

Table # 05-01

**Proposed Action
36,000 SF Residential Assisted Living Facility**

Zoning Compliance Calculations		Proposed Action	
		%	Square Feet
A) Buildable Site Area Calculation			
Total Site Area		100.00%	202,253
Less 50% of Area with 25% slopes		8.97%	18,146
Less 50% of Wetland Area of 706 SF		0.17%	353
Equals Buildable Site Area		90.85%	183,754
B) Building Coverage Calculation			
Buildable Site Area		100.00%	183,754
Times Permitted Coverage Percentage			0.13
Equals Total Building Coverage Permitted		13.00%	23,888
Proposed Building Coverage		11.79%	21,656
C) Site Coverage Calculation			
Buildable Site Area			183,754
Times Permitted Coverage			45%
Equals Permitted Site Coverage			82,689
D) Proposed Site Coverage Calculations			
Existing Site Coverage (building and parking)		0.00%	0
Proposed Site Coverage (building and parking)		29.85%	54,857
G) Parking Calculations			
Basis for parking per proposed zoning .5 spaces per bed		50.00%	64
Minimum Off Street Spaces			32
Total Parking Spaces Required			32
H) Proposed Parking Calculations			
Additional Parking Spaces Required			32
Additional Parking Spaces Proposed			13
Total Parking Spaces Proposed			45

Table # 05-02

**Alternate 1
36,000 SF Commercial Office Building**

Zoning Compliance Calculations	Alternate 1	
	%	Square Feet
A) Buildable Site Area Calculation		
Total Site Area	100.00%	202,253
Less 50% of Area with 25% slopes	9.16%	18,518
Less 50% of Wetland Area of 706 SF	0.17%	353
Equals Buildable Site Area	90.67%	183,382
B) Building Coverage Calculation		
Buildable Site Area	100.00%	183,382
Times Permitted Coverage Percentage		0.13
Equals Total Building Coverage Permitted	13.00%	23,840
Proposed Building Coverage	6.54%	12,000
C) Site Coverage Calculation		
Buildable Site Area		183,382
Times Permitted Coverage		45%
Equals Permitted Site Coverage		82,522
D) Proposed Site Coverage Calculations		
Existing Site Coverage (building and parking)	0.00%	0
Proposed Site Coverage (building and parking)	36.82%	67,525
G) Parking Calculations		
Proposed total building square footage		36,000
Less 5% for storage/mechanical, stairs/elevators		1,800
Basis for parking calculation		34,200
Divided by 300 s.f. (1 space/300 s.f. of building)		300
Total Parking Spaces Required		114
H) Proposed Parking Calculations		
Additional Parking Spaces Required		114
Additional Parking Spaces Proposed		6
Total Parking Spaces Proposed		120

Table # 05-03

**Alternate 2
36,000 SF Medical Office Building**

Zoning Compliance Calculations	Alternate 2	
	%	Square Feet
A) Buildable Site Area Calculation		
Total Site Area	100.00%	202,253
Less 50% of Area with 25% slopes	9.16%	18,518
Less 50% of Wetland Area of 706 SF	0.17%	353
Equals Buildable Site Area	90.67%	183,382
B) Building Coverage Calculation		
Buildable Site Area	100.00%	183,382
Times Permitted Coverage Percentage		0.13
Equals Total Building Coverage Permitted	13.00%	23,840
Proposed Building Coverage	6.54%	12,000
C) Site Coverage Calculation		
Buildable Site Area		183,382
Times Permitted Coverage		45%
Equals Permitted Site Coverage		82,522
D) Proposed Site Coverage Calculations		
Existing Site Coverage (building and parking)	0.00%	0
Proposed Site Coverage (building and parking)	44.34%	81,309
G) Parking Calculations		
Proposed total building square footage		36,000
Less 5% for storage/mechanical, stairs/elevators		1,800
Basis for parking		34,200
Divided by 200 s.f. (1 space/200 s.f. of building)		200
Total Parking Spaces Required		171
H) Proposed Parking Calculations		
Additional Parking Spaces Required		171
Additional Parking Spaces Proposed		9
Total Parking Spaces Proposed		180

