

## **Community Services**

The following Community Services will be provided to the Croton Overlook Development by the Town of Yorktown:

1. Maintenance of a public water distribution system, extending from the Yorktown border on Route 100, up and onto the Southern entrance Dell Avenue, continuing through the proposed development. The cost for this service will be off-set by the payment of Yorktown water bills by the residents of Croton Overlook.
2. The re-aligned and improved Dell Avenue will be dedicated to Yorktown. This road will require storm and winter maintenance, including plowing. This cost is included in the estimated annual taxes, from Croton Overlook, directly to the Town of Yorktown, of \$119,575.
3. Trash pickup will be provided by Yorktown. The estimated annual tax collected for trash pickup is \$27,390. This tax is totally separate from the Town of Yorktown annual tax of \$119,575.
4. Life and Fire Services will be provided by Yorktown. The Development will have water on site for fire suppression. The estimated annual tax collected for Life and Fire Services is \$16, 511. As with the above, this tax is totally separate from the \$119,575 collected annually from Croton Overlook, by Yorktown.
5. Of course, Police services will be required and provided by Yorktown. The cost for the Police is included in the estimated annual Yorktown tax of \$119,575.

During the sub-division approval process, in front of the Planning Board, Croton Overlook will actively seek out the advice of the Emergency Service; Police, Fire and Life. Anything that can be done to improve or facilitate smooth operations for the above will be implemented.

## **Economic Impact**

Croton Overlook recognizes an obligation in support of the variety of needs throughout Yorktown. It was with this in mind that Croton Overlook made the decision to develop this site as a sub-division, not a site plan. Croton Overlook's estimated annual taxes, generated under fee simple ownership, are expected to be \$1,127,400. If the project was submitted for approval as a condominium, site plan, the estimated annual taxes would be \$532,000.

Croton Overlook's single largest economic benefit to Yorktown is the estimated annual school taxes of \$821,418. Our Development is a 55+ Active Adult Community. These taxes will be paid, annually, with no additional children being added to the school system.

In addition, Croton Overlook is making a one time, \$650,000 contribution to Yorktown for uses in areas such as senior services, recreation, safety, etc.

Other economic benefits resulting from the development and sales of these homes are many; percentage of Real Estate Transfer Taxes, Mortgage Taxes and Sales Taxes generated by shopping and the use of vendor services in Yorktown.

While less obvious to the bottom line, Croton Overlook will be undertaking the cost and construction of infra structure improvements along Route 100 and Dell Avenue. We anticipate extending the water main, north, from the intersection of Random Farms Drive and Route 100, New Castle border, to Dell Avenue, thru the Development. This improvement will allow the restaurant, Travelers' Rest, to connect to public water.

The current condition of Dell Avenue is poor. As part of our off-site improvements, we will be re-aligning Dell Avenue, from the southern entrance off of Route 100, thru the Development and continuing to the northern exit onto Route 100. During the re-alignment, approximately 1500 feet of Dell Avenue, running along the power lines, will be eliminated. The old road will be removed and planting, in accordance with an approved Landscaping Plan will be done. In addition, this will greatly reduce or totally do away with the constant dumping of garbage and loitering on this site. This new road will be built to Town Code and is expected to improve the drainage at both north and south intersection with Route 100.

## **Socio – Economic Impacts**

Croton Overlook is hoping to develop a community of like minded active adults. Almost all homes will have a 9 foot walk out basement to a backyard courtyard. As these homes will have a back, side and front yard, there will be opportunity for fencing, individual landscaping, koi ponds, barbeques, etc.

As the project progresses, Croton Overlook will be reaching out to local businesses to get information and prices, making it easy for us to give first recommendation of local vendors for these specialty items.

The site itself will have a community garden, wetlands gardens, butterfly gardens, bird sanctuaries, almost 2 miles of trails and maintenance of approximately 42 acres of open space. During the design and implementation of the open space, Croton Overlook would like to work with the High School's AP Environmental Classes. In addition to the open space, the construction of the Waste Water Treatment Facility and Fields would also be an excellent "real life application" learning experience for the Environmental Watershed Science classes.

Ideally, Croton Overlook would hope to continue a relationship between our Community and the Environmental Classes of Yorktown's High Schools. The Development lends itself to a mentoring opportunity, not only for the wetlands and open space, but also the community garden. Again, as the project progresses, Croton Overlook will reach out to the appropriate people to see that, if possible, the above educational opportunities will be put in place.