ Spatial Build-Out has been run
- ☒ Visual Build-Out has not been run

### Numeric Build-Out Settings

#### Land Use Layer

Layer containing land-use information	Parcels
Attribute specifying land-use designation	ZONING
Attribute specifying unique identifier of each land-use area	OBJECTID

#### Density Rules

Land-Use Designation	Dwelling Units	Floor Area	Efficiency Factor (%)
A1 5	0.6666667 DU per acre		80
A3	0.33333334 DU per acre		80
B2	0.2 acre min. lot size	0.75 FAR	90
F	3 acre min. lot size		80
I1	0.4 acre min. lot size	0.5 FAR	90
R1	1 DU per acre		80
RV			80

#### Building Information

Land-Use Designation	DU per Building	Area (sq feet)	Floors
A1 5	1	0	1
A3	1	0	1
B2	1	0	2
F	1	0	1
I1	1	0	1
R1	1	0	1
RV	1	0	1

#### Constraints to Development

Constraint Layer	Can density be transferred?
------------------	-----------------------------

Millbrook	no
Greater15_Clip	no
flood_Clip	no
vnewpal	no
Built_Add	no
R1_Built	no
I1_Built	no
A3_and_F_Built	no
A15_Built	no
B2_Built	no
Water_and_Wet	no
Protected_andor_Public	no

### Existing Buildings

Layer containing existing buildings	Value or attribute specifying DU/bldg	Value or attribute specifying floor area (sq feet)
Existing Buildings	1	0

### Spatial Build-Out Settings

Settings				
Land-Use Designation	Minimum Separation Distance (feet)	Layout Pattern	Road or Line Layer	Setback (feet)
A1 5	150	Random		75
A3	200	Random		75
B2	75	Random		60
F	200	Random		75
I1	100	Random		75
R1	100	Random		75
RV	75	Random		75

### Results

#### Dwelling Unit Quantities

Land-Use Designation	Numeric Build-Out	Spatial Build-Out	Difference	Existing Dwelling Units
A1 5	517	510	7	84
A3	629	595	34	161
B2	74	73	1	50
F	19	12	7	18
I1	76	72	4	60
R1	1199	1185	14	231
RV	0	0	0	65
<b>Total</b>	<b>2514</b>	<b>2447</b>	<b>67</b>	<b>669</b>

#### Commercial Quantities - Floor Space

--	--	--	--	--



Land-Use Designation	Numeric Build-Out Floor Area (sq. feet)	Spatial Build-Out Floor Area (sq. feet)	Difference	Existing Floor Area
A1 5	0	0	0	0
A3	0	0	0	0
B2	1942916.173	1911253.465	31662.708	0
F	0	0	0	0
I1	4079661.502	3938427.185	141234.317	0
R1	0	0	0	0
RV	0	0	0	0
<b>Total</b>	<b>6022577.675</b>	<b>5849680.649</b>	<b>172897.026</b>	<b>0</b>

#### Commercial Quantities - Buildings

Land-Use Designation	Numeric Build-Out Units	Spatial Build-Out Units	Difference	Existing Buildings
A1 5	517	510	7	84
A3	629	595	34	161
B2	116	111	5	50
F	19	12	7	18
I1	127	111	16	60
R1	1199	1185	14	231
RV	0	0	0	65
<b>Total</b>	<b>2607</b>	<b>2524</b>	<b>83</b>	<b>669</b>

#### Buildable Area

Land-Use Designation	Gross Area (sq feet)	Net Buildable Area (sq feet)	Difference (sq feet)
A1 5	125678676.438	52604071.103	73074605.335
A3	427320855.624	130590264.083	296730591.541
B2	8299809.012	4111991.832	4187817.18
F	71420345.684	4183830.626	67236515.057
I1	26064866.341	11332392.96	14732473.381
R1	194606267.242	82856825.722	111749441.52
RV	6764307.592	2291426.854	4472880.738
<b>Total</b>	<b>860155127.932</b>	<b>287970803.18</b>	<b>572184324.752</b>

#### Exceptions

Land-Use Designation	Number of dwelling units that couldn't be placed because of space constraints	Number of commercial buildings that couldn't be placed because of space constraints	Number of polygons where number of existing buildings exceeds build-out limit
A1 5	7	7	0
A3	34	34	0
B2	1	5	0
F	7	7	0
I1	4	16	0
R1	14	14	0
RV	0	0	0
<b>Total</b>	<b>67</b>	<b>83</b>	<b>0</b>

# Build-Out Report - Base Scenario

## Analysis Name: Village

Tuesday, November 21, 2006, 10:58 AM

### Report Contents

[Numeric Build-Out Settings](#)

[Spatial Build-Out Settings](#)

[Results](#)

### Report Summary

This report gives details about a single run of the Build-Out Wizard for this scenario.

☒ Numeric Build-Out has been run

☒ Spatial Build-Out has been run

☒ Visual Build-Out has not been run

### Numeric Build-Out Settings

#### Land Use Layer

Layer containing land-use information	Village_and_Zoning
Attribute specifying land-use designation	ZONING
Attribute specifying unique identifier of each land-use area	OBJECTID

#### Density Rules

Land-Use Designation	Dwelling Units	Floor Area	Efficiency Factor (%)
B-1	0.17 acre min. lot size	0.58 FAR	90
B-2	0.11 acre min. lot size	1.35 FAR	90
B-3		0.5 FAR	90
F	1 acre min. lot size		90
G		0.75 FAR	90
H	0.5 acre min. lot size		90
P-B		0.65 FAR	80
R-1	0.34 acre min. lot size	0.32 FAR	80
R-2	0.17 acre min. lot size		80
R-3	0.08 acre min. lot size	0.59 FAR	80
SUNY			100

#### Mixed Use

Land-Use Designation	Building Use	Percent of Floor Area	Floor Area per DU (sq feet)
B-1			
	APARTMENTS	20	700
	COMMERCIAL	80	0
B-2			
	APARTMENTS	10	700
	COMMERCIAL	90	0



### Building Information

Land-Use Designation	DU per Building	Area (sq feet)	Floors
B-1	2	0	2
B-2	2	0	3
B-3	2	0	2
F	1	0	1
G	1	0	3
H	1	0	2
P-B	1	0	2
R-1	1	0	2
R-2	1	0	2
R-3	1	0	2
SUNY	1	0	1

### Constraints to Development

Constraint Layer	Can density be transferred?
V_R3_Built3	no
V_add	no
Planned_Dev	no
V_R1_Built2	no
Buffer_of_water_Clip	no
SUNY	no
V_B2_Built2	no
V_Built_add	no
V_add2	no
Village_non_Develop	no
flood	no
V_B1_Built2	no
V_R2_Built2	no
V_H_Built2	no
V_B3_F_PB_Built2	no
V_School	no
wetlands	no
Buffer_of_STREAMS_Clip	no
Greater15_Clip	no
V_G_Built2	no
Millbrook	no

### Existing Buildings

Layer containing existing buildings	Value or attribute specifying DU/bldg	Value or attribute specifying floor area (sq feet)
Existing Building Village	1	SQFT

### Spatial Build-Out Settings

## Settings

Land-Use Designation	Minimum Separation Distance (feet)	Layout Pattern	Road or Line Layer	Setback (feet)
B-1	70	Grid	ulster_streets	35
B-2	50	Grid	ulster_streets	25
B-3	70	Grid	ulster_streets	45
F	100	Random	ulster_streets	70
G	50	Grid	ulster_streets	25
H	90	Grid	ulster_streets	70
P-B	90	Random	ulster_streets	70
R-1	90	Random	ulster_streets	70
R-2	75	Random	ulster_streets	45
R-3	75	Grid	ulster_streets	45
SUNY	0	Random	ulster_streets	0

## Results

### Dwelling Unit Quantities

Land-Use Designation	Numeric Build-Out	Spatial Build-Out	Difference	Existing Dwelling Units
B-1	44	8	36	29
B-2	82	39	43	51
B-3	0	0	0	14
F	0	0	0	4
G	0	0	0	6
H	39	34	5	30
P-B	0	0	0	0
R-1	73	66	7	0
R-2	269	189	80	119
R-3	80	9	71	91
SUNY	0	0	0	0
<b>Total</b>	<b>587</b>	<b>345</b>	<b>242</b>	<b>344</b>

### Commercial Quantities - Floor Space

Land-Use Designation	Numeric Build-Out Floor Area (sq. feet)	Spatial Build-Out Floor Area (sq. feet)	Difference	Existing Floor Area
B-1	110372.374	24135.447	86236.926	52200
B-2	452175.783	154713.461	297462.322	91800
B-3	72916.154	66783.127	6133.028	25200
F	0	0	0	7200
G	63680.305	58113.04	5567.265	10800
H	0	0	0	54000
P-B	1040910.437	1040910.437	0	0
R-1	0	0	0	0
R-2	0	0	0	214200
R-3	23903.358	0	23903.358	163800
SUNY	0	0	0	0
<b>Total</b>	<b>1763958.411</b>	<b>1344655.512</b>	<b>419302.899</b>	<b>619200</b>



## Commercial Quantities - Buildings

Land-Use Designation	Numeric Build-Out Units	Spatial Build-Out Units	Difference	Existing Buildings
B-1	48	4	44	29
B-2	65	21	44	51
B-3	7	4	3	14
F	0	0	0	4
G	7	5	2	6
H	39	34	5	30
P-B	3	3	0	0
R-1	73	66	7	0
R-2	269	189	80	119
R-3	95	9	86	91
SUNY	0	0	0	0
<b>Total</b>	<b>606</b>	<b>335</b>	<b>271</b>	<b>344</b>