Table # 05-04

**Alternate 3
54,000 SF Commercial Office Building**

Zoning Compliance Calculations	Alternate 3	
	%	Square Feet
A) Buildable Site Area Calculation		
Total Site Area	100.00%	202,253
Less 50% of Area with 25% slopes	9.16%	18,518
Less 50% of Wetland Area of 706 SF	0.17%	353
Equals Buildable Site Area	90.67%	183,382
B) Building Coverage Calculation		
Buildable Site Area	100.00%	183,382
Times Permitted Coverage Percentage		0.13
Equals Total Building Coverage Permitted	13.00%	23,840
Proposed Building Coverage	11.37%	20,850
C) Site Coverage Calculation		
Buildable Site Area		183,382
Times Permitted Coverage		45%
Equals Permitted Site Coverage		82,522
D) Proposed Site Coverage Calculations		
Existing Site Coverage (building and parking)	0.00%	0
Proposed Site Coverage (building and parking)	44.34%	81,309
G) Parking Calculations		
Proposed total building square footage		54,000
Less 5% for storage/mechanical, stairs/elevators		2,700
Basis for parking		51,300
Divided by 300 s.f. (1 space/300 s.f. of building)		300
Total Parking Spaces Required		171
H) Proposed Parking Calculations		
Additional Parking Spaces Required		171
Additional Parking Spaces Proposed		9
Total Parking Spaces Proposed		180

Table 9-02 Current Taxes from 2018-2019

	Current Assessment	Tax Rate / \$1,000	Current Taxes
Year	2018-2019	2018-2019	2018-2019
Jurisdiction			
Village of Tarrytown	\$709,300	7.9922	\$5,668.87
Union Free School District of the Tarrytowns	\$709,300	21.5977	\$15,319.25
County of Westchester	\$709,300	3.230495	\$2,291.39
Town of Greenburgh	\$709,300	0.474007	\$336.21
Saw Mill Valley Sewer Enlargement District	\$709,300	0.471936	\$334.74
County Refuse District	\$709,300	0.283277	\$200.93
Sheldon Brook Drainage District (Fee not based upon assessment)	\$1.09	7.941541	\$8.66
Total			\$24,160.05

Source: Village of Tarrytown Assessor, Town of Greenburgh Assessor, and actual paid tax bills provided by the respective Tax Departments

Table 9-03 Current Taxes and Projected Taxes for 2021-2022

Proposed Action 36,000 SF Residential Assisted Living Facility

	Current Assessment	Tax Rate / \$1,000	Current Taxes	Projected Assessed Value on Completion	Projected Taxes on Completion
Year	2018-2019	2018-2019	2018-2019	2021-2022	2021-2022
Village of Tarrytown	709,300	7.99220	5,669	12,000,000	95,906
Union Free School District of the Tarrytowns	709,300	21.59770	15,319	12,000,000	259,172
County of Westchester	709,300	3.23050	2,291	12,000,000	38,766
Town of Greenburgh	709,300	0.47401	336	12,000,000	5,688
Saw Mill Valley Sewer Enlargement District	709,300	0.47194	335	12,000,000	5,663
County Refuse District	709,300	0.28328	201	12,000,000	3,399
Sheldon Brook Drainage District (Fee not based upon assessment)	1.09000	7.94154	8.65628	1.09	9
Total			24,160		408,604

Source: Village of Tarrytown Assessor, Town of Greenburgh Assessor, and actual paid tax bills provided by the respective Tax Departments

Note: Projection based on historical average tax increase of 3% per year for ten years ending 2019

Table 9-04 Current Taxes and Projected Taxes for 2021-2022

Alternate 1 36,000 SF Commercial Office Building

	Current Assessment	Tax Rate / \$1,000	Current Taxes	Projected Assessed Value on Completion	Projected Taxes on Completion
Year	2018-2019	2018-2019	2018-2019	2021-2022	2021-2022
Village of Tarrytown	709,300	7.99220	5,669	10,500,000	83,918
Union Free School District of the Tarrytowns	709,300	21.59770	15,319	10,500,000	226,776
County of Westchester	709,300	3.23050	2,291	10,500,000	33,920
Town of Greenburgh	709,300	0.47401	336	10,500,000	4,977
Saw Mill Valley Sewer Enlargement District	709,300	0.47194	335	10,500,000	4,955
County Refuse District	709,300	0.28328	201	10,500,000	2,974
Sheldon Brook Drainage District (Fee not based upon assessment)	1.09000	7.94154	8.65628	1.09	9
Total			24,160		357,530

