



April 20, 2020

Ref: 20546.00

Alan C. Beach, Mayor, and Honorable Members of the
Incorporated Village of Lynbrook Board of Trustees
One Columbus Drive
Lynbrook, NY 11563

Re: School-Aged Children Generation Analysis
Application of Retail Store Construction Company, Inc.
Proposed Mixed-Use Development
Incorporated Village of Lynbrook, Nassau County, New York

Dear Mr. Mayor and Honorable Village Trustees:

VHB Engineering, Surveying, Landscape Architecture and Geology, P.C. (VHB) has been retained by Breslin Realty Development Corp. to prepare an analysis of the number of school-aged children that would be expected to reside within a proposed mixed-use development located at the southwest corner of Broadway and Langdon Place (NCTM # Section 37, Block 519, Lots 13, 14, 117-124, and 213) in the Incorporated Village of Lynbrook and the Lynbrook Union Free School District (UFSD). The residential component of the proposed mixed-use development is expected to include a total of 201 apartments, of which 55 would be studio units, 111 would be one-bedroom units, and 35 would be two-bedroom units.

The below analysis of school-aged children is based upon school enrollment data from the New York State Education Department (NYSED) as well as published school-aged children multipliers that have been developed using local data from communities across Long Island. These multipliers indicate that that the proposed project would generate between 6 and 19 school-aged children. The actual number of school-aged children could be expected to be even lower, given that 166 of the total 201 apartments (i.e., 83 percent) would be studio and one-bedroom units. The estimated school-aged children generated by the proposed project represents an increase of between 0.22 and 0.68 percent, which would not be discernable from typical annual enrollment fluctuations.

School District Enrollment

The subject property is in the Lynbrook UFSD. The Lynbrook UFSD maintains seven schools, including: Kindergarten Center, which serves kindergarten only; Marion Street School, Waverly Park School, and West End School, which serve grades one through five; Lynbrook North Middle School and Lynbrook South Middle School, which serve grades six through eight; and Lynbrook Senior High School, which serves grades nine through 12.

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Table 1 – Lynbrook UFSD Enrollment by Year

School Year	Enrollment	Increase (+)/Decrease (-) from Prior School Year	Percent Increase/Decrease
2020-21	2,786	-23	-0.82%
2019-20	2,809	+19	+0.68%
2018-19	2,790	-6	-0.21%
2017-18	2,796	+25	+0.90%
2016-17	2,771	-29	-1.04%
2015-16	2,800	-24	-0.85%
2014-15	2,824	+30	+1.07%
2013-14	2,794	+41	+1.49%
2012-13	2,753	-127	-4.41%
2011-12	2,880 ⁽¹⁾	--	--

Source: New York State Education Department, New York State Property Tax Report Card, Accessed November 2020.
⁽¹⁾ The 2011 NYS Property Tax Report Card indicates enrollment of 2,880. However, the 2012 NYS Property Tax Report Card indicates a 2011 enrollment of 2,834.

Based on publicly available resources from the New York State Education Department (NYSED) for the 2020-21 school year, the total district enrollment for the Lynbrook UFSD is 2,786 students (see **Table 1**). According to enrollment data for the past decade, the Lynbrook UFSD has had a relatively stable enrollment, with annual enrollment changes of approximately one-to-two percent or less within the last nine years (following an annual decrease of over four percent from the 2011-12 to 2012-13 school years).

School-Aged Children Generation

The proposed project is anticipated to include a total of 201 apartments, of which 55 would be studios, 111 would be one-bedrooms, and 35 would be two-bedrooms. Relevant public school-aged children (PSAC) multipliers developed in 2019 by the Real Estate Institute (REI) at Stony Brook University¹ and in 2017 by Vision Long Island² were used to estimate the number of PSAC generated by the proposed project. The methodology utilized in the development of each multiplier is discussed below.