## Buildable Area

Land-Use Designation	Gross Area (sq feet)	Net Buildable Area (sq feet)	Difference (sq feet)
B-1	1041750.542	415254.657	626495.885
B-2	1373186.138	596956.478	776229.66
B-3	1071201.665	217565.606	853636.06
F	2882578.887	173489.398	2709089.489
G	512817.713	110340.723	402476.99
H	4407057.414	1829875.76	2577181.654
P-B	2694451.534	2001751.103	692700.431
R-1	5428234.561	1330793.958	4097440.603
R-2	13121678.321	4238527.872	8883150.449
R-3	2200260.166	1097518.574	1102741.592
SUNY	9171507.065	0	9171507.065
<b>Total</b>	<b>43904724.007</b>	<b>12012074.129</b>	<b>31892649.878</b>

## Exceptions

Land-Use Designation	Number of dwelling units that couldn't be placed because of space constraints	Number of commercial buildings that couldn't be placed because of space constraints	Number of polygons where number of existing buildings exceeds build-out limit
B-1	36	44	0
B-2	43	44	0
B-3	0	3	0
F	0	0	0
G	0	2	0
H	5	5	0
P-B	0	0	0
R-1	7	7	0
R-2	80	80	0
R-3	71	86	0
SUNY	0	0	0
<b>Total</b>	<b>242</b>	<b>271</b>	<b>0</b>

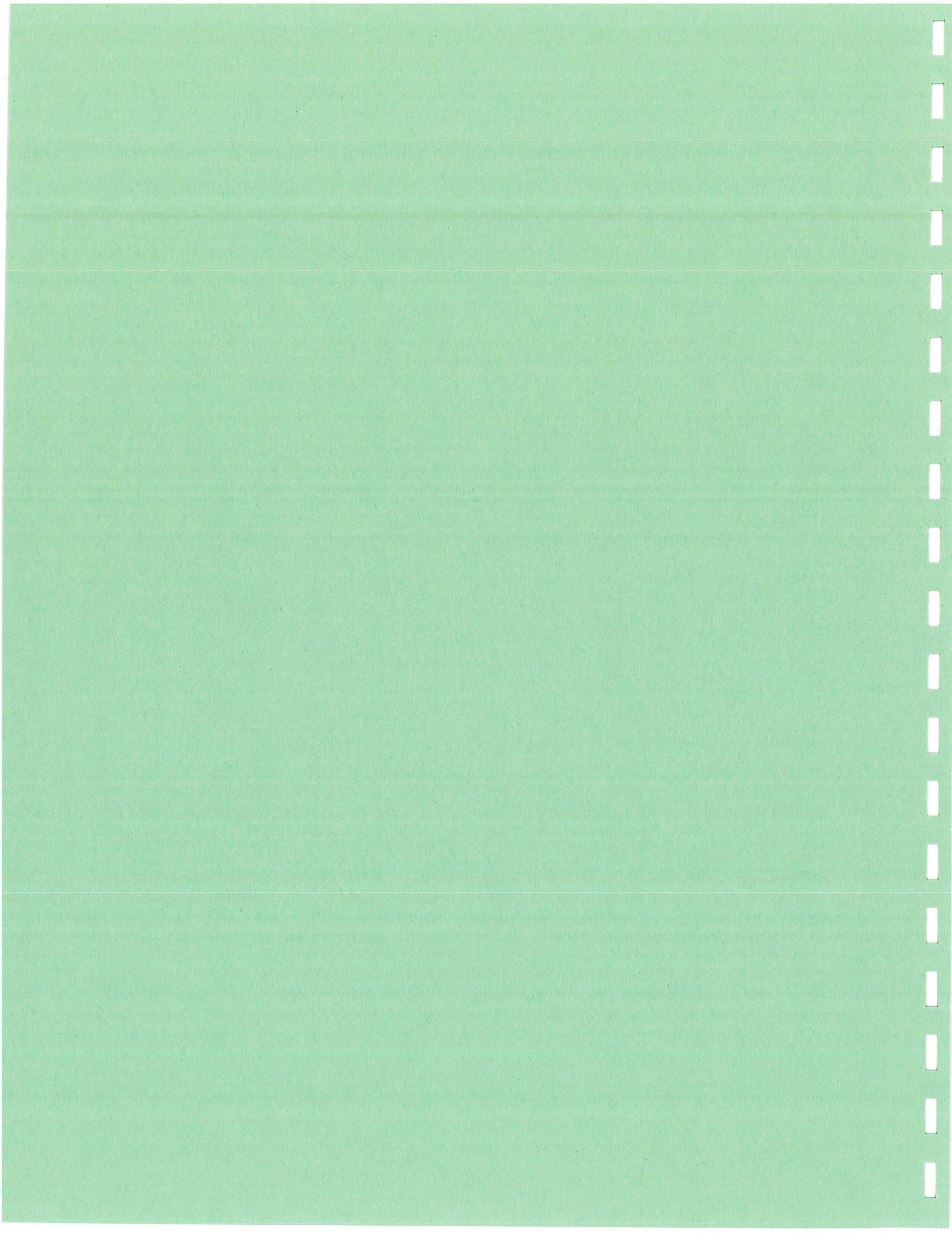




**Appendix B**

**Fiscal Inputs and Results**







*Appendix B - New Paltz Fiscal Analysis*  
*Data inputs, assumptions, and results*

**Data Collection**

Up to date data was collected for the Town and Village of New Paltz and the NPCSD, including interviews with municipal staff and with the school district as needed to properly understand facility and capital capacity and how future growth may be accommodated. An estimated proportion of costs that are relatively constant and those that are variable, including approximate levels of service where major new capital costs may be expected, were identified through these interviews. This information was used to model expenses relative to future capital and operating needs. The data that were entered into the fiscal model are summarized in **Table 1** and **Table 2**. The model calculations are included in *Appendix C*.

**Cost and Revenue Estimates & Adjustments**

Existing facilities and service areas may have additional capacity or, on the contrary, may have inadequate existing capacity. After the per-capita costs and revenues were estimated, the per capita costs and non-tax revenue were adjusted by the municipal service area to account for fixed costs, existing excess capacity, or existing inadequate capacity. These adjusted costs and revenues for the Town were then multiplied by the increased population caused by the proposed land use scenario. A net cost per capita of \$353.71 and \$88.02 for the Town and Village respectively was estimated based on the inputs information made available. This number represents the average cost for each additional resident. The number is not a one-to-one factor and it should be understood that adding one person to the Town will not cause an incurred cost of \$353.71. However, adding 1,000 people to the town may incur a cost of \$353,710. A breakdown of the expenses and revenues used in the model is summarized in the following table. The “percent used” columns within the table reflect the adjustment for each fiscal input based on the previous statement that expenses and revenues within the town are not directly affected by one individual, rather there are thresholds that are reached in a step-wise fashion as the population increases. Since the model is based on 1:1 ratios, each individual’s contribution to the Town’s budget must be prorated. The net expense (or revenue) is the expense (or revenue) multiplied by the percent used and then divided by the total population to estimate how much each additional person will effect the expenses and revenues for each of the five categories. The categories (as well as the total expenses and revenues) were taken directly from the December 2005 New Paltz budget reports. The percent used values were developed by interviewing New Paltz personnel and further refined by utilizing professional experience based on anticipated future expenditures and revenues related to potential population increases. For more details on how the inputs were developed please see the paragraph following the table.



*Appendix B - New Paltz Fiscal Analysis*  
*Data inputs, assumptions, and results*

**Table 1. Fiscal Model Inputs – Government Expenses & Revenues**

Government Activities		Expenses	Percent fixed	Net expense per person	Revenue	Percent fixed	Net revenue per person
General Administration	T	\$2,137,899	75%	\$73.79	\$1,076,110	70%	\$44.57
	V	\$1,183,573	75%	\$43.80	\$611,209	70%	\$27.14
Public Works	T	\$1,530,271	60%	\$84.51	\$23,000	85%	\$0.48
	V	\$296,838	60%	\$17.58	\$92,838	85%	\$2.06
Culture & Recreation	T	\$795,981	60%	\$43.96	\$66,000	60%	\$3.64
	V	\$158,571	60%	\$9.39	\$0	60%	\$0
Economic assistance & Home and Community Services	T	\$231,545	50%	\$15.98	\$66,900	50%	\$4.62
	V	\$194,130	50%	\$14.37	\$37,000	50%	\$2.74
Public Safety	T	\$2,866,610	50%	\$197.89	\$220,000	70%	\$9.11
	V	\$652,329	50%	\$48.28	\$303,000	70%	\$13.46

### **Expenses**

For the General Administration category the estimated expenses reflect costs such as health insurance and the contributions for the employee retirement plan – for which increases in these types of expenses are not directly related to population per se. In discussions with Town and Village personnel it appears that as population increases there will be a need for additional personnel and vehicles. Building expansions were noted as already being necessary for most departments, regardless of growth, as such new building expenses are not built into the structure of the model, but are rather a user input that can be evaluated independent of growth. For the Public Works category, it was estimated that for approximately every 6 new miles of roads in the Town, there would be a need for an additional truck and staff member. Additional staffing would be needed in the Village as population increases for general maintenance. Public Safety accounts for a large percentage of the existing budget, and could greatly increase with additional development, as the volunteer fire department is likely to become a paid department. Additional development will likely also require additional police and fire staff and vehicles. Significant development on the west side of the Wallkill will likely necessitate the addition of a public safety building and equipment. Other department needs are expected grow steadily as population increases.

### **Revenue**

In addition to the increased assessment value of the town as the population increases, other local and school revenues were generated using the per capita method described above in the expense side of the model. Other revenues include local fees and charges such as interest, rents, licenses, permits, service charges, fines, and inter-governmental aid--perhaps most relevant to the school district.



