

Pendl
Ridge Road
Tuxedo Park, NY 10987

During the recent past I have spent considerable time to attempt an analysis of the

“Economic and Fiscal Analysis”

provided by the developer.

I am afraid to report that the attempt failed!

Besides the fact that the analysis was prepared by a company paid for by the developer there are items which do not make sense or are not explained properly.

Here are just some examples:

1) The estimate of a sales price of an “estate” with just 4 Bedrooms on about 1/3rd (*) of an acre of \$ 1,461,000 is more than doubtful and indicates a desire by the developer to show very high tax revenue for the project.

(*) see page #34 Lesser & Co. study/analysis, Sept. 14, 1999)

2) Table 3-11 and 12 need further explanation. I assume that 3-12 contains a typo and means to compare bedrooms with bedrooms and not with UNITS.

If this is correct the 3-bedroom houses which are most likely the ones with children added 486 bedrooms.

3) Furthermore the “analysis” speaks of Highschool only.

Will there be no Elementary and Middle School students in the project? Also there is no mention of the GWL student issues.

4) While I have great respect for the Police Chief of the town, I do not think it is appropriate to base assumption on a telephone call with him in June 2009. This is unprofessional and unfair to Chief Carlin.

5) Under what rules does the study consider “grading of property” as **income** for the School District. (The School Board and Administration work in their own world, as evidenced for example by their refusal to adapt modern budget principles.)

6) The study under discussion estimates the “marginal cost per additional student” to be \$ 23,206. (Presently a TUFSD student cost the taxpayer approx \$ 24,000) The Average cost per student in New York State, with among the highest School Taxes in the United States, is approx \$ 10,000 i.e. **half of what Tuxedo Tax Payers have to pay for our students.**

I recommend that the Town Board of Tuxedo issues an RFP to a couple of independent firms to deliver a proper and unbiased project analysis. This ought to be done on a “flow of build out” basis according to the three phases of the project. Such an independent study will give the tax-payers a better understanding and may, among others, also protect the board in the future.

Ulrich Pendl

August 23rd 2009