¹ Real Estate Institute at Stony Brook University College of Business. *Market Rate Apartment School Aged Children Study*. April 2019.
² Vision Long Island. *Preliminary Review of School District Impacts from Transit Oriented Developments on Long Island*. May 2017.



REI at Stony Brook

The 2019 REI at Stony Brook study examined PSAC data for 14 market rate multifamily apartment complexes that were constructed on Long Island since 2003 and contain 200 or more dwelling units. The apartment complexes are distributed through ten school districts in Nassau and Suffolk Counties. The REI at Stony Brook study found an average of 0.09 student per unit among the approximately 4,000 apartments included in the study. It is noteworthy that a conservative approach was utilized in arriving at this average, whereas the highest enrollment in any study year for each of the apartment complexes was utilized to calculate the average. When applying the 2019 REI multiplier, the proposed project would generate an estimated 19 public school-aged children.

It should be further noted that, as compared to the proposed project, the apartment complexes included in the REI at Stony Brook study had more units with two or more bedrooms. Specifically, 57 percent of the units included in the study were two-, three-, or four-bedrooms, whereas only 17 percent of the units included in the proposed project are two-bedrooms. The remaining 83 percent of the proposed units would consist of studio and one-bedroom units, which are not attractive to families with school-aged children, and there are no units proposed with three or more bedrooms. Therefore, this multiplier could be expected to overestimate the number of PSAC generated, and the actual number of PSAC that would reside at the proposed development could be expected to be even lower.

The number of PSAC projected by the REI at Stony Brook study (i.e., 19) would represent a 0.68 percent increase as compared to the current student enrollment of 2,786; or an average of only 1.5 additional students per grade level. This increase is not substantial and would not be expected to result in a significant adverse impact to the Lynbrook UFSD.

Vision Long Island

The 2017 Vision Long Island survey examined school-aged children data for eight recently constructed transit-oriented-development (TOD) projects on Long Island that contained 100 or more dwelling units. The survey found that there were only 50 school-aged children across all eight TOD projects, or an average of 0.026 student per unit among the approximately 1,887 apartments in the study. When applying the 2017 Vision Long Island multiplier, the proposed project would generate an estimated six school-aged children.

It should be noted that the Vision Long Island survey does not differentiate between school-aged children attending private schools and those attending public schools. In addition, review of the Vision Long Island survey indicates that, among the eight TOD projects, those with three-bedroom units generate higher numbers of school-aged children. However, as currently contemplated, the proposed project does not contain three-bedroom units. Therefore, this multiplier may overestimate the number of school-aged children that would be generated by the proposed transit-oriented development, and the actual number of children could be expected to be even lower.

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The number of PSAC projected by the Vision Long Island study (i.e., 6) would represent a 0.22 percent increase as compared to the current student enrollment of 2,786; or an average of less than one-half of one additional student per grade level. This increase is not substantial and would not be expected to result in a significant adverse impact to the Lynbrook UFSD.

Conclusions

The estimated number of school-aged children generated by the proposed project is supported by published, recent local data from communities across Long Island. As mentioned above, the published data indicates that the proposed project would generate between 6 and 19 school-aged children. However, based on the proposed project's close proximity to public transit, its lack of three- and four-bedroom units, and the fact that studio and one-bedroom units comprise 83% of the total units proposed, it is expected that the actual number of school-aged children generated by the project could be even lower than the estimates projected by the REI at Stony Brook and Vision Long Island analyses.

Over the past decade, the total enrollment in the Lynbrook UFSD has remained relatively stable. The especially low number of school-aged children expected to be generated by the proposed project (i.e., well below one percent of enrollment) would not be discernable from typical annual enrollment fluctuations, and would not be expected to result in a significant adverse impact upon the Lynbrook UFSD.

Thank you for your consideration of this analysis.

Sincerely,

VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.

A handwritten signature in black ink, appearing to read "D. Wortman", with a large, stylized flourish at the end.

David M. Wortman
Senior Environmental Manager

cc: D. Orwasher, Breslin Realty Development Corp.