**Appendix B - New Paltz Fiscal Analysis**  
**Data inputs, assumptions, and results**

**Value Inputs**

Under the build-out analysis, changes to the property tax base include increases in residential and commercial development in the Town and Village. For the fiscal model, residential development was broken down into five groups – high density, medium density, low density, rural and senior housing. Commercial development was broken into four categories – industrial, high density retail, low density retail, and office commercial. The following table summarizes the assumed values for each category as used in the model.

**Table 2. Fiscal Model Inputs – Land Values**

Residential	Units/Acre	Value/Unit	Value/Acre
High Density	4	\$225,000	\$900,000
Medium Density	1	\$280,000	\$280,000
Low Density	0.75	\$275,000	\$206,250
Rural	0.33	\$350,000	\$115,500
Senior Housing	12	N/A	\$500,000
Affordable Housing	3	\$150,000	\$450,000
High Density (Village)	12	\$250,000	\$3,000,000
Medium Density (Village)	6	\$250,000	\$1,500,000
Low Density (Village)	2.5	\$280,000	\$700,000
Senior Housing (Village)	20	N/A	\$550,000
Affordable Housing (Village)	6	\$150,000	\$900,000
Commercial	Square feet/Acre	Value/foot <sup>2</sup>	Value/Acre
Industrial	10,000	\$28	\$280,000
Retail Low Density	12,000	\$50	\$600,000
Retail High Density	20,000	\$45	\$900,000
Office	22,000	\$34	\$748,000
Apartments	6,500	\$65	\$422,500
Industrial (Village)	11,000	\$40	\$440,000
Retail Low Den. (Village)	14,000	\$100	\$1,400,000
Retail High Den. (Village)	35,000	\$67	\$2,345,000
Office (Village)	25,000	\$40	\$1,000,000
Apartments (Village)	10,500	\$90	\$945,000



***Appendix B - New Paltz Fiscal Analysis  
Data inputs, assumptions, and results***

The units/acre in the table are based on the existing zoning for the Town of the New Paltz, and the square feet/acre are based partially on zoning, and partially on the perceived commercial development trends in New Paltz. The values are based on average values for existing properties (built within the last 5 years) located within each of the land use categories. The existing home values were increased by approximately 12% based on the average home assessment in New Paltz increasing from approximately \$250,000 to \$280,000 in the latest assessment. Using figures from the U.S. Census and the Ulster County Planning Department, for the Town there are 2.67 persons on average per household with 0.52 school-age children per household on average. For the Village there are 2.12 persons and 0.21 school-aged children per household.

**School District Assumptions**

Obtaining an estimate for the student capacity of the NPCSD is difficult, mainly because capacity can be measured many different ways. For this model we have used the State capacity of 27 students per standard classroom, which accounting for special education class rooms, which are typically 8 to 15 students per classroom, yields an overall average of approximately 25 students per classroom based on state guidelines. Last school year the school district had approximately 21.5 students per classroom with an enrollment of 2,339 students. Thus based on the state capacity, the school district could theoretically handle approximately 2,720 students. As of October 2006 the district enrollment was 2,283 students, thus allowing for an additional 437 students before reaching capacity. Approximately 70% of the student body is estimated to come from the Town and Village of New Paltz, thus for the model 305 new school-aged children was used as the “tipping point” for new school building construction. New school construction was estimated to be \$45 million based on available information for recent proposed school expansions in other parts of the state. This new expansion is estimated to accommodate an additional 600 students. Therefore a second tipping point of 725 new students (70% of 600 plus 305) was put into the model which results in another \$45 million expansion cost, with additional tipping points at 1,145 and 1,565 students. 60% was used as the state building aid percentage based on the most recent year’s percentage of 60.7%.

***FISCAL MODEL RESULTS***

**Scenario 1. Full Build-out**

Scenario One, which is based on the full build-out estimate of 3,001 new housing units and 4.6 million square feet of new commercial development in the Town and Village. In this scenario, the population was estimated to increase by approximately 8,159 people, and 1,413 school-aged children. The resulting hypothetical combined tax rate generated was \$22.04 and \$25.69 per thousand without construction of a school building for the Town and Village respectively and \$24.13 and \$27.78 with construction of a new school building.



*Appendix B - New Paltz Fiscal Analysis  
Data inputs, assumptions, and results*

**Scenario 2. Full Build-out, less the 3,000 acre conservation goal**

The Open Space Plan for New Paltz sets a goal of conserving 3,000 additional acres of open space. Scenario two is based on this conservation goal. In order to reach the goal it was estimated that New Paltz would need to bond a total of \$8,000,000. This is based on an estimated cost per acre of \$8,000 for conservation, and that bond money would only account for 1/3 of the necessary funding for open space acquisitions. Remaining funding would come from matching grants, landowner donations/bargain sales, and future real estate transfer fees. It was also assumed that of the 3,000 acres conserved, approximately 1,650 of the acres would be buildable land (1,000 acres of the conservation goal are located on the ridge and the eastern wetlands, of which 85% or more is constrained land), thus this acreage was removed from rural, low density, and medium density development areas.

In scenario two, 1,966 new residential units are predicted with a population increase of 5,396 people and 880 new school aged children. The amount of commercial square footage remained the same from scenario one. The resulting hypothetical combined tax rate generated was \$22.25 and \$25.90 per thousand without construction of a school building for the Town and Village respectively and \$23.88 and \$27.53 with construction of a new school building. This is approximately 0.01% more than scenario one without school construction and 1.0% less with construction.

**Table 3. Comparison of Results from the Fiscal Model**

<b>Model Results</b>	<b>Scenario 1 Full Build-out</b>		<b>Scenario 2 Less 3,000-acres conserved</b>
Total New Housing Units	3,001		1,966
Total New Residents	8,159		5,396
Total New Commercial Square feet	4,607,500		4,607,500
Total New School Aged Children	1,413		880
New Expenses	\$6,646,848		\$5,654,361
New Revenues (Non-tax)	\$481,675		\$309,171
Additional Assessed Value	\$1,072,913,250		\$752,475,750
Combined Rate without Building (Hypothetical)	Town	\$22.04	\$22.25
	Village	\$25.69	\$25.90
Combined rate with Building (Hypothetical)	Town	\$24.13	\$23.88
	Village	\$27.78	\$27.53







## **Appendix C**

### **Fiscal Model Input and Calculation Fields**



# NEW PALTZ FISCAL

Field Name	Field Type	Formula / Entry Option
FDS1 Additional Assessed Value Town	Calculation (Number)	= (FDS1 Land Use Value 1+FDS1 Land Use Value 2+FDS1 Land Use Value 3+FDS1 Land Use Value 4+FDS1 Land Use Value 5 +FDS1 Land Use Value 6+FDS1 Land Use Value 7+FDS1 Land Use Value 7H+FDS1 Land Use Value 8 + FDS1 Land Use Value A.H. Town + FDS1 Land Use Value APTS Town - FDS1 Land Use Value 9)
FDS1 Additional Assessed Value Village	Calculation (Number)	= (FDS1 Land Use Value 1V+FDS1 Land Use Value 2V+FDS1 Land Use Value 3V+FDS1 Land Use Value 4V+FDS1 Land Use Value 5V+FDS1 Land Use Value 6V+FDS1 Land Use Value 6VH+FDS1 Land Use Value 7V + FDS1 Land Use Value A.H. Village + FDS1 Land Use Value APTS Village - FDS1 Land Use Value 8V)
FDS1 APTS Total	Calculation (Number)	= FDS1 APTS Town + FDS1 APTS Village
FDS1 APTS Town	Calculation (Number)	= (FDS1 Land Use Input APTS Town * SQR Per Acre APT Town) / APT Size
FDS1 APTS Village	Calculation (Number)	= (FDS1 Land Use Input APTS Village * SQR Per Acre APT Village) / APT Size
FDS1 Capital Bump	Number	
FDS1 Expense Total	Calculation (Number)	= FDS1 Expense Town + FDS1 Expense Village
FDS1 Expense Town	Calculation (Number)	= ((PS Expenses Net Per Cap+EHCOSH Expenses Net Per Cap+CR Expenses Net Per Cap+GA Expenses Net Per Cap+TRANS Expenses Net Per Cap) * FDS1 People Town) + FDS1 Impact on Levy + FDS1 Open Space Impact on Levy + FDS1 Highway Bump + FDS1 Fire House Bump + FDS1 Paid Fire Bump
FDS1 Expense Village	Calculation (Number)	= ((PS Expenses Net Per Cap V+EHCOSH Expenses Net Per Cap V+CR Expenses Net Per Cap V+GA Expenses Net Per Cap V +TRANS Expenses Net Per Cap V) * FDS1 People Village)
FDS1 Fire House Bump	Calculation (Number)	= If ( (FDS1 Housing Units Town > 1000); Fire House West of Walkkill; 0)
FDS1 Highway Bump	Calculation (Number)	= If ( (FDS1 Housing Units Town > 400) ; 180000; 0) + If ( (FDS1 Housing Units Town > 800) ; 180000; 0) + If ( (FDS1 Housing Units Town > 1200) ; 180000; 0) + If ( (FDS1 Housing Units Town > 1600) ; 180000; 0) + If ( (FDS1 Housing Units Town > 2000) ; 180000; 0) + If ( (FDS1 Housing Units Town > 2400) ; 180000; 0) + If ( (FDS1 Housing Units Town > 2800) ; 180000; 0) + If ( (FDS1 Housing Units Town > 3200) ; 180000; 0)
FDS1 Housing Units	Calculation (Number)	= FDS1 Housing Units Town + FDS1 Housing Units Village
FDS1 Housing Units Town	Calculation (Number)	= (FDS1 Land Use Input 1 * HU Per Acre 1)+(FDS1 Land Use Input 2 * HU Per Acre 2)+(FDS1 Land Use Input 3 * HU Per Acre 3) +(FDS1 Land Use Input 4*HU Per Acre 4) + (FDS1 Land Use Input 5*HU Per Acre 5)+( FDS1 Land Use Input A.H. Town * HU Per Acre A.H. Town)
FDS1 Housing Units Village	Calculation (Number)	= (FDS1 Land Use Input 1V * HU Per Acre 1V)+(FDS1 Land Use Input 2V * HU Per Acre 2V)+(FDS1 Land Use Input 3V * HU Per Acre 3V)+(FDS1 Land Use Input 4V * HU Per Acre 4V)+(FDS1 Land Use Input A.H. Village * HU Per Acre A.H. Village)
FDS1 Impact on Levy	Calculation (Number)	= PMT(FDS1 Capital Bump; Bond Interest Rate Town_Village; Bond Term Town_Village)
FDS1 Land Use Input 1	Number	
FDS1 Land Use Input 1V	Number	
FDS1 Land Use Input 2	Number	
FDS1 Land Use Input 2V	Number	
FDS1 Land Use Input 3	Number	
FDS1 Land Use Input 3V	Number	
FDS1 Land Use Input 4	Number	
FDS1 Land Use Input 4V	Number	
FDS1 Land Use Input 5	Number	



