

Shenendehowa

Central Schools

FUTURES COMMITTEE

2011-12 Report

“Bringing out the genius in every child”

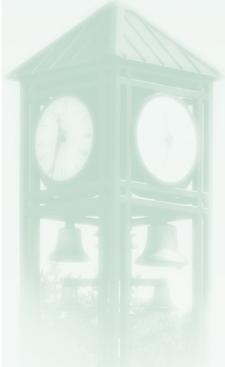
The Futures Committee monitors ongoing growth and the potential impact of that growth on the district. The purpose of this effort is to assist the Board in developing long-range plans.

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COMMITTEE Members...

- Board of Education President- Mary Blaauboer
- Board of Education Member- Gary DiLallo
- Board of Education Member- Mary Wiggins
- Parents/Community Residents – Bill Casey
- Southern Saratoga County Chamber of Commerce- Peter Bardunias
- Planning Board for the Town of Clifton Park- Rocky Ferraro
- Town of Clifton Park Tax Assessor- Walter Smead
- Capital District Regional Planning Commission- Rocky Ferraro
- Town of Halfmoon Planning Board- Steve Watts
- Town of Halfmoon Tax Assessor- Jo Ann Smith
- Town of Malta Planning Board- Anthony Tozzi
- Town of Malta Tax Assessor- Sue Otis
- Town of Ballston Planning Board – Richard Doyle
- Town of Ballston Tax Assessor – Peter Hotaling
- Koda Middle School Principal– Bruce Ballan
- Tesago Elementary School Principal – Greg Pace
- Shenendehowa High School Principal- Don Flynt
- Shenendehowa Assistant Superintendent for Business- Kathleen Wetmore
- Shen Assistant Superintendent for Management Services- Robert Melia
- Shen Director of Policy and Community Development – Rebecca Carman
- Shenendehowa Director of Facilities- Kenneth Patenaude
- Shenendehowa Public Information Officer- Kelly DeFeciani
- Shenendehowa Superintendent of Schools- Dr. L. Oliver Robinson



...monitor growth and the potential impact on the district

I. EXECUTIVE SUMMARY

The Board of Education charged the Futures Committee to monitor ongoing growth and the potential impact of that growth on the district. The purpose of this effort is to assist the Board in developing long-range plans.

The Committee worked with town officials from Clifton Park, Halfmoon, Ballston and Malta, as well as representatives of other organizations knowledgeable about planned construction and economic growth in the area. Based on the information gathered, the committee concludes that:

- Growth will continue within the Shenendehowa Central School District for the next 15 to 20 years and it will likely result in increases in the student population.
- The growth will be largely related to the growing nanoscale industry, ranging from the UAlbany Nanotech campus to the Luther Forest Technology Park campus.
- The impact of resale of existing homes by empty nesters to young families could be very significant.
- The relative cost of a large stock of existing homes compared with the cost of new construction will be attractive to young families. Such homes are not available in other areas in the numbers available within the district.
- Finally, growth potential in the Shenendehowa School District is bolstered by the reputation of the school district, depth and diversity of program options, highway accessibility, and the central location of the community.

II. PROCESS

The goal is to engage in open dialogue, share and analyze factual data, tap into local and regional experts, and ultimately formulate a report, outlining a series of findings and recommendations to the Board of Education. This will entail:

- Meetings and discussions with representatives from Clifton Park, Halfmoon, Ballston and Malta to determine building growth (residential and commercial), philosophy for planning, approved plans, potential build outs, and identification of developable land.
- Meetings and discussions with representatives of organizations or individuals who are involved in and knowledgeable about development within the Capital District, Saratoga County and the Shenendehowa Central School District.
- Meetings and discussions with the Saratoga Economic Development Corporation (SEDC).
- Meetings and discussions with local realtor(s) to assess real estate trends within the district boundaries.
- Gathering and analysis of population and enrollment projection data.
- Analysis of historical and projected population growth in the Capital District and Saratoga County.
- Analysis and speculative forecasting of the economic development and stability factors in the region, state, and nation.
- Any other group or data set that may directly or indirectly impact the future of the Shenendehowa Central School District.
- Analysis of present building utilization, the impact of board policy, class size objectives and program changes on the need for instructional space.

RECONSTITUTED CHARGE OF COMMITTEE

This committee is being reconstituted to monitor the ongoing growth and development, and the economic conditions within the communities encompassing the Shenendehowa Central School District, as well as Saratoga County and the greater Capital Region.

The purpose is to assess the potential impact of said factors on the district, and continue to monitor growth potential within the district and offer recommendations or findings to help inform the future planning and decision making of the Board of Education.

...potential of growth at Shen is bolstered by the district's strong reputation

...engage in open dialogue with representatives and organizations knowledgeable of growth and development

III. KEY COMPONENTS ANALYSIS

A. Population Forecast Projections

It is important that the committee garner a broad sense of the population growth trends, anticipated residential construction activity and economic development initiatives that may directly or indirectly impact the Shenendehowa Central School District. The Shenendehowa Central School District has been and will continue to be attractive as a result of its academic reputation and central location. The following are highlights:

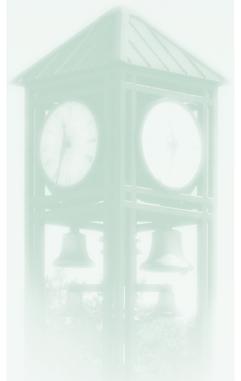
- On a national basis, approximately 11.6% of households moved each year.
- The number of persons per household has declined both nationally and locally due to a variety of reasons, including lower birth rates and an increase in empty nesters.
- There is an aging population resulting in a greater number of empty-nesters that will continue into the future.
- Saratoga County is the primary destination for intra-regional moves, having the largest net in migration of movement of persons among the four counties.
- All indications point to continued modest growth into the foreseeable future.
- There is a real focus in the respective towns encompassing the district on balancing the development of land for growth and economic prosperity with long-term environmental and open space preservation.
- Quality of life continues to be a major point of attraction for new businesses and residents coming into this region.
- With upwards of 25% of Southern Saratoga county residents being employed in mid-to upper-level positions with state and local government, including education, recent legislative and executive branch (Governor) actions resulting in downsizing government employment could have a notable impact on the economic stability of the district. We must be conscious of any changes in governmental policy that may alter growth potential.
- Investment and growth in the technology sector are expected to offset some, if not all, of the losses that are occurring in the governmental sector.

i. Regional Analysis

The Capital District statistical area includes Albany, Schenectady, Schoharie, and Saratoga counties. Moderate growth is expected to continue into the foreseeable future, with Saratoga County experiencing the highest rate of growth, followed by Rensselaer and Albany Counties. Transportation, education, and medical services within the Capital District are excellent. The dominant economic area is the tri-city region, including the cities of Albany, Schenectady, and Troy. Since 1950, in a trend that generally mirrors many other cities in the Northeast and Midwest, the three central cities in the region lost population. As a result of the suburbanization movement that began in 1950, the major population gains in the Region since then have occurred in locations beyond the city boundaries. However, between 2000 and 2010 there was a reversal of the decline in population in the three cities, and for the first since 1950, each experienced an increase in population from the previous decade.

ii. Enrollment Projections

Projections for the next five years were calculated by the Capital District Regional Planning Commission in November 2011 for the years 2012-13 through 2016-17. These projections were based on a combination of the cohort survival method and a demographic multiplier method. The study also included future estimates of new residential construction. While the current elementary and middle school boundaries are holding, there are strong indicators that redistricting or major modifications of elementary tracts will need to be revisited. The potential of growth in certain areas or pockets within the respective towns will inevitably cause enrollment shifts.

