

D. Community Services and Utilities

Existing Conditions

Educational Facilities

The Village of Port Chester is located within the Port Chester-Rye Union Free School District, which includes four (4) elementary schools, one (1) middle school serving students in grades 6-8, and one (1) high school serving students in grades 9-12. The Port Chester-Rye Union Free School District employs approximately 350 teachers. The student population of the Port Chester-Rye School District has been steadily growing over the past two (2) decades, reaching a total enrollment of 4,621 students for the 2017-2018 school year, just over a 27 percent increase from the 1999-2000 school year when the student enrollment was 3,355. As of June 2017, Hispanics made up almost 80 percent of the population. Other ethnic/racial groups represented in the student population include white at 14 percent, black at just over 4 percent, and Asian at just under 2 percent.

Findings Statement

For the Adoption of the amended Code of the Village of Port Chester, Chapter 345, "Zoning", and Official Zoning Map

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The Port Chester-Rye Brook Public Library is located at 1 Haseco Avenue in Port Chester and is an independent organization supported financially by the Village with an annual lump sum payment. The Mayor of the Village of Port Chester holds an honorary seat on the Library Board of Commissioners. The Village maintains a Library Committee that interacts with the Library Commission on issues of budget and programming which affect Port Chester governmental operations. That committee consists of the Mayor and an additional one (1) or two (2) Village Board of Trustees members.

Since 2014, the Village of Port Chester has continued to prosper from an ongoing construction boom that has favored Westchester County's most urban communities. In response, the new comprehensive plan and consequent zoning changes allow for higher density mixed-use development in strategic areas with the intent of creating additional economic opportunities. There is concern that the already crowded school system will be stressed beyond capacity by additional children.

To better understand and deal with this challenge, the Port Chester Industrial Development Agency (PCIDA) retained Urbanomics, Inc. in 2014 to analyze the changing demographics and countervailing child generation rates of Port Chester and to develop a mechanism known as a Public School Child Generation Tool (PSCGT) that allows the Village to accommodate new school children without excessively taxing existing residents. The development of the PSCGT mechanism followed a process of literature review, data collection and forecasting, definition of the costs of education and new school construction, as well as development of a mitigation formula. Regular updates of the multipliers used in the PSCGT were recommended to ensure that the tool reflects current conditions to the greatest extent possible. The key findings of this update are as follows:

- The number of public school children in Port Chester has continued to rise over the last decade unlike the

surrounding municipalities in Westchester County due to demographic differences.

- The number of public school children will continue to increase through the 2019-20 school year followed by several years of declining enrollment through the 2025-26 school year.
- Child generation rates in Port Chester are generally lower than State averages for studios and one-bedroom units, and higher than the averages for two or more bedroom units.
- The actual number of school children residing in new developments is far lower than estimated by current child generation rates.
- Educational, operational (soft) costs and debt service per child are estimated at \$19,323.
 - o Minus government aid, the soft cost per child is \$13,863.
- Construction (hard) costs per child are estimated at \$25,000.
- Minus government reimbursement, the hard cost per child is \$13,121.25.