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Field Name	Field Type	Formula / Entry Option
FDS1 Land Use Input 5V	Number	
FDS1 Land Use Input 6	Number	
FDS1 Land Use Input 6V	Number	
FDS1 Land Use Input 6VH	Number	
FDS1 Land Use Input 7	Number	
FDS1 Land Use Input 7H	Number	
FDS1 Land Use Input 7V	Number	
FDS1 Land Use Input 8	Number	
FDS1 Land Use Input 8V	Number	
FDS1 Land Use Input 9	Number	
FDS1 Land Use Input A.H.	Number	
Town		
FDS1 Land Use Input A.H.	Number	
Village		
FDS1 Land Use Input APTS	Number	
Town		
FDS1 Land Use Input APTS	Number	
Village		
FDS1 Land Use Value 1	Calculation (Number)	= FDS1 Land Use Input 1 * Value Land Use 1
FDS1 Land Use Value 1V	Calculation (Number)	= FDS1 Land Use Input 1V * Value Land Use 1V
FDS1 Land Use Value 2	Calculation (Number)	= FDS1 Land Use Input 2 * Value Land Use 2
FDS1 Land Use Value 2V	Calculation (Number)	= FDS1 Land Use Input 2V * Value Land Use 2V
FDS1 Land Use Value 3	Calculation (Number)	= FDS1 Land Use Input 3 * Value Land Use 3
FDS1 Land Use Value 3V	Calculation (Number)	= FDS1 Land Use Input 3V * Value Land Use 3V
FDS1 Land Use Value 4	Calculation (Number)	= FDS1 Land Use Input 4 * Value Land Use 4
FDS1 Land Use Value 4V	Calculation (Number)	= FDS1 Land Use Input 4V * Value Land Use 4V
FDS1 Land Use Value 5	Calculation (Number)	= FDS1 Land Use Input 5 * Value Land Use 5
FDS1 Land Use Value 5V	Calculation (Number)	= FDS1 Land Use Input 5V * (Value Land Use 5V * SQR Per Acre 5V)
FDS1 Land Use Value 6	Calculation (Number)	= FDS1 Land Use Input 6 * (Value Land Use 6 * SQR Per Acre 6)
FDS1 Land Use Value 6V	Calculation (Number)	= FDS1 Land Use Input 6V * (Value Land Use 6V * SQR Per Acre 6V)
FDS1 Land Use Value 6VH	Calculation (Number)	= FDS1 Land Use Input 6VH * (Value Land Use 6VH * SQR Per Acre 6VH)
FDS1 Land Use Value 7	Calculation (Number)	= FDS1 Land Use Input 7 * (Value Land Use 7 * SQR Per Acre 7)
FDS1 Land Use Value 7H	Calculation (Number)	= FDS1 Land Use Input 7H * (Value Land Use 7H * SQR Per Acre 7H)
FDS1 Land Use Value 7V	Calculation (Number)	= FDS1 Land Use Input 7V * (Value Land Use 7V * SQR Per Acre 7V)
FDS1 Land Use Value 8	Calculation (Number)	= FDS1 Land Use Input 8 * (Value Land Use 8 * SQR Per Acre 8)



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Field Name	Field Type	Formula / Entry Option
FDS1 Land Use Value 8V	Calculation (Number)	= FDS1 Land Use Input 8V * Open Space Value per Acre
FDS1 Land Use Value 9	Calculation (Number)	= FDS1 Land Use Input 9 * Open Space Value per Acre
FDS1 Land Use Value A.H. Town	Calculation (Number)	= FDS1 Land Use Input A.H. Town * Value Land Use A.H. Town
FDS1 Land Use Value A.H. Village	Calculation (Number)	= FDS1 Land Use Input A.H. Village * Value Land Use A.H. Village
FDS1 Land Use Value APTS Town	Calculation (Number)	= FDS1 Land Use Input APTS Town * (Value Land Use APTS Town * SQR Per Acre APT Town)
FDS1 Land Use Value APTS Village	Calculation (Number)	= FDS1 Land Use Input APTS Village * (Value Land Use APTS Village * SQR Per Acre APT Village)
FDS1 New School Operating Cost	Calculation (Number)	= School Operating Cost Per Student * FDS1 SAC
FDS1 OPEN SPACE BOND Levy	Number	= PMT ( FDS1 OPEN SPACE BOND; OPEN SPACE INTEREST; OPEN SPACE BOND TERM)
FDS1 Paid Fire Bump	Calculation (Number)	= If ( (FDS1 People Total > 2500); 2500000; 0)
FDS1 People Total	Calculation (Number)	= FDS1 People Town + FDS1 People Village
FDS1 People Town	Calculation (Number)	= ((FDS1 Housing Units Town - (FDS1 Land Use Input 5 * HU Per Acre 5))* PPHH Town) + ((FDS1 Land Use Input 5 * HU Per Acre 5) * Senior per Unit) + (FDS1 APTS Town * PPAPT Town)
FDS1 People Village	Calculation (Number)	= (FDS1 Housing Units Village - (FDS1 Land Use Input 4V * HU Per Acre 4V))* PPHH Village + ((FDS1 Land Use Input 4V * HU Per Acre 4V) * Senior per Unit) + (FDS1 APTS Village * PPAPT Village)
FDS1 Revenue Total	Calculation (Number)	= FDS1 Revenue Town + FDS1 Revenue Village
FDS1 Revenue Town	Calculation (Number)	= (GA Revenue Net Per Cap+Trans Revenue Net Per Cap+PS Revenue Net Per Cap+EHCSH Revenue Net Per Cap+CR Revenue Net Per Cap) * FDS1 People Town
FDS1 Revenue Village	Calculation (Number)	= (GA Revenue Net Per Cap V+Trans Revenue Net Per Cap V+PS Revenue Net Per Cap V+EHCSH Revenue Net Per Cap V+CR Revenue Net Per Cap V) * FDS1 People Village
FDS1 SAC	Calculation (Number)	= (((FDS1 Land Use Input 1*HU Per Acre 1)*SAC TOWN HD) + ((FDS1 Land Use Input 2*HU Per Acre 2) * SAC TOWN MD) + ((FDS1 Land Use Input 3*HU Per Acre 3) * SAC TOWN LD) + ((FDS1 Land Use Input 4*HU Per Acre 4) * SAC TOWN R) + (((FDS1 Land Use Input A.H. Town*HU Per Acre A.H. Town) + (FDS1 Land Use Input A.H. Village*HU Per Acre A.H. Village)) * SAC AFFORDABLE) + (FDS1 APTS Total * SAC APTS)) + (((FDS1 Land Use Input 1V * HU Per Acre 1V) + (FDS1 Land Use Input 2V * HU Per Acre 2V) + (FDS1 Land Use Input 3V * HU Per Acre 3V)) * SAC VILLAGE)
FDS1 School Building Annual Payment	Calculation (Number)	= PMT(( FDS1 School Building Cost*(1-School Building Aid Percentage)); Bond Interst Rate; Bond Term)
FDS1 School Building Cost	Calculation (Number)	= ((If ( FDS1 SAC > School Capacity; School Building Cost; 0)) + (If ( FDS1 SAC > (School Capacity + 420); School Building Cost; 0)))+( If ( FDS1 SAC > (School Capacity + 840); School Building Cost; 0))+( (If ( FDS1 SAC > (School Capacity + 1260); School Building Cost; 0)))
FDS1 School Other Income	Calculation (Number)	= School Other Income Per Student * FDS1 SAC
FDS1 School State Aid	Calculation (Number)	= School Total State Aid Per Student * FDS1 SAC