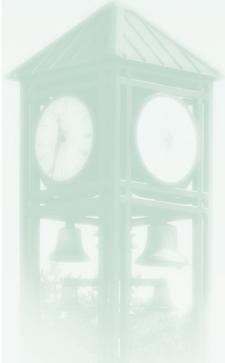


...Saratoga County is a prime destination for intra-regional moves

...focus on balancing development and economic prosperity with environmental and open space preservation

...there was a reversal in population decline in the tri-city area

...potential of growth in certain areas will inevitably cause enrollment shifts



B. Economic Development

Based on a report written by David Johnson, US Census Bureau, numbers just released by the Census Bureau illustrate that while the recession may technically be over; household economic conditions have not improved. Every year, the Census Bureau collects data on household income. The year 2010 is the first full calendar year after the latest recession and the first chance we have to see whether, based on income; economic conditions have improved since the recession's end. The answer is "no."

Real median household income in the United States in 2010 was \$49,445, a 2.3% decline from the 2009 median. The nation's official poverty rate in 2010 was 15.1%, up from 14.3% in 2009--the third consecutive annual increase in the poverty rate. There were 46.2 million people in poverty in 2010, up from 43.6 million in 2009--the fourth consecutive annual increase and the largest number in the 52 years for which poverty estimates have been published.

Over the years, researchers and analysts have used these annual income estimates to chart the effectiveness of government programs, gauge the economic well-being of the country, develop marketing strategies for business and assess the impact of changing demographic patterns. This region is ripe for economic growth and development. The regional population growth rate between 2000 and 2010 indicates positive growth greater than that of the state, but less than the nation. A prime example of how this region varies greatly from the national norms is the recent report by the US Census Bureau that the Country Knolls section of Clifton Park is "an enclave of affluent equality." According to the census, Country Knolls has the least income variation of anywhere in the United States. The median household income is \$107,000, more than doubling the US median of \$49,445. Although there are indeed pockets of poverty, this type of relative affluence is present in developments across the communities contained within the Shenendehowa boundary.

The current and planned expansion for the Luther Forest Technology Park, Global Foundries, General Electric, and the Albany Nanotech Campus has made the region a hotbed for new economies and boundless growth potential. According to some reports, there has been approximately \$6.5 billion invested in high-tech development in the Albany area since 2000.

Locally, projects such as the restructuring of Clifton Park Center (formerly Clifton Country Mall) and the Ellis Medicine Enhanced Urgent Care facility are all indicators of economic prosperity. The Route 9 corridor in Halfmoon still remains vibrant, with once vacant lands being developed for commercial ventures. In many ways it is a fulfillment of the Saratoga County economic mantra of "educate-adapt-innovate-collaborate". This uptick in private economic growth has largely off-set the government employment contractions in the region. The cautionary component is the potential mismatch of employer needs in the emerging growth sectors and workforce skill sets. In a majority of the instances an Associate's degree or some type of post-secondary vocational training is typical. Shenendehowa, with lower-than-average property taxes in comparison to surrounding districts and parity in high-performing schools, is attractive to many families moving into the region.

Source: U.S. Census Bureau, and NYS Dept. of Labor, Division of Research and Statistics

• Albany Medical Center

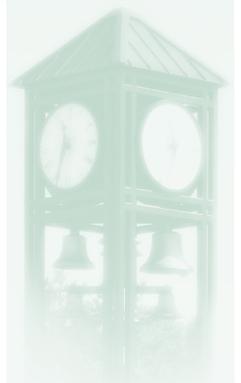
Saratoga Hospital and Albany Medical Center recently broke ground on a \$17.5 million high-end urgent care center, part of a joint venture between the two hospitals. It will be staffed 24 hours a day by emergency medicine physicians. This building will be the first at the Saratoga Medical Park in Malta. This joint venture is designed to meet the needs of one of the fastest growing areas in the Capital Region. As quoted by Albany Med President, Jim Barba, "This is the new frontier of medicine- two hospitals working together toward the common goal of delivering health care services in a smart way." Although outside the Shenendehowa catchment area, this endeavor is indicative to the core potential for tremendous growth and economic prosperity in the region.

Source: Albany Med Today, December 2011.

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• Albany NanoTech

The campus is currently home of the College of Nanoscale Science and Engineering (CNSE) University at Albany, and SEMATECH North, nearly \$3 billion for laboratories and research facilities have been invested. It is a consortium of 12 computer chip manufacturers including IBM, Intel and Hewlett Packard that provide the most university-based, clean-room space devoted to 300mm wafer research in the world. SONY, Toshiba, Motorola and Infineon, among others, have forged alliances with the State University's Albany NanoTech and with IBM to cut costs for the development of the next generation of computer chips. Applied Materials, Tokyo Electron Ltd., and ASML, the world's three largest computer-chip equipment manufacturers are co-tenants on the NanoTech campus.

As indicated on the CNSE website, "It is the world's first college to offer comprehensive baccalaureate programs in Nanoscale Engineering and Nanoscale Science. The complex is a fully-integrated research, development, prototyping, and educational facility that provides strategic support through outreach, technology acceleration, business incubation, pilot prototyping, and test-based integration support for on site corporate partners including IBM, Intel, Global Foundries, SEMATECH, Samsung, TSMC, Toshiba, Applied Materials, Tokyo Electron, ASML and Novellus Systems, as well as other "next generation" nanotechnology research activities. (It is a part of an) 800,000 square foot complex that houses the most advanced 200mm/300mm wafer facilities in the academic world, including over 80,000 square feet of Class 1 capable clean rooms equipped with 300mm wafer processing tools. The complex incorporates state-of-the-art R&D and prototype manufacturing infrastructure for nano/microelectronics, nanophotonics and optoelectronics, nano/micro systems (MEMS) and nanopower science and technology."

Most recently, as reported in the local news, the NanoCollege began the construction of a \$300 million dollar complex that will house researchers from tech companies such as Intel, IBM, and Samsung.