Source: Village of Tarrytown Assessor, Town of Greenburgh Assessor, and actual paid tax bills provided by the respective Tax Departments

Note: Projection based on historical average tax increase of 3% per year for ten years ending 2019

Table 9-05 Current Taxes and Projected Taxes for 2021-2022

Alternate 2 36,000 SF Medical Office Building

	Current Assessment	Tax Rate / \$1,000	Current Taxes	Projected Assessed Value on Completion	Projected Taxes on Completion
Year	2018-2019	2018-2019	2018-2019	2021-2022	2021-2022
Village of Tarrytown	709,300	7.99220	5,669	9,500,000	75,926
Union Free School District of the Tarrytowns	709,300	21.59770	15,319	9,500,000	205,178
County of Westchester	709,300	3.23050	2,291	9,500,000	30,690
Town of Greenburgh	709,300	0.47401	336	9,500,000	4,503
Saw Mill Valley Sewer Enlargement District	709,300	0.47194	335	9,500,000	4,483
County Refuse District	709,300	0.28328	201	9,500,000	2,691
Sheldon Brook Drainage District (Fee not based upon assessment)	1.09000	7.94154	8.65628	1.09	9
Total			24,160		323,480

Source: Village of Tarrytown Assessor, Town of Greenburgh Assessor, and actual paid tax bills provided by the respective Tax Departments

Note: Projection based on historical average tax increase of 3% per year for ten years ending 2019

Table 9-06 Current Taxes and Projected Taxes for 2021-2022

Alternate 3 54,000 SF Commercial Office Building

	Current Assessment	Tax Rate / \$1,000	Current Taxes	Projected Assessed Value on Completion	Projected Taxes on Completion
Year	2018-2019	2018-2019	2018-2019	2021-2022	2021-2022
Village of Tarrytown	709,300	7.99220	5,669	13,500,000	107,895
Union Free School District of the Tarrytowns	709,300	21.59770	15,319	13,500,000	291,569
County of Westchester	709,300	3.23050	2,291	13,500,000	43,612
Town of Greenburgh	709,300	0.47401	336	13,500,000	6,399
Saw Mill Valley Sewer Enlargement District	709,300	0.47194	335	13,500,000	6,371
County Refuse District	709,300	0.28328	201	13,500,000	3,824
Sheldon Brook Drainage District (Fee not based upon assessment)	1.09000	7.94154	8.65628	1.09	9
Total			24,160		459,679

Source: Village of Tarrytown Assessor, Town of Greenburgh Assessor, and actual paid tax bills provided by the respective Tax Departments

Note: Projection based on historical average tax increase of 3% per year for ten years ending 2019

Table 9-07

Tabular Comparison of Projected Taxes for Proposed Action and Alternates

Proposed Action	Alternate 1	Alternate 2	Alternate 3
36,000 SF Residential Assisted Living Facility	36,000 SF Commercial Office Building	36,000 SF Medical Office Building	54,000 SF Commercial Office Building

	Projected Taxes on Completion	Projected Taxes on Completion	Projected Taxes on Completion	Projected Taxes on Completion
Year	2021-2022	2021-2022	2021-2022	2021-2022
Village of Tarrytown	95,906	83,918	75,926	107,895
Union Free School District of the Tarrytowns	259,172	226,776	205,178	291,569
County of Westchester	38,766	33,920	30,690	43,612
Town of Greenburgh	5,688	4,977	4,503	6,399
Saw Mill Valley Sewer Enlargement District	5,663	4,955	4,483	6,371
County Refuse District	3,399	2,974	2,691	3,824
Sheldon Brook Drainage District (Fee not based upon assessment)	9	9	9	9
Total	408,604	357,530	323,480	459,679

Source: Village of Tarrytown Assessor, Town of Greenburgh Assessor, and actual paid tax bills provided by the respective Tax Departments

Note: These projections are based upon order-of-magnitude rough estimates of construction costs without the benefit of any construction plans or specs