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Field Name	Field Type	Formula / Entry Option
FDS1 School Tax Rate Per Thousand	Calculation (Number)	= ((School Tax Levy*.71)+(FDS1 New School Operating Cost-(FDS1 School State Aid+FDS1 School Other Income))) / ((FDS1 Total Assessed Value)/1000)
FDS1 School Town Rate NC	Calculation (Number)	= FDS1 Town Tax Per Thousand + FDS1 School Tax Rate Per Thousand
FDS1 School Town Rate WC	Calculation (Number)	= FDS1 Town Tax Per Thousand + FDS1 School TRPT With Construction
FDS1 School TRPT With Construction	Calculation (Number)	= (((School Tax Levy*.71)+((FDS1 School Building Annual Payment)+(FDS1 New School Operating Cost))-(FDS1 School State Aid +FDS1 School Other Income))) / ((FDS1 Total Assessed Value)/1000)
FDS1 School Village Rate NC	Calculation (Number)	= FDS1 Village Tax Per Thousand + FDS1 School Tax Rate Per Thousand
FDS1 School Village Rate WC	Calculation (Number)	= FDS1 Village Tax Per Thousand + FDS1 School TRPT With Construction
FDS1 SQUARE FEET Total	Calculation (Number)	= FDS1 SQUARE FEET Town + FDS1 SQUARE FEET Village
FDS1 SQUARE FEET Town	Calculation (Number)	= (FDS1 Land Use Input 6 *SQR Per Acre 6)+(FDS1 Land Use Input 7 *SQR Per Acre 7)+(FDS1 Land Use Input 7H *SQR Per Acre 7H)+(FDS1 Land Use Input 8 *SQR Per Acre 8) + (FDS1 Land Use Input APTS Town * SQR Per Acre APT Town)
FDS1 SQUARE FEET Village	Calculation (Number)	= (FDS1 Land Use Input 5V *SQR Per Acre 5V)+(FDS1 Land Use Input 6V *SQR Per Acre 6V)+(FDS1 Land Use Input 6VH *SQR Per Acre 6VH)+(FDS1 Land Use Input 7V *SQR Per Acre 7V)+(FDS1 Land Use Input APTS Village * SQR Per Acre APT Village)
FDS1 Total Assessed Value	Calculation (Number)	= Town Assessed Value + Village Assessed Value + FDS1 Additional Assessed Value Town + FDS1 Additional Assessed Value Village
FDS1 Town Tax Per Thousand	Calculation (Number)	= (Town Tax Levy + (FDS1 Expense Town-FDS1 Revenue Town))/((Town Assessed Value+FDS1 Additional Assessed Value Town) /1000))
FDS1 Village Tax Per Thousand	Calculation (Number)	= (Village Tax Levy + (FDS1 Expense Village-FDS1 Revenue Village))/((Village Assessed Value + FDS1 Additional Assessed Value Village)/1000)) + FDS1 Town Tax Per Thousand
FDS2 Additional Assessed Value Town	Calculation (Number)	= (FDS2 Land Use Value 1+FDS2 Land Use Value 2+FDS2 Land Use Value 3+FDS2 Land Use Value 4+FDS2 Land Use Value 5 +FDS2 Land Use Value 6+FDS2 Land Use Value 7+FDS2 Land Use Value 7H+FDS2 Land Use Value 8 + FDS2 Land Use Value A.H. Town + FDS2 Land Use Value APTS Town - FDS2 Land Use Value 9)
FDS2 Additional Assessed Value Village	Calculation (Number)	= (FDS2 Land Use Value 1V+FDS2 Land Use Value 2V+FDS2 Land Use Value 3V+FDS2 Land Use Value 4V+FDS2 Land Use Value 5V+FDS2 Land Use Value 6V+FDS2 Land Use Value 6VH+FDS2 Land Use Value 7V + FDS2 Land Use Value A.H. Village + FDS2 Land Use Value APTS Village -FDS2 Land Use Value 8V)
FDS2 APTS Total	Calculation (Number)	= FDS2 APTS Town + FDS2 APTS Village
FDS2 APTS Town	Calculation (Number)	= (FDS2 Land Use Input APTS Town * SQR Per Acre APT Town) / APT Size
FDS2 APTS Village	Calculation (Number)	= (FDS2 Land Use Input APTS Village * SQR Per Acre APT Village) / APT Size
FDS2 Capital Bump	Number	
FDS2 Expense Total	Calculation (Number)	= FDS2 Expense Town + FDS2 Expense Village
FDS2 Expense Town	Calculation (Number)	= ((PS Expenses Net Per Cap+EHCASH Expenses Net Per Cap+CR Expenses Net Per Cap+GA Expenses Net Per Cap+TRANS Expenses Net Per Cap) * FDS2 People Town) + FDS2 Impact on Levy + FDS2 Open Space Impact on Levy + FDS2 Highway Bump + FDS2 Fire House Bump + FDS2 Paid Fire Bump
FDS2 Expense Village	Calculation (Number)	= ((PS Expenses Net Per Cap V+EHCASH Expenses Net Per Cap V+CR Expenses Net Per Cap V+GA Expenses Net Per Cap V +TRANS Expenses Net Per Cap V) * FDS2 People Village)
FDS2 Fire House Bump	Calculation (Number)	= If ( (FDS2 Housing Units Town > 1000); Fire House West of Wallkill; 0)
FDS2 Highway Bump	Calculation (Number)	= If ( (FDS2 Housing Units Town > 400) ; 180000; 0) + If ( (FDS2 Housing Units Town > 800) ; 180000; 0) + If ( (FDS2 Housing



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Field Name	Field Type	Formula / Entry Option
FDS2 Housing Units	Calculation (Number)	Units Town > 1200 ; 180000; 0) + If ( (FDS2 Housing Units Town > 1600) ; 180000; 0) + If ( (FDS2 Housing Units Town > 2000) ; 180000; 0) + If ( (FDS2 Housing Units Town > 2400) ; 180000; 0) + If ( (FDS2 Housing Units Town > 2800) ; 180000; 0) + If ( (FDS2 Housing Units Town > 3200) ; 180000; 0)
FDS2 Housing Units Town	Calculation (Number)	= FDS2 Housing Units Town + FDS2 Housing Units Village
FDS2 Housing Units Town	Calculation (Number)	= (FDS2 Land Use Input 1 * HU Per Acre 1)+(FDS2 Land Use Input 2 * HU Per Acre 2)+(FDS2 Land Use Input 3 * HU Per Acre 3) + (FDS2 Land Use Input 4*HU Per Acre 4) + (FDS2 Land Use Input 5*HU Per Acre 5)+ (FDS2 Land Use Input A.H. Town * HU Per Acre A.H. Town)
FDS2 Housing Units Village	Calculation (Number)	= (FDS2 Land Use Input 1V * HU Per Acre 1V)+(FDS2 Land Use Input 2V * HU Per Acre 2V)+(FDS2 Land Use Input 3V * HU Per Acre 3V)+(FDS2 Land Use Input 4V * HU Per Acre 4V)+ (FDS2 Land Use Input A.H. Village * HU Per Acre A.H. Village)
FDS2 Impact on Levy	Calculation (Number)	= PMT/(FDS2 Capital Bump; Bond Interest Rate Town_Village; Bond Term Town_Village)
FDS2 Land Use Input 1	Number	
FDS2 Land Use Input 1V	Number	
FDS2 Land Use Input 2	Number	
FDS2 Land Use Input 2V	Number	
FDS2 Land Use Input 3	Number	
FDS2 Land Use Input 3V	Number	
FDS2 Land Use Input 4	Number	
FDS2 Land Use Input 4V	Number	
FDS2 Land Use Input 5	Number	
FDS2 Land Use Input 5V	Number	
FDS2 Land Use Input 6	Number	
FDS2 Land Use Input 6V	Number	
FDS2 Land Use Input 6VH	Number	
FDS2 Land Use Input 7	Number	
FDS2 Land Use Input 7H	Number	
FDS2 Land Use Input 7V	Number	
FDS2 Land Use Input 8	Number	
FDS2 Land Use Input 8V	Number	
FDS2 Land Use Input 9	Number	
FDS2 Land Use Input A.H. Town	Number	
FDS2 Land Use Input A.H. Village	Number	
FDS2 Land Use Input APTS Town	Number	
FDS2 Land Use Input APTS	Number	



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Field Name	Field Type	Formula / Entry Option
Village		
FDS2 Land Use Value 1	Calculation (Number)	= FDS2 Land Use Input 1 * Value Land Use 1
FDS2 Land Use Value 1V	Calculation (Number)	= FDS2 Land Use Input 1V * Value Land Use 1V
FDS2 Land Use Value 2	Calculation (Number)	= FDS2 Land Use Input 2 * Value Land Use 2
FDS2 Land Use Value 2V	Calculation (Number)	= FDS2 Land Use Input 2V * Value Land Use 2V
FDS2 Land Use Value 3	Calculation (Number)	= FDS2 Land Use Input 3 * Value Land Use 3
FDS2 Land Use Value 3V	Calculation (Number)	= FDS2 Land Use Input 3V * Value Land Use 3V
FDS2 Land Use Value 4	Calculation (Number)	= FDS2 Land Use Input 4 * Value Land Use 4
FDS2 Land Use Value 4V	Calculation (Number)	= FDS2 Land Use Input 4V * Value Land Use 4V
FDS2 Land Use Value 5	Calculation (Number)	= FDS2 Land Use Input 5 * Value Land Use 5
FDS2 Land Use Value 5V	Calculation (Number)	= FDS2 Land Use Input 5V * (Value Land Use 5V * SQR Per Acre 5V)
FDS2 Land Use Value 6	Calculation (Number)	= FDS2 Land Use Input 6 * (Value Land Use 6 * SQR Per Acre 6)
FDS2 Land Use Value 6V	Calculation (Number)	= FDS2 Land Use Input 6V * (Value Land Use 6V * SQR Per Acre 6V)
FDS2 Land Use Value 6VH	Calculation (Number)	= FDS2 Land Use Input 6VH * (Value Land Use 6VH * SQR Per Acre 6VH)
FDS2 Land Use Value 7	Calculation (Number)	= FDS2 Land Use Input 7 * (Value Land Use 7 * SQR Per Acre 7)
FDS2 Land Use Value 7H	Calculation (Number)	= FDS2 Land Use Input 7H * (Value Land Use 7H * SQR Per Acre 7H)
FDS2 Land Use Value 7V	Calculation (Number)	= FDS2 Land Use Input 7V * (Value Land Use 7V * SQR Per Acre 7V)
FDS2 Land Use Value 8	Calculation (Number)	= FDS2 Land Use Input 8 * (Value Land Use 8 * SQR Per Acre 8)
FDS2 Land Use Value 8V	Calculation (Number)	= FDS2 Land Use Input 8V * Open Space Value per Acre
FDS2 Land Use Value 9	Calculation (Number)	= FDS2 Land Use Input 9 * Open Space Value per Acre
FDS2 Land Use Value A.H.	Calculation (Number)	= FDS2 Land Use Input A.H. Town * Value Land Use A.H. Town
Town		
FDS2 Land Use Value A.H.	Calculation (Number)	= FDS2 Land Use Input A.H. Village * Value Land Use A.H. Village
Village		
FDS2 Land Use Value APTS	Calculation (Number)	= FDS2 Land Use Input APTS Town * (Value Land Use APTS Town * SQR Per Acre APT Town)
Town		
FDS2 Land Use Value APTS	Calculation (Number)	= FDS2 Land Use Input APTS Village * (Value Land Use APTS Village * SQR Per Acre APT Village)
Village		
FDS2 New School Operating Cost	Calculation (Number)	= School Operating Cost Per Student * FDS2 SAC
FDS2 OPEN SPACE BOND	Number	
FDS2 Open Space Impact on Levy	Calculation (Number)	= PMT ( FDS2 OPEN SPACE BOND; OPEN SPACE INTEREST; OPEN SPACE BOND TERM)
FDS2 Paid Fire Bump	Calculation (Number)	= If ( (FDS2 People Total > 2500); 2500000; 0)
FDS2 People Total	Calculation (Number)	= FDS2 People Town + FDS2 People Village