Source: College of Nanoscale Web site

...the world's largest computer chip manufacturers are co-tenants on the Nano Tech Campus

• Clifton Park Center

For the last five years, Clifton Park Center (formerly Clifton Country Mall) has undergone a 360 degree transformation under DCG Development. . . transforming from a traditional indoor center to an array of sidewalk and courtyard shops and eateries. The construction of a new 10-screen theatre with 3D full digital stadium seating, joined with a five-story 104-room Hilton Garden Inn will undoubtedly make it a further attraction for shoppers and travelers along the Northway corridor. In many ways this mall make-over represents the synergistic effect of the nanotech economic boom potential, coupled with the need for convenience shopping and entertainment accommodations.

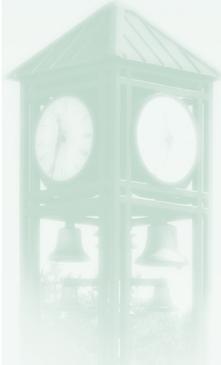
Source: Clifton Park Center Web site

...has undergone a 360 degree transformation

• Ellis Medicine

Ellis Medicine-Enhanced Urgent Care, a 38,000 sq. ft facility, estimated at a cost of \$10 million is anticipated to be completed by summer 2012. There is some talk about the possibility of an off-ramp connection to the Northway, which would enhance access to Ellis and also make Clifton Park Center much more accessible to customers. However, the feasibility of such an occurrence in the short term (within the next five years) is not strong and unlikely after that. The Enhanced Urgent Care facility will accommodate 6 treatment rooms with access to diagnostic services such as MRI, CT and comprehensive lab testing, physicians, offices, specialty services in cardiology, general surgery and primary care.

Source: Gazette, Community News and Times Union newspapers



...eventually will employ 2,000 people

...create jobs and employment in related businesses

...international workforce, seeking residence in apartments versus home ownership

• **General Electric**

GE has invested over \$100 million into the energy storage technologies facility, an industrial battery manufacturing facility in Schenectady. An additional \$60 million was recently announced to bring the plan to full capacity by 2015. The plant will build a “next-generation device that uses sodium halide chemistry to store energy” - the Durathon. Initial shipping of storage batteries is slated for January 2012, estimating production of 1 million in 2012 and 10 million batteries by 2015. The plant is expected to employ 300-350 production workers by 2015. While not within the Shenendehowa district boundaries, it is anticipated that the economic impact will be regional. Further, the potential of enrollment impact on the district is feasible, with Shen and encompassing communities being an attraction for new employees to the region. While Schenectady GE did not land the manufacturing facility for solar panels, 100 employees for solar energy research will be added locally.

Source: Gazette and Times Union newspapers

• **Global Foundries**

So far, over \$3.0 billion has been invested in the computer chip fabrication plant, and several more billions are expected to be invested in the coming years. The Fab 8 computer chip facility is expected to have clean room capacity that can hold eight football fields. The plant is to be operational in 2013 and will eventually employ well over 2,000 workers, in addition to bringing in another 2,000 plus construction jobs and as many as 2,400 additional new jobs to the region for support companies. The complete build-out of the campus is projected to take 15 to 20 years.

Based on recent reports, the goal is to automate the space, with a 2015 target date. This automation process, referred to as “lights out”, reduces the human presence within the clean room themselves, but does not reduce the number of technicians required to run the automated machinery and devices. Generally, a company will build one chip fab plant and then start to build another to subsequently replace the production capacity of the first. Operationally, the useful life of a chip plant is generally under 10 years. When done with the 2nd plant, it will retool the first plant for reuse. This facility is anticipated to put this region on par with Silicon Valley and Austin, Texas.

The new facility will create new jobs and also create employment in related business as well as indirectly related employment. Beyond the present plant construction, there is potential for additional interest and growth, lending to this region becoming one of the major centers for micro processor manufacturing and research in the world. It is expected that upwards of 1,400 high-tech workers will be employed, with an annual payroll of \$88 million by end of 2012.

For the next year or so (2011-2012), many international workers from Germany, Singapore, Japan, and Taiwan will be hired for ramp-up and preparing the facility for production in 2013. Many of those “ex-pats” will be seeking residence in apartments, versus home ownership, lending to concern about apartment capacity. Shenendehowa continues to be the district of choice for a large majority. For the long-term, more local or US based employees will be hired to fulfill the employment capacity. The lack of public transportation is a concern given the company’s isolated location. By year end, the employment head count is estimated to be 925, of which 200 of these are internal company transfers and 375 are domestic new hires – most arrived between May through October of 2011.

With regard to the 200 internal company transfers that arrived throughout the summer, current data shows over ½ (approximately 110 of them) have families, totaling about 170 kids. 37 of these children (mostly at the elementary level) speak very little English and will be requiring ESL support. It is unclear at the moment how many of the 375 domestic hires have children or whether they are coming from the local area or from farther afield. A majority of these hires will be non-management, individual contributors. Also, about 40% of the current employees have children between the ages of 5 and 18. However, based on lessons learned from Austin, Texas and Dresden, Germany, the region could realize an entire change in landscape.

Source: Michael Relyea, President, Luther Forest Technology Campus, and Kathy Hoenig & Christine Behlmer, Global Foundries

• **Luther Forest Technology Campus**

Luther Forest is a high tech office and manufacturing campus that could include as many as four wafer fabrication facilities on a 1,200 acre parcel of land and could potentially be the next major stimuli that leads to a major in-migration to the region and the school district. It certainly begs the question of how much capacity the school district can absorb if the full potential of the Luther Forest Campus is realized. The campus entails:

- Site consists of 1,414 acres (1,099 acres in Malta and 315 acres in Stillwater) of technology infrastructure specifically designed for nanotechnology infrastructure, research and development.
- Shovel ready sites and turnkey options.
- Luther Forest has the capacity for three chip fab facilities, including 300,000 sq.ft. of clean room space per fab.
- Capacity for an abundance of cluster growth related to nanotechnology manufacturing by supporting businesses, and office spaces, lending to upwards of 4,000-5,000 jobs on the campus upon full build-out, and upwards of 10,000 jobs to Saratoga County.
- Infrastructure-water, electricity, etc., and transportation (rail, air, port, and interstate) access is touted as selling points.
- Collaboration with Hudson Valley Community College and construction of the Tech Smart facility. Curricula focus on Wind, Bio-Thermal, and Geo-Thermal training for manufacturing in a semiconductor industry.
- The current acreage of the tech park represents only about a third of the acreage of the forest area lending to the potential for additional development far exceeding the present tech park.

Source: Michael Relyea, President, Luther Forest Technology Campus

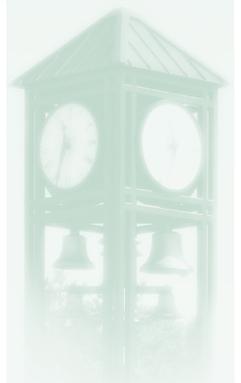
• **Saratoga Technology and Energy Park**

The 280-acre Saratoga Technology and Energy Park (STEP), abutting the Luther Forest Campus has recently completed the construction of two R&D buildings totaling 150,000 square feet. STEP is owned and operated by the New York State Energy Research and Development Authority (NYSERDA) and plans to fully develop the park in conjunction with the growth of the Luther Forest Campus. Existing tenants include Auterra, Inc., Hudson Valley Community College, Building Performance Institute, C9 Corporation, Clough Harbor Associates, Electrovaya, Global Foundries Corporate Office, LINC Inc., Lockheed Martin, Inc., TW Telecom, and The Radiant Store.