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Field Name	Field Type	Formula / Entry Option
FDS2 People Town	Calculation (Number)	= (FDS2 Housing Units Town - (FDS2 Land Use Input 5 * HU Per Acre 5)) * PPHH Town + ((FDS2 Land Use Input 5 * HU Per Acre 5) * Senior per Unit) + (FDS2 APTS Town * PPAPT Town)
FDS2 People Village	Calculation (Number)	= (FDS2 Housing Units Village - (FDS2 Land Use Input 4V * HU Per Acre 4V)) * PPHH Village + ((FDS2 Land Use Input 4V * HU Per Acre 4V) * Senior per Unit) + (FDS2 APTS Village * PPAPT Village)
FDS2 Revenue Total	Calculation (Number)	= FDS2 Revenue Town + FDS2 Revenue Village
FDS2 Revenue Town	Calculation (Number)	= (GA Revenue Net Per Cap+Trans Revenue Net Per Cap+PS Revenue Net Per Cap+EHCSH Revenue Net Per Cap+CR Revenue Net Per Cap) * FDS2 People Town
FDS2 Revenue Village	Calculation (Number)	= (GA Revenue Net Per Cap V+Trans Revenue Net Per Cap V+PS Revenue Net Per Cap V+EHCSH Revenue Net Per Cap V+CR Revenue Net Per Cap V) * FDS2 People Village
FDS2 SAC	Calculation (Number)	= (((FDS2 Land Use Input 1*HU Per Acre 1)*SAC TOWN HD) + ((FDS2 Land Use Input 2*HU Per Acre 2) * SAC TOWN MD) + ((FDS2 Land Use Input 3*HU Per Acre 3) * SAC TOWN LD) + ((FDS2 Land Use Input 4*HU Per Acre 4) * SAC TOWN R) + (((FDS2 Land Use Input A.H. Town*HU Per Acre A.H. Town) + (FDS2 Land Use Input A.H. Village*HU Per Acre A.H. Village)) * SAC AFFORDABLE) + (FDS2 APTS Total * SAC APTS)) + (((FDS2 Land Use Input 1V * HU Per Acre 1V) + (FDS2 Land Use Input 2V * HU Per Acre 2V) + (FDS2 Land Use Input 3V * HU Per Acre 3V)) * SAC VILLAGE)
FDS2 School Building Annual Payment	Calculation (Number)	= PMT(( FDS2 School Building Cost*(1-School Building Aid Percentage)); Bond Interest Rate; Bond Term)
FDS2 School Building Cost	Calculation (Number)	= ((If ( FDS2 SAC > School Capacity; School Building Cost; 0)) + (If ( FDS2 SAC > (School Capacity + 420); School Building Cost; 0)) + (If ( FDS2 SAC > (School Capacity + 840); School Building Cost; 0)) + (If ( FDS2 SAC > (School Capacity + 1260); School Building Cost; 0)))
FDS2 School Other Income	Calculation (Number)	= School Other Income Per Student * FDS2 SAC
FDS2 School State Aid	Calculation (Number)	= School Total State Aid Per Student * FDS2 SAC
FDS2 School Tax Rate Per Thousand	Calculation (Number)	= ((School Tax Levy*.71)+(FDS2 New School Operating Cost-(FDS2 School State Aid+FDS2 School Other Income)))/((FDS2 Total Assesed Value)/1000)
FDS2 School Town Rate NC	Calculation (Number)	= FDS2 Town Tax Per Thousand + FDS2 School Tax Rate Per Thousand
FDS2 School Town Rate WC	Calculation (Number)	= FDS2 Town Tax Per Thousand + FDS2 School TRPT With Construction
FDS2 School TRPT With Construction	Calculation (Number)	= (((School Tax Levy*.71)+(FDS2 School Building Annual Payment)+(FDS2 New School Operating Cost))-(FDS2 School State Aid + FDS2 School Other Income))/((FDS2 Total Assesed Value)/1000)
FDS2 School Village Rate NC	Calculation (Number)	= FDS2 Village Tax Per Thousand + FDS2 School Tax Rate Per Thousand
FDS2 School Village Rate WC	Calculation (Number)	= FDS2 Village Tax Per Thousand + FDS2 School TRPT With Construction
FDS2 SQUARE FEET Total	Calculation (Number)	= FDS2 SQUARE FEET Town + FDS2 SQUARE FEET Village
FDS2 SQUARE FEET Town	Calculation (Number)	= (FDS2 Land Use Input 6 *SQR Per Acre 6)+(FDS2 Land Use Input 7 *SQR Per Acre 7)+(FDS2 Land Use Input 7H *SQR Per Acre 7H)+(FDS2 Land Use Input 8 *SQR Per Acre 8) + (FDS2 Land Use Input APTS Town * SQR Per Acre APT Town)
FDS2 SQUARE FEET Village	Calculation (Number)	= (FDS2 Land Use Input 5V *SQR Per Acre 5V)+(FDS2 Land Use Input 6V *SQR Per Acre 6V)+(FDS2 Land Use Input 6VH *SQR Per Acre 6VH)+(FDS2 Land Use Input 7V *SQR Per Acre 7V) + (FDS2 Land Use Input APTS Village * SQR Per Acre APT Village)
FDS2 Total Assesed Value	Calculation (Number)	= Town Assesed Value + Village Assesed Value + FDS2 Additional Assesed Value Town + FDS2 Additional Assesed Value Village
FDS2 Town Tax Per Thousand	Calculation (Number)	= (Town Tax Levy + (FDS2 Expense Town-FDS2 Revenue Town))/((Town Assesed Value+FDS2 Additional Assesed Value Town)/1000))



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Field Name	Field Type	Formula / Entry Option
FDS2 Village Tax Per Thousand	Calculation (Number)	= (Village Tax Levy + (FDS2 Expense Village-FDS2 Revenue Village))/(((Village Assessed Value + FDS2 Additional Assessed Value Village)/1000)) + FDS2 Town Tax Per Thousand
FDS3 Additional Assessed Value Town	Calculation (Number)	= (FDS3 Land Use Value 1+FDS3 Land Use Value 2+FDS3 Land Use Value 3+FDS3 Land Use Value 4+FDS3 Land Use Value 5 +FDS3 Land Use Value 6+FDS3 Land Use Value 7+ FDS3 Land Use Value 7H+ FDS3 Land Use Value 8 + FDS3 Land Use Value A.H. Town + FDS3 Land Use Value APTS Town - FDS3 Land Use Value 9)
FDS3 Additional Assessed Value Village	Calculation (Number)	= (FDS3 Land Use Value 1V+FDS3 Land Use Value 2V+FDS3 Land Use Value 3V+FDS3 Land Use Value 4V+FDS3 Land Use Value 5V+FDS3 Land Use Value 6V+FDS3 Land Use Value 6VH+FDS3 Land Use Value 7V + FDS3 Land Use Value A.H. Village + FDS3 Land Use Value APTS Village -FDS3 Land Use Value 8V)
FDS3 APTS Total	Calculation (Number)	= FDS3 APTS Town + FDS3 APTS Village
FDS3 APTS Town	Calculation (Number)	= (FDS3 Land Use Input APTS Town * SQR Per Acre APT Town) / APT Size
FDS3 APTS Village	Calculation (Number)	= (FDS3 Land Use Input APTS Village * SQR Per Acre APT Village) / APT Size
FDS3 Capital Bump	Number	
FDS3 Expense Total	Calculation (Number)	= FDS3 Expense Town + FDS3 Expense Village
FDS3 Expense Town	Calculation (Number)	= ((PS Expenses Net Per Cap+EHCASH Expenses Net Per Cap+CR Expenses Net Per Cap+GA Expenses Net Per Cap+TRANS Expenses Net Per Cap) * FDS3 People Town) + FDS3 Impact on Levy + FDS3 Open Space Impact on Levy + FDS3 Highway Bump + FDS3 Fire House Bump + FDS3 Paid Fire Bump
FDS3 Expense Village	Calculation (Number)	= ((PS Expenses Net Per Cap V+EHCASH Expenses Net Per Cap V+CR Expenses Net Per Cap V+GA Expenses Net Per Cap V +TRANS Expenses Net Per Cap V) * FDS3 People Village)
FDS3 Fire House Bump	Calculation (Number)	= If ( (FDS3 Housing Units Town > 1000); Fire House West of Wallkill; 0)
FDS3 Highway Bump	Calculation (Number)	= If ( (FDS3 Housing Units Town > 400) ; 180000; 0) + If ( (FDS3 Housing Units Town > 800) ; 180000; 0) + If ( (FDS3 Housing Units Town > 1200) ; 180000; 0) + If ( (FDS3 Housing Units Town > 1600) ; 180000; 0)+ If ( (FDS3 Housing Units Town > 2000) ; 180000; 0) + If ( (FDS3 Housing Units Town > 2400) ; 180000; 0) + If ( (FDS3 Housing Units Town > 2800) ; 180000; 0) + If ( (FDS3 Housing Units Town > 3200) ; 180000; 0)
FDS3 Housing Units Total	Calculation (Number)	= FDS3 Housing Units Town + FDS3 Housing Units Village
FDS3 Housing Units Town	Calculation (Number)	= (FDS3 Land Use Input 1 * HU Per Acre 1)+(FDS3 Land Use Input 2 * HU Per Acre 2)+(FDS3 Land Use Input 3 * HU Per Acre 3) +FDS3 Land Use Input 4*HU Per Acre 4) + (FDS3 Land Use Input 5*HU Per Acre 5)+( FDS3 Land Use Input A.H. Town * HU Per Acre A.H. Town)
FDS3 Housing Units Village	Calculation (Number)	= (FDS3 Land Use Input 1V * HU Per Acre 1V)+(FDS3 Land Use Input 2V * HU Per Acre 2V)+(FDS3 Land Use Input 3V * HU Per Acre 3V)+(FDS3 Land Use Input 4V * HU Per Acre 4V)+ (FDS3 Land Use Input A.H. Village* HU Per Acre A.H. Village)
FDS3 Impact on Levy	Calculation (Number)	= PMT(FDS3 Capital Bump; Bond Interst Rate Town_Village; Bond Term Town_Village)
FDS3 Land Use Input 1	Number	
FDS3 Land Use Input 1V	Number	
FDS3 Land Use Input 2	Number	
FDS3 Land Use Input 2V	Number	
FDS3 Land Use Input 3	Number	
FDS3 Land Use Input 3V	Number	
FDS3 Land Use Input 4	Number	



# NEW PALTZ FISCAL

Field Name	Field Type	Formula / Entry Option
FDS3 Land Use Input 4V	Number	
FDS3 Land Use Input 5	Number	
FDS3 Land Use Input 5V	Number	
FDS3 Land Use Input 6	Number	
FDS3 Land Use Input 6V	Number	
FDS3 Land Use Input 6VH	Number	
FDS3 Land Use Input 7	Number	
FDS3 Land Use Input 7H	Number	
FDS3 Land Use Input 7V	Number	
FDS3 Land Use Input 8	Number	
FDS3 Land Use Input 8V	Number	
FDS3 Land Use Input 9	Number	
FDS3 Land Use Input A.H. Town	Number	
FDS3 Land Use Input A.H. Village	Number	
FDS3 Land Use Input APTS Town	Number	
FDS3 Land Use Input APTS Village	Number	
FDS3 Land Use Value 1	Calculation (Number)	= FDS3 Land Use Input 1 * Value Land Use 1
FDS3 Land Use Value 1V	Calculation (Number)	= FDS3 Land Use Input 1V * Value Land Use 1V
FDS3 Land Use Value 2	Calculation (Number)	= FDS3 Land Use Input 2 * Value Land Use 2
FDS3 Land Use Value 2V	Calculation (Number)	= FDS3 Land Use Input 2V * Value Land Use 2V
FDS3 Land Use Value 3	Calculation (Number)	= FDS3 Land Use Input 3 * Value Land Use 3
FDS3 Land Use Value 3V	Calculation (Number)	= FDS3 Land Use Input 3V * Value Land Use 3V
FDS3 Land Use Value 4	Calculation (Number)	= FDS3 Land Use Input 4 * Value Land Use 4
FDS3 Land Use Value 4V	Calculation (Number)	= FDS3 Land Use Input 4V * Value Land Use 4V
FDS3 Land Use Value 5	Calculation (Number)	= FDS3 Land Use Input 5 * Value Land Use 5
FDS3 Land Use Value 5V	Calculation (Number)	= FDS3 Land Use Input 5V * (Value Land Use 5V * SQR Per Acre 5V)
FDS3 Land Use Value 6	Calculation (Number)	= FDS3 Land Use Input 6 * (Value Land Use 6 * SQR Per Acre 6)
FDS3 Land Use Value 6V	Calculation (Number)	= FDS3 Land Use Input 6V * (Value Land Use 6V * SQR Per Acre 6V)
FDS3 Land Use Value 6VH	Calculation (Number)	= FDS3 Land Use Input 6VH * (Value Land Use 6VH * SQR Per Acre 6VH)
FDS3 Land Use Value 7	Calculation (Number)	= FDS3 Land Use Input 7 * (Value Land Use 7 * SQR Per Acre 7)
FDS3 Land Use Value 7H	Calculation (Number)	= FDS3 Land Use Input 7H * (Value Land Use 7H * SQR Per Acre 7H)



# NEW PALTZ FISCAL

Field Name	Field Type	Formula / Entry Option
FDS3 Land Use Value 7V	Calculation (Number)	= FDS3 Land Use Input 7V * (Value Land Use 7V * SQR Per Acre 7V)
FDS3 Land Use Value 8	Calculation (Number)	= FDS3 Land Use Input 8 * (Value Land Use 8 * SQR Per Acre 8)
FDS3 Land Use Value 8V	Calculation (Number)	= FDS3 Land Use Input 8V * Open Space Value per Acre
FDS3 Land Use Value 9	Calculation (Number)	= FDS3 Land Use Input 9 * Open Space Value per Acre
FDS3 Land Use Value A.H. Town	Calculation (Number)	= FDS3 Land Use Input A.H. Town * Value Land Use A.H. Town
FDS3 Land Use Value A.H. Village	Calculation (Number)	= FDS3 Land Use Input A.H. Village * Value Land Use A.H. Village
FDS3 Land Use Value APTS Town	Calculation (Number)	= FDS3 Land Use Input APTS Town * (Value Land Use APTS Town * SQR Per Acre APT Town)
FDS3 Land Use Value APTS Village	Calculation (Number)	= FDS3 Land Use Input APTS Village * (Value Land Use APTS Village * SQR Per Acre APT Village)
FDS3 New School Operating Cost	Calculation (Number)	= School Operating Cost Per Student * FDS3 SAC
FDS3 OPEN SPACE BOND	Number	
FDS3 Open Space Impact on Levy	Calculation (Number)	= PMT ( FDS3 OPEN SPACE BOND; OPEN SPACE INTEREST; OPEN SPACE BOND TERM)
FDS3 Paid Fire Bump	Calculation (Number)	= If ( (FDS3 Total People > 2500); 2500000; 0)
FDS3 People Town	Calculation (Number)	= (FDS3 Housing Units Town - (FDS3 Land Use Input 5 * HU Per Acre 5))* PPHH Town + ((FDS3 Land Use Input 5 * HU Per Acre 5) * Senior per Unit) + (FDS3 APTS Town * PPAPT Town)
FDS3 People Village	Calculation (Number)	= (FDS3 Housing Units Village - (FDS3 Land Use Input 4V * HU Per Acre 4V))* PPHH Village + ((FDS3 Land Use Input 4V * HU Per Acre 4V) * Senior per Unit) + (FDS3 APTS Village * PPAPT Village)
FDS3 Revenue Total	Calculation (Number)	= FDS3 Revenue Town + FDS3 Revenue Village
FDS3 Revenue Town	Calculation (Number)	= (GA Revenue Net Per Cap+Trans Revenue Net Per Cap+PS Revenue Net Per Cap+EHCSH Revenue Net Per Cap+CR Revenue Net Per Cap) * FDS3 People Town
FDS3 Revenue Village	Calculation (Number)	= (GA Revenue Net Per Cap V+Trans Revenue Net Per Cap V+PS Revenue Net Per Cap V+EHCSH Revenue Net Per Cap V+CR Revenue Net Per Cap V) * FDS3 People Village
FDS3 SAC	Calculation (Number)	= (((FDS3 Land Use Input 1*HU Per Acre 1)*SAC TOWN HD) + ((FDS3 Land Use Input 2*HU Per Acre 2) * SAC TOWN MD) + ((FDS3 Land Use Input 3*HU Per Acre 3) * SAC TOWN LD) + ((FDS3 Land Use Input 4*HU Per Acre 4) * SAC TOWN R) + (((FDS3 Land Use Input A.H. Town*HU Per Acre A.H. Town) + (FDS3 Land Use Input A.H. Village*HU Per Acre A.H. Village)) * SAC AFFORDABLE) + (FDS3 APTS Total * SAC APTS)) + (((FDS3 Land Use Input 1V * HU Per Acre 1V) + (FDS3 Land Use Input 2V * HU Per Acre 2V) + (FDS3 Land Use Input 3V * HU Per Acre 3V)) * SAC VILLAGE)
FDS3 School Building Annual Payment	Calculation (Number)	= PMT((( FDS3 School Building Cost*(1-School Building Aid Percentage)); Bond Interst Rate; Bond Term)
FDS3 School Building Cost	Calculation (Number)	= ((If ( FDS3 SAC > School Capacity; School Building Cost; 0))) + (If ( FDS3 SAC > (School Capacity + 420); School Building Cost; 0))+ (If ( FDS3 SAC > (School Capacity + 840); School Building Cost; 0))+ (If ( FDS3 SAC > (School Capacity + 1260); School Building Cost; 0)))
FDS3 School Other Income	Calculation (Number)	= School Other Income Per Student * FDS3 SAC