• **St. Peter's Medical Campus**

A proposed project to create a medical campus to serve the growing population in southern and central Saratoga County is afoot. The strategic discussion includes the construction of an ambulatory care facility as well as an ambulatory surgery, medical imaging, sleep center, physician offices for medical and surgical specialists, and other primary and out-patient care facilities affiliated with St. Peter's, Northeast Health and Seton Health. The campus, if constructed, is expected to be located on an 81-acre site on Route 146 . . . 1.4 miles east of Route 9. It will entail approximately 467,000 square feet of facilities.

Source: News Release- St. Peter's Corporate Communications, May 5, 2011.



...major stimuli that leads to major in-migration to the region

...serve the growing population of southern and central Saratoga County

C. Demographic Analysis and Growth Assessment

Four areas of focus were defined to facilitate a structured and uniformed approach to organize and present specific information:

1. Demographic profile
2. Growth philosophy
3. Approved and Pending Subdivisions
4. Future development opportunities & developable lands

The primary focus is on the three towns that comprise the largest portion (96.83%) of the school district assessment base (Clifton Park, Halfmoon, and Malta). However, information pertaining to Ballston is included because it sits in the center of the Luther Forest economic development circle.

Considering that the Capital Region has experienced steady decreases in live births over the past decade, the increases in live births in the early part of the decade are, in part, a function of Shenendehowa's residential development. Given the lower level of single-family residential development and a reduction in existing home sales in the past five years, the lower number of births in the recent past is likely attributable in part to a slowing housing market and a lesser number of younger families moving into the community.

The early- to mid-1980s saw a boom in residential construction. Single-family home construction dropped off dramatically after the late 1980s, with 164 permits issued in 1991, down considerably from 691 in 1986. An uptick in permits occurred in the mid-1990s, followed by a moderate surge in the early 2000s. There was a significant increase in 2003, followed by a decline in the subsequent years through the first ten months of 2011. In the past five years, residential construction activity has declined to a 30-year low. The recent softening of the housing market and the national recession combined to further restrict home starts and subdivision activity within the School District; a similar trend has occurred Region-wide. During the past seven years, single-family residential construction activity in the Capital Region has dropped significantly from 2,520 building permits in 2003 to 1,065 permits in 2010.

With the recession, demand for new housing continues to be weak and more householders are opting to stay in their current homes. Additionally, it has become more difficult to obtain financing, further reducing the demand. As the economy gradually recovers, demand for new housing will slowly pick up. At this time, it is not expected to return to the historically high levels of the early 2000s for at least the next several years. Despite the slowdown in residential construction, as noted in Appendix A, there are a large number of approved subdivisions with un-built lots. In total, the district has nearly 500 approved, ready to build single-family building lots, excluding minor subdivisions of four lots or less.

Apartment construction activity was limited between 2000 and 2007. More recently, activity has increased with the completion of the Halfmoon Heritage Apartments, the approval of the Hudson Ridge Apartments and the applications for the Halfmoon Village & Yacht Club and the Linden Village PDD. There are 361 approved, un-built apartments, duplexes, condominiums, and town homes in the district.

With demand for new residential construction diminished, existing home sales may play a larger role in school enrollments if empty-nesters move out and younger homeowners move in. It bears noting, however, that existing home sales both in the School District and across the Region have dropped. From 2000 through 2007, existing home sales in the Towns of Clifton Park, Halfmoon, and Waterford and the Cities of Mechanicville and Waterford had been approximately 1,000 or more annually. In 2008, 2009, and 2010, existing annual home sales in those five municipalities dropped to the mid-800s. The average days to sale in those same geographies from 2002 through 2007 was roughly between 37 and 57. In 2008, the average days to sale jumped to roughly 82, while the average days to sale in 2009 and 2010 was 75. Thus, not only are fewer houses being sold, they are taking longer to sell. The decline in both new home construction and existing annual home sales has the potential to continue to affect school enrollment during the next five years.

...primary focus on the three towns that comprise 96.83% of district assessment

...softening of housing market and national recession further restrict home starts and subdivision activity

...sale of existing homes may play a larger role (i.e. empty nesters moving out)

It is difficult to project what effect the current economic climate and events such as the region's investment in Nano-technology, including Global Foundries, will have on the local economy, but any significant impact on the housing market still remains several years away. However, the emergence of these new industry clusters has offset the loss in employment in other sectors of the local economy such as government employment. As such, the Capital Region economy has fared better than other parts of upstate New York and the decline in the housing market is not as precipitous as it could have been.

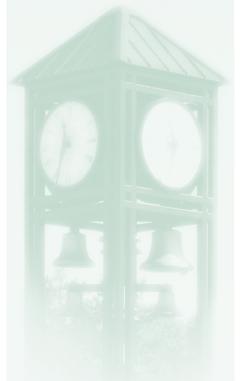
Source: CDRPC School Enrollment Projections, Projected and Planned Residential Housing Developments (Clifton Park, Halfmoon, Malta, and Ballston) – November 2011- Capital District Regional Planning Commission.

Overall, it is estimated that there is upwards of 3,000 residential plots/plans that are under review or construction. Further, it is projected that upwards of 1.9 million square feet of commercial space is on the horizon for construction. The home rule/local level planning lends to a variety of plots and plans. In viewing the district by elementary zones, the following assessment is rendered:

- The Chango area of the district has tremendous potential for growth, having existing utilities and infrastructure along Eastline Road and significant open space/developable land. This region is considered to be generally more affordable to construct.
- The Karigon area of the district is limited by the presence of DEC wetland constraints as identified on the GEIS study completed in the northern end of Halfmoon and Western Clifton Park.
- The Arongen area of the district has the potential for growth in the northern end of Halfmoon. The vacant land potential is however still unknown, some estimates are upwards of 2,900 potential units in northern Halfmoon area.
- The Shatekon area of the district has the potential of upwards of 1,100 units within the Town of Halfmoon. While there are numerous reasons why people find the region attractive, with the construction of luxury apartments being one; it is also attractive to temporary employees of Luther Forest related companies.
- The Okte area of the district is largely saturated. The growth potential beyond existing approvals is limited. There is a possibility of some redevelopment along the river or along Lapp Road.
- The Skano area of the district is a fairly mature area with limited growth potential. The most significant change could be the possible turnover of large tract (i.e. Van Patten) houses from empty nesters to younger families with children.
- The Tesago area of the district has limited growth potential due to the strict moratoriums placed by the town in the western end of Clifton Park. This is further compounded by the anticipated high cost to install utilities and mitigating fees.
- The Orenda area of the district has no real growth potential, commercial or residential.

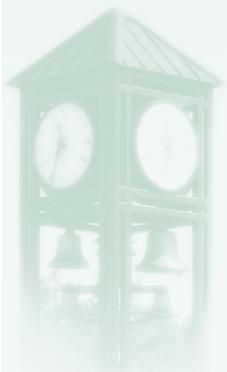
The aforementioned growth potential, coupled with the potential of existing residential capacity turning over due to the phenomenon of “empty nesters” lends to the need to undertake further assessment.

Source: SEDC County wide Perspective & Close Up View by School Zones- (April 2010).



...emergence of new industry clusters has offset loss of employment in other sectors

...the phenomenon of “empty nesters” lends to the need to undertake further assessment



Saratoga County – 2010 Demographic Profile

Saratoga County, representing twenty-one towns, saw an increase in population from 2000 to 2010, by 18,972 or 9.46%. All, except three, of the twenty-one towns saw a positive population increase. The five fastest growing towns, percentage wise, are Wilton (29.27%), Halfmoon (16.57%), Malta (13.53%), Ballston (11.99%), and Clifton Park (11.24%).

Population	
Total Population	219,607
Population by Sex / Age	
Male	108,059
Female	111,548
Under 18	49,856
18 & Over	169,751
20-24	12,160
25-34	24,742
35-49	50,588
50-64	47,071
65 & Over	29,994
Population by Ethnicity	
Hispanic or Latino	5,279
Non Hispanic or Latino	214,328
Population by Race	
White	207,181
African American	3,269
Asian	3,919
American Indian or Alaska Native	388
Native Hawaiian and Pacific Islander	44
Other	1,165
Identified by two or more	3,641
Housing Status (in housing units unless noted)	
Total	98,656
Occupied	88,296
Owner-Occupied	64,205
Population in Owner-Occupied (number of individuals)	167,750
Renter-Occupied	24,091
Population in Renter-Occupied (number of individuals)	47,907
Households with individuals under 18	26,025
Vacant	10,360
Vacant: For Rent	1,819
Vacant: For Sale	1,078
Vacant: For Seasonal/Recreational/Occasional Use	5,504

...Saratoga County represents 21 towns and saw an increase in population from 2000 to 2010

...fastest growing towns, percentage-wise are Wilton (29%), Halfmoon (17%), Ballston (12%) and Clifton Park (11%)

In summary, Saratoga County encompasses 811 square miles of rolling terrain in Upstate New York and is comprised of two cities, 19 towns, and nine villages. The county's major population centers include the town of Clifton Park, the city of Saratoga Springs, and the town of Halfmoon.

Within the Capital District region, Saratoga County ranks 2nd in terms of total population with Albany County ranking 1st. In terms of population growth between 2000 and 2010, Saratoga County ranks 1st with Albany County ranking 2nd. Technically speaking, this is misleading due to the fact that Albany County's already dense population and developed commercial/industrial base makes it harder for the county to report the larger increases being reported by the surrounding developing rural/suburban counties.

Source: U.S. Census Bureau

Key to the county's growth trends is Interstate 87, which links Albany and the NYS Thruway system (I-90) with Montreal, Canada. Due to easy accessibility to the regional centers of employment and commerce via I-87, the county has emerged as one of the most popular "bedroom" communities for the Capital District region. Single-family, residential home prices range from \$100,000 to over \$1 million with new homes averaging at about \$350,000.

While industry is not a dominant use in the county's economic base, users with national impact such as Target, General Foods, Ball Manufacturing, Quad Graphics, State Farm Insurance, Stewart's Ice Cream, Ace Hardware, Sysco Food Services, and West Milton's Atomic Power Laboratory enables industry to be a significant element within the county's overall economic vitality. Of similar economic import are the county's commercial enterprises.

A decade of growth has influenced the development of the Wilton and Saratoga Malls at Exit 15 off I-87 and Clifton Park Center at Exit 9. State, county, and city agencies have encouraged continued development by offering incentives to business and industry. Bond financing and tax incentives have been instituted enabling the county to become a competitive market for the location of business and industry. Saratoga County is host to two emerging economic development efforts of regional and statewide importance: Luther Forest Technology Campus and the Saratoga Technology and Energy Park (STEP).

In summary, the county of Saratoga is currently experiencing moderate growth due to a variety of positive factors. Proposed new commercial and residential development is planned in expectation of demand generated from employees of Global Foundries and their suppliers. The following table shows a comparison of the most recently published unemployment rates for New York State, the 11-County Capital Region, the Albany-Schenectady-Troy MSA, and Saratoga County.

UNEMPLOYMENT RATES

United States 9.2% (June 2011)

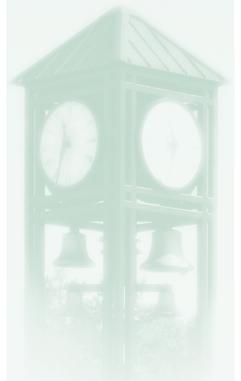
New York State 8.0% (June 2011)

Albany-Schenectady-Troy MSA 6.8% (May 2011)

Saratoga County 6.2% (May 2011)

As shown in the table above, New York State's unemployment rate is lower than that of the national rate. The Albany-Schenectady-Troy region MSA (metropolitan statistical area) and Saratoga County report even lower unemployment rates.

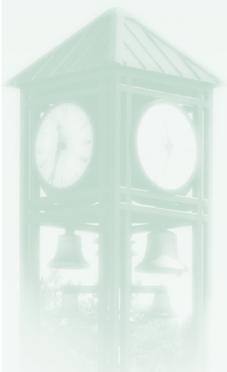
Source: Summary Appraisal Report for Shenendehowa CSD (July 2011), Alvey & DiMura, Inc.



...Saratoga County ranks second in population behind Albany County

...the county has become a competitive market for the location of businesses and industry

...NY unemployment rate is 8% while Saratoga County is 6.2%



Town of Clifton Park – 2010 Demographic Profile

Clifton Park is the largest town in Saratoga County and in the Shenendehowa Central School District. Clifton Park assessments in the district for the 2011-2012 school year totaled \$3,730,396,834, which is up \$19,535,725 or 0.55% from the previous year. This represents 60.9% of the total assessed value within the district. Comparatively, in 2005, Clifton Park represented 62.8%.

...Clifton Park is the largest town in Saratoga County

...Clifton Park's assessed valuation represents 60.9% of total assessed value within the Shenendehowa School District

Population	
Total Population	36,705
Population by Sex / Age	
Male	17,905
Female	18,800
Under 18	9,067
18 & Over	27,638
20-24	1,423
25-34	3,443
35-49	8,759
50-64	8,249
65 & Over	5,107
Population by Ethnicity	
Hispanic or Latino	1,002
Non Hispanic or Latino	35,703
Population by Race	
White	33,416
African American	682
Asian	1,679
American Indian or Alaska Native	39
Native Hawaiian and Pacific Islander	2
Other	245
Identified by two or more	642
Housing Status (in housing units unless noted)	
Total	14,737
Occupied	14,102
Owner-Occupied	11,582
Population in Owner-Occupied (number of individuals)	31,709
Renter-Occupied	2,520
Population in Renter-Occupied (number of individuals)	4,804
Households with individuals under 18	4,731
Vacant	635
Vacant: For Rent	162
Vacant: For Sale	229
Vacant: For Seasonal/Recreational/Occasional Use	30

The commercial base of the town remains stable to slightly increasing, with the Route 146 corridor serving as the main economic hub. The Town of Clifton Park possesses significant commercial development, including the 800,000 square foot Clifton Park Center (anchored by Boscov's and JC Penney), the 180,000 Village Green strip center (anchored by Hannaford and Toys R Us), the 236,000 square foot Shopper's World plaza (anchored by Price Chopper and K-Mart), and the US Foods distribution center (215,000 square feet). Clifton Commons, located off Vischer Ferry Road, serves as frequent host to the national Babe Ruth World Series, as well as regional soccer championships. Recent renovations and reconstruction at Clifton Park Center should serve as an economic boost and stimulus.

Source: Summary Appraisal Report for Shenendehowa CSD (July 2011), Alvey & DiMura, Inc.

Clifton Park Growth Philosophy

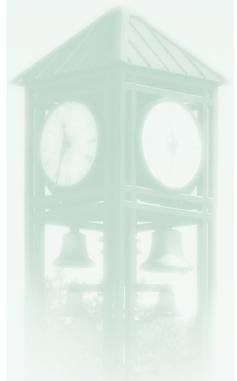
Clifton Park has taken measures to control further growth in the town. At this time there are growth management restrictions in the western part of Clifton Park, where there is a significant amount (75%) of open space and active farmland. A Generic Environmental Impact Statement (GEIS) was conducted in the western part of the town which evaluated the potential full build-out of the area. The GEIS revealed a potential build-out of 4,300 to 5,300 residential units. It was deemed to be unacceptable by the town governance and subsequent measures to restrict growth were engaged. Subsequently, the western portion of Clifton Park is preserved for agricultural, recreational and low density single family residential dwelling uses.

The Town of Clifton Park Comprehensive Plan (most recently amended October 10, 2006) seemingly limits full build-out in that area to 2,500 residential units (a portion of which are in the Niskayuna and Burnt Hills School Districts). The plan called for restricting residential units to three acres. The Comprehensive Plan encourages a balance of land uses whereby residential and economic vitality can be pursued and the unique rural and historic character of the Town can be preserved. In addition, the comprehensive plan seeks to enhance the quality of life for Clifton Park. The comprehensive plan depicts this balance with residential areas comprising approximately 75 - 80% of the Town and the commercial/corporate areas being about 20 - 25% of the Town's approximately 50 square miles. The Clifton Park Town Board also adopted an open space plan and has actively pursued the purchase of open space. To date the town preserved 1,000 acres and completed 15 miles of trails and has spent approximately \$2 million to purchase open space.

The Town also completed the first phase of the Exit 9 GEIS Study overlay district which was developed to analyze traffic flows in and around Exit 9 of Interstate 87. "The purpose of the study is to develop transportation plans which integrate land use and transportation more efficiently." Goals include improving existing, and developing additional pedestrian and bicycle infrastructure in order to connect residential communities with shopping and recreational districts, thereby reducing dependence on automobile transportation.

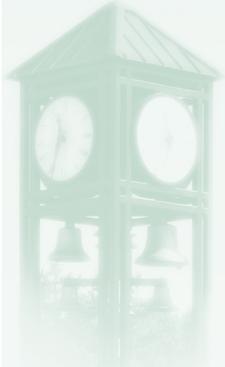
The second phase of the Study began in the winter 2011. According to a representative of the town of Clifton Park Planning Department, no zoning changes in the town within the district's boundaries will be considered until completion of the study and the plan is adopted by the town. The anticipated time frame for finalization and implementations is 2014. The town is also currently undergoing town Recreation Plan and Land Use studies, as well as a comprehensive Town Center study which is actively underway.

Source: Town of Clifton Park Web site, and Summary Appraisal Report for Shenendehowa CSD (July 2011), Alvey & DiMura, Inc. (BFJ Planning, Exit 9 Land Use and Transportation Study, December 2008, page 8.)



...commercial base remains stable with the Route 146 corridor as the main economic hub

...comprehensive plan to balance residential areas to 75-80% and commercial areas to 20-25%



...more than 500 properties under construction or planned to be constructed within the next 18-36 months

Clifton Park Approved/Pending Subdivisions (All within Shenendehowa CSD)

All of the properties listed below are either under construction or planned to be constructed within the next 18-36 months:

1. Abele Subdivision (Bradford Pointe). Construction has begun at this 26-lot subdivision on Crescent Road; one home is complete and one is currently under construction.
2. Addison Estate. 40 homes have been built at this 41-lot single-family subdivision near the southeast corner of Miller and Clifton Park Center Roads.
3. Bella Vista Subdivision. Three homes are complete and two are under construction at this 11-lot subdivision on Bruno Road.
4. Bridlewood Ridge (Bohl Subdivision). Thirty-three lots have been approved for this custom home subdivision on Crescent Road. Eight homes have been completed or are under construction.
5. Brookhaven (Beck). Twenty-four single-family homes have been approved at this subdivision located across from Sterling Heights on Route 146. 10 homes are complete and 1 is under construction.
6. Carlson Farm. Thirty-five lots have been approved for this subdivision at the intersection of Moe Road and Englemore Rd. 15 homes have been built, and four are under construction.
7. Chandler Estates. This nine-lot single-family home subdivision located off Ushers Road has recently been built out.
8. Fairway Woods. 83 homes have been completed and three are under construction at this 101-lot single-family subdivision located between MacElroy Road and Route 146A. Construction of the final phase has recently begun.
9. Kain Development Group Subdivision. Approval has been granted for this 18-lot subdivision on Longkill Road. The final plan was recently stamped, and site clearance and infrastructure development are expected to begin in 2012.
10. Massaroni Subdivision. This six-lot subdivision is located on the east side of Tanner Road, below Carpenter Way. To date, no construction has occurred.
11. Oronacah Farm Subdivision. 5 homes are complete or under construction at this 21-lot subdivision located on Vischer Ferry Road.
12. Parkland Development. Approval has been granted for 24 duplex units with one or two bedrooms. The development is located on Route 146. Construction is expected to begin in 2012.
13. Prescott Court (Dickinson). 4 homes have been constructed in this 21-lot single-family subdivision on Main Street in Jonesville.
14. Ray Road East. Approval has recently been granted for this 8-lot single family subdivision located on Ray Road just east of Vischer Ferry Road. Construction has not yet begun.
15. Rolling Meadows. Approval has been granted for this 38-lot single-family subdivision located off MacElroy Road adjacent to Dutch Meadows. Construction has not yet begun.
16. Southwick Meadows. 107 homes have been built and six are under construction at this 115 lot single-family subdivision located at Crescent and VanVranken Roads. Full build out is anticipated in 2012.
17. Waite Meadows. Approval has been granted for this 33-lot single-family subdivision on Vischer Ferry Road. Construction is expected to begin in 2012.

Proposed Residential Developments

1. Lussier Subdivision. This infill subdivision on Boyack Road has been granted conceptual approval for 18 lots.
2. Ushers Woods. A PUD (planned unit development) is being sought for this mixed-use development, with a total of 197 senior housing units; the number of proposed units has been reduced and non-senior housing units have been removed from the current proposal. It is unclear at this time whether the 197 units will remain age-restricted. This development would be located on Ushers Road near the Northway.
3. Windover Farms. Preliminary approval is being sought for this 25-lot single-family subdivision on Grooms Road near Miller Road.

In major subdivisions, there are 238 approved, un-built single-family lots and 24 approved un-built duplex units in the Town of Clifton Park, with an additional 2 proposed major subdivisions totaling 43 single family lots excluding Ushers Road, which is proposed to be age restricted. The Town has completed its GEIS on its western side and has committed to permitting only one housing unit per three buildable acres in that part of Town. In 2011, approvals were issued for 5 minor subdivisions, totaling 11 lots.

Source: CDRPC School Enrollment Projections, Projected and Planned Residential Housing Developments (Clifton Park, Halfmoon, Malta, and Ballston) – November 2011- Capital District Regional Planning Commission.

Clifton Park Future Development Opportunities & Developable Lands

Although the town governance has aggressively approached the GEIS and is intent on limiting or managing growth in the western portion of the town, there still remains a potential for development in that area. In the remainder of the town, four and five acre parcels are being split up into three, four, or five lots and infill development is also happening on smaller parcels.

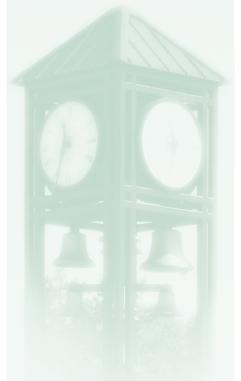
There is an anticipated increase in senior housing. Recent census and survey data reveals that empty-nesters currently make up 30% of the Clifton Park population. In five to ten years, as baby boomers age, this group will no doubt increase. The question is at what magnitude existing residents will seek to downsize their residence as their families get smaller? Will empty-nesters leave their large houses and go to smaller dwellings in the region or will they leave the region entirely? If they stay, will the housing statistics change to accommodate their changing needs (i.e. townhouses or single-family houses with greater amenities)? There could be more “seasonal” housing if the empty-nesters decide to purchase a second home out of the area but maintain a home here. This could mean that townhouses are even more attractive. One project targeted towards empty-nesters has been approved and two others are under-construction or pending. The Bentley is open and inviting ownership and rental. It includes 170 condominium units. However, under the current economic circumstances, senior residents may indeed choose to stay in their current housing because smaller new living accommodations are often more expensive than their current larger residences. The potential of a flood of existing larger homes could become prime opportunities for purchase by young families or families with multiple children.

Conducive to such lifestyle changes or residential needs is the redevelopment of the Clifton Park Center Mall as a mixed use development. The new hotel and IMAX theatre makes that a destination location and attraction for surrounding neighborhoods and apartment/condominiums. All in all, Clifton Park could see upwards of 500 more senior housing units in the next 3 to 5 years.

As noted above, the Town Board determined that the projected build-out of the western part of Clifton Park was unacceptable and subsequently adopted new land use regulations that would limit residential build-out. This was further reduced by the Town’s aggressive pursuit and purchase of large tracks of land to preserve open space.

Further, the Town believes residential growth may slow down because of the restrictions on development and the lack of sewer in the western part of Clifton Park. The Saratoga County Sewer District is not likely to extend its boundaries into the western part of Clifton Park due to sewer capacity issues.

Source: Town of Clifton Park website

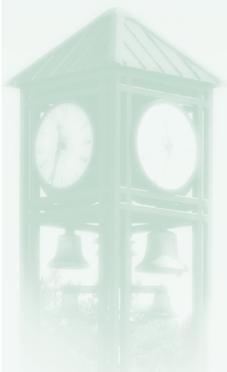


...GEIS on the western side of town permits only one housing unit per three buildable acres

...anticipated increase in senior housing

...empty nesters make up approximately 30% of population

...conducive to lifestyle changes, Clifton Park Center redeveloped as mixed use



Town of Halfmoon – 2010 Demographic Profile

Halfmoon is the second largest town in the district. Total assessment for the town in the 2010-2011 school year was \$1,770,506,452 or 28.9% of the total assessed value of the district. This is up \$23,317,882 or 1.3% from the prior year. Comparatively, in 2005, Halfmoon represented \$885,952,190 or 27% of the total assessed value of the district.

Population	
Total Population	21,535
Population by Sex / Age	
Male	10,525
Female	11,010
Under 18	4,808
18 & Over	16,727
20-24	1,138
25-34	2,801
35-49	5,051
50-64	4,539
65 & Over	2,808
Population by Ethnicity	
Hispanic or Latino	612
Non Hispanic or Latino	20,923
Population by Race	
White	19,730
African American	416
Asian	714
American Indian or Alaska Native	49
Native Hawaiian and Pacific Islander	11
Other	178
Identified by two or more	437
Housing Status (in housing units unless noted)	
Total	9,844
Occupied	9,286
Owner-Occupied	5,956
Population in Owner-Occupied <i>(number of individuals)</i>	15,009
Renter-Occupied	3,330
Population in Renter-Occupied <i>(number of individuals)</i>	6,509
Households with individuals under 18	2,575
Vacant	558
Vacant: For Rent	254
Vacant: For Sale	73
Vacant: For Seasonal/Recreational/Occasional Use	30

...Halfmoon is second largest town in the Shenendehowa School District

...assessed valuation represents 28.9% of total assessed value within the district

Halfmoon Growth Philosophy

The Town of Halfmoon continues to maintain a philosophy of encouraging growth. Existing zoning in Halfmoon will continue to foster growth, and there are currently no plans to prohibit development that would limit the investment potential of current land owners. The Town hired Behan Planning Associates, LLC back in 2006, to develop the plan for the Halfmoon Center Master Plan. The original “town center model” encompassed the area near Route 236 and Route 146, with the vision of development into a hamlet to include a post office, a new school, an offshoot of the YMCA, a park, walking paths, picnic area, and ball fields. A civic center and swimming pool would also be desirable for that area. “Roundabouts” may be considered to receive traffic off Route 9 and get people across town more efficiently. A stoplight may also be considered for Route 146 across from Vosburgh Road.

A draft Generic Environmental Impact Statement was completed and adopted by the Town in 2003 (most recent information available on the Town’s website). The plan at that time highlighted several items:

Growth Management

- The Plan promoted redevelopment and reinvestment for older areas of Town to maintain or improve property value and encourage both residents and businesses to remain.
- The Plan also recommended reductions in density for rural areas of the Town to control the amount of growth that could have adverse impacts on community character and the tax base.