# NEW PALTZ FISCAL

Field Name	Field Type	Formula / Entry Option
FDS3 School State Aid	Calculation (Number)	= School Total State Aid Per Student * FDS3 SAC
FDS3 School Tax Rate Per Thousand	Calculation (Number)	= ((School Tax Levy*.71)+(FDS3 New School Operating Cost-(FDS3 School State Aid+FDS3 School Other Income))) / ((FDS3 Total Assesed Value)/1000)
FDS3 School Town Rate NC	Calculation (Number)	= FDS3 Town Tax Per Thousand + FDS3 School Tax Rate Per Thousand
FDS3 School Town Rate WC	Calculation (Number)	= FDS3 Town Tax Per Thousand + FDS3 School TRPT With Construction
FDS3 School TRPT With Construction	Calculation (Number)	= (((School Tax Levy*.71)+(FDS3 School Building Annual Payment)+(FDS3 New School Operating Cost)-(FDS3 School State Aid + FDS3 School Other Income))) / ((FDS3 Total Assesed Value)/1000)
FDS3 School Village Rate NC	Calculation (Number)	= FDS3 Village Tax Per Thousand + FDS3 School Tax Rate Per Thousand
FDS3 School Village Rate WC	Calculation (Number)	= FDS3 Village Tax Per Thousand + FDS3 School TRPT With Construction
FDS3 SQUARE FEET Total	Calculation (Number)	= FDS3 SQUARE FEET Town + FDS3 SQUARE FEET Village
FDS3 SQUARE FEET Town	Calculation (Number)	= (FDS3 Land Use Input 6 *SQR Per Acre 6)+(FDS3 Land Use Input 7 *SQR Per Acre 7)+(FDS3 Land Use Input 7H *SQR Per Acre 7H)+(FDS3 Land Use Input 8 *SQR Per Acre 8) + (FDS3 Land Use Input APTS Town * SQR Per Acre APT Town)
FDS3 SQUARE FEET Village	Calculation (Number)	= (FDS3 Land Use Input 5V *SQR Per Acre 5V)+(FDS3 Land Use Input 6V *SQR Per Acre 6V)+(FDS3 Land Use Input 6VH *SQR Per Acre 6VH)+(FDS3 Land Use Input 7V *SQR Per Acre 7V)+ (FDS3 Land Use Input APTS Village * SQR Per Acre APT Village)
FDS3 Total Assesed Value	Calculation (Number)	= Town Assesed Value + Village Assesed Value + FDS3 Additional Assesed Value Town + FDS3 Additional Assesed Value Village
FDS3 Total People	Calculation (Number)	= FDS3 People Town + FDS3 People Village
FDS3 Town Tax Per Thousand	Calculation (Number)	= (Town Tax Levy + (FDS3 Expense Town-FDS3 Revenue Town))/(((Town Assesed Value+FDS3 Additional Assesed Value Town) /1000))
FDS3 Village Tax Per Thousand	Calculation (Number)	= (Village Tax Levy + (FDS3 Expense Village-FDS3 Revenue Village))/(((Village Assesed Value + FDS3 Additional Assesed Value Village)/1000)) + FDS3 Town Tax Per Thousand
Fire House West of Walkill	Calculation (Number)	= PMT ( 1500000; Bond Interst Rate Town_Village; Bond Term Town_Village)
GA Expenses	Number	
GA Expenses Fixed	Number	
GA Expenses Fixed V	Number	
GA Expenses Net Per Cap	Calculation (Number)	= (GA Expenses*(1-GA Expenses Fixed)) / Town Population
GA Expenses Net Per Cap V	Calculation (Number)	= (GA Expenses V*(1-GA Expenses Fixed V)) / Village Population
GA Expenses V	Number	
GA Revenue	Number	
GA Revenue Fixed	Number	
GA Revenue Fixed V	Number	
GA Revenue Net Per Cap	Calculation (Number)	= (GA Revenue*(1-GA Revenue Fixed)) / Town Population
GA Revenue Net Per Cap V	Calculation (Number)	= (GA Revenue V*(1-GA Revenue Fixed V)) / Village Population
GA Revenue V	Number	
HU Per Acre 1	Number	



# NEW PALTZ FISCAL

Field Name	Field Type	Formula / Entry Option
HU Per Acre 1V	Number	
HU Per Acre 2	Number	
HU Per Acre 2V	Number	
HU Per Acre 3	Number	
HU Per Acre 3V	Number	
HU Per Acre 4	Number	
HU Per Acre 4V	Number	
HU Per Acre 5	Number	
HU Per Acre A.H. Town	Number	
HU Per Acre A.H. Village	Number	
Modification Date	Date	Auto-enter: "Modification Date"
OPEN SPACE BOND TERM	Number	
OPEN SPACE INTEREST	Number	
Open Space Value per Acre	Number	
PPAPT Town	Number	
PPAPT Village	Number	
PPHH Town	Number	
PPHH Village	Number	
PS Expenses	Number	
PS Expenses Fixed	Number	
PS Expenses Fixed V	Number	
PS Expenses Net Per Cap	Calculation (Number)	= (PS Expenses*(1-PS Expenses Fixed)) / Town Population
PS Expenses Net Per Cap V	Calculation (Number)	= (PS Expenses V*(1-PS Expenses Fixed V)) / Village Population
PS Expenses V	Number	
PS Revenue	Number	
PS Revenue Fixed	Number	
PS Revenue Fixed V	Number	
PS Revenue Net Per Cap	Calculation (Number)	= (PS Revenue*(1-PS Revenue Fixed)) / Town Population
PS Revenue Net Per Cap V	Calculation (Number)	= (PS Revenue V*(1-PS Revenue Fixed V)) / Village Population
PS Revenue V	Number	
SAC AFFORDABLE	Number	
SAC APTS	Number	
SAC TOWN HD	Number	
SAC TOWN LD	Number	



# NEW PALTZ FISCAL

Field Name	Field Type	Formula / Entry Option
SAC TOWN MD	Number	
SAC TOWN R	Number	
SAC VILLAGE	Number	
School Building Aid Percentage	Number	
School Building Cost	Number	
School Capacity	Number	
School Enrollment	Number	
School Operating Cost Per Student	Calculation (Number)	= (School Tax Levy + School Total State Aid) / School Enrollment
School Other Income	Number	
School Other Income Per Student	Calculation (Number)	= School Other Income / School Enrollment
School Tax Levy	Number	
School Total State Aid	Number	
School Total State Aid Per Student	Calculation (Number)	= School Total State Aid / School Enrollment
Senior per Unit	Number	
Serial Number	Number	Serial Number on creation with Current Value: "133" Increment: "1", Prevent data that is automatically entered from being changed.
SQR Per Acre 5V	Number	
SQR Per Acre 6	Number	
SQR Per Acre 6V	Number	
SQR Per Acre 6VH	Number	
SQR Per Acre 7	Number	
SQR Per Acre 7H	Number	
SQR Per Acre 7V	Number	
SQR Per Acre 8	Number	
SQR Per Acre APT Town	Number	
SQR Per Acre APT Village	Number	
Total Cost Per Person Town	Calculation (Number)	= (PS Expenses Net Per Cap+EHCSH Expenses Net Per Cap+CR Expenses Net Per Cap+GA Expenses Net Per Cap+TRANS Expenses Net Per Cap) - (GA Revenue Net Per Cap+Trans Revenue Net Per Cap+PS Revenue Net Per Cap+EHCSH Revenue Net Per Cap+CR Revenue Net Per Cap)
Total Cost Per Person Village	Calculation (Number)	= (PS Expenses Net Per Cap V+EHCSH Expenses Net Per Cap V+CR Expenses Net Per Cap V+GA Expenses Net Per Cap V+TRANS Expenses Net Per Cap V) - (GA Revenue Net Per Cap V+Trans Revenue Net Per Cap V+PS Revenue Net Per Cap V+EHCSH Revenue Net Per Cap V+CR Revenue Net Per Cap V)
Town Assesed Value	Number	



# NEW PALTZ FISCAL

Field Name	Field Type	Formula / Entry Option
Town Population	Number	
Town Tax Levy	Number	
Trans Expenses	Number	
Trans Expenses Fixed	Number	
Trans Expenses Fixed V	Number	
TRANS Expenses Net Per Cap	Calculation (Number)	= (Trans Expenses*(1-Trans Expenses Fixed)) / Town Population
TRANS Expenses Net Per Cap V	Calculation (Number)	= (Trans Expenses V*(1-Trans Expenses Fixed V)) / Village Population
Trans Expenses V	Number	
Trans Revenue	Number	
Trans Revenue Fixed	Number	
Trans Revenue Fixed V	Number	
Trans Revenue Net Per Cap	Calculation (Number)	= (Trans Revenue*(1-Trans Revenue Fixed)) / Town Population
Trans Revenue Net Per Cap V	Calculation (Number)	= (Trans Revenue V*(1-Trans Revenue Fixed V)) / Village Population
Trans Revenue V	Number	
Value Land Use 1	Number	
Value Land Use 1V	Number	
Value Land Use 2	Number	
Value Land Use 2V	Number	
Value Land Use 3	Number	
Value Land Use 3V	Number	
Value Land Use 4	Number	
Value Land Use 4V	Number	
Value Land Use 5	Number	
Value Land Use 5V	Number	
Value Land Use 6	Number	
Value Land Use 6V	Number	
Value Land Use 6VH	Number	
Value Land Use 7	Number	
Value Land Use 7H	Number	
Value Land Use 7V	Number	
Value Land Use 8	Number	



# NEW PALTZ FISCAL

Field Name	Field Type	Formula / Entry Option
Value Land Use 8V	Number	
Value Land Use A.H. Town	Number	
Value Land Use A.H. Village	Number	
Value Land Use APTS Town	Number	
Value Land Use APTS Village	Number	
Version Name	Text	Indexed, Required value, Unique values only, Message: "You must enter a unique Version Name."
Village Assessed Value	Number	
Village Population	Number	
Village Tax Levy	Number	