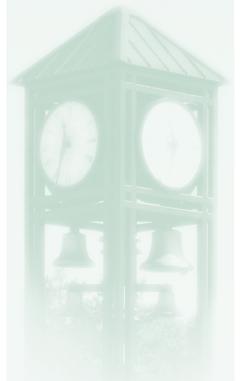
Resource Conservation

- Plan recommendations called for the protection of stream corridors and other sensitive natural features.
- Recommendations were provided for closer coordination with regulatory agencies.
- The Plan recognized the importance of cultural resources and recommends preservation of historic structures as well as the establishment of an Historic Review committee.

Transportation

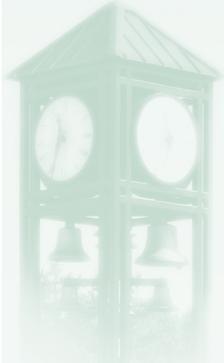
- Corridor studies were recommended for Route 9 (completed in 2008), Route 146 (completed in 2006), and Route 236 that provide general recommendations to improve traffic flow and the pedestrian environment. Access management and streetscape/pedestrian improvement plans are recommended.
- A cross-roads connector was proposed to link the municipal center with a potential future hamlet center (Route 236 to Route 9) which may have both natural resource and land use impacts.

Source: Town of Halfmoon planning department and website



...continues to maintain philosophy of encouraging growth

...recommendation to improve traffic flow and pedestrian environment on Routes 9, 146, and 236



...more
than 3,000
residential units
approved or in
planning stages

Halfmoon Approved/Pending Subdivisions

For the Shenendehowa portion of the town, there are 3,190 residential units approved or in the planning stages. The following is a list of subdivisions that have been approved or under review by the Planning Board as of October 11, 2011, in the Shenendehowa School District:

1. Arlington Heights. This 78-unit single-family subdivision located off Farm to Market Road across from Kingsbrook has been approved. 23 homes have been constructed and three are underway.
2. Brookfield Place PDD. 23 homes have been completed and one is under construction at this subdivision on Harris Road. 41 smaller single-family homes identified as carriage homes by the developer and 40 traditional single-family homes are planned. Full buildout is expected within 3-4 years.
3. Ellsworth Landing. Thirty-six homes have been completed and one remains to be built at this 37-lot single-family subdivision off Maple Ridge PDD between Ponderosa and Timberwick.
4. Farmview Estates. 69 homes have been built or are under construction at this 69-lot single-family subdivision located on Harris Road.
5. Harvest Bend (98 Smith Road). 42 homes have been built or are under construction at this 61-lot single-family home subdivision located on Farm to Market Road between the Kingsbrook subdivision and Smith Road.
6. Hudson Ridge (The Moorings of Halfmoon). The PDD and final site plan have been approved for this 200-unit apartment development on Stone Quarry Road just west of Route 9. Infrastructure construction began in late 2011.
7. Pointe West Townhomes (Fellows Rd. PDD). This development is approved for 117 townhouses and 55 apartments at this townhouse development on Fellows Road, just south of Route 146. 46 of the townhouse units have been built or are under construction; all of the apartment units have been built.
8. Halfmoon Heritage Apartments. 176 apartment units.
9. Rolling Hills Estates. 55 homes have been built or are under construction at Phase I of this PDD, which includes 140 single-family lots. This development is located near the intersection of Smith and Carey Road and will eventually include 600,000 square feet of industrial space.
10. Sheldon Hills. 104 twin homes and 117 single-family homes have been built or are under construction at this mixed use residential development that will include 29 conventional single-family homes, 88 smaller maintenance free single-family homes, 104 twin homes, and 102 condominium units. The PDD straddles the Mechanicville/Shenendehowa School Districts. At this time, all of the single-family and twin homes are planned for the Shenendehowa School District; the condominium units will be located in the Mechanicville School District.
11. Stone Crest Preserve Estates of Halfmoon. 31 homes have been built or are under construction at this 90-lot single-family subdivision at Werner and Vosburgh Roads.
12. Summit Hills (Mills Subdivision). 105 homes have been constructed or are under construction at this 114 lot single-family subdivision located on the south side of Farm to Market Road at the intersection to Smith Road.
13. Westbrook Subdivision. 13 homes are complete at this subdivision of 16 single-family homes located on Harris Road.
14. Falcon Trace Luxury Apartments. 176 apartment units.

Halfmoon Future Development Opportunities and Developable Lands

Halfmoon continues to experience growth in both commercial and residential development. The demand for more affordable housing such as condominiums and luxury apartments still remains an attraction and the basis for several planned developments. Halfmoon remains a prime target area for growth, and consequently, a potential epicenter for student enrollment.

Proposed Residential Subdivisions

1. Arlington Heights Phase II. Town Board approval is being sought for this 26-lot single-family subdivision on Farm to Market Road.
2. Betts Farm PDD. Approval is being sought for this PDD on Betts Lane. It will include 178 units: 54 smaller patio single-family homes, 48 traditional single-family homes and 76 two-family units.
3. Cardin Acres PDD. Preliminary approval has been granted for this subdivision of 36 single-family homes located on Plant Road near Route 9. Town officials do not expect construction to begin until 2015 at the earliest.
4. Halfmoon Village & Yacht Club. The final Environmental Impact Statement has been completed for this 244-unit condominium development on Beach Road.
5. Howland Park PDD. The PDD has been approved for this 92-lot single-family subdivision on Johnson Road, just west of Cary Road. Over 70% of the development will be located in the Mechanicville School District; 26 homes will be within the Shenendehowa School District boundaries.
6. Inglewood PDD. The PDD has been approved and site plan approval is being sought for this 27-unit townhouse development on Cemetery Road.
7. Klersy Subdivision. This 48-lot single-family subdivision on Farm-to-Market Road is still in the conceptual stages.
8. Linden Village PDD. Approval is being sought for this PDD on Dunsbach Road. It will include 394 senior apartments, 18 townhouses and 56 condominiums.
9. Plant Road PDD. Approval is being sought for this 150-unit subdivision located on Plant Road. 44 duplexes and 66 triplexes are planned. Additionally, there will be 40 age-restricted condominiums.
10. Princeton Heights. Approval is being sought for this 47-lot single-family subdivision off Princeton Road.
11. Sandy Rock Subdivision. Final approval has been granted for this 19-lot single-family subdivision on Dunsbach Road, south of Vischer Ferry Road.
12. Swatling Falls PDD. Approval is being sought for this 100-unit subdivision on Upper Newtown Road. It will include 20 twin-home units, 37 single-family carriage homes, 42 traditional single-family homes, and an estate lot.
13. Windsor Woods Subdivision. Final approval is being sought for this 34-lot subdivision on Vosburgh Road. It will include 22 single-family lots and 6 duplex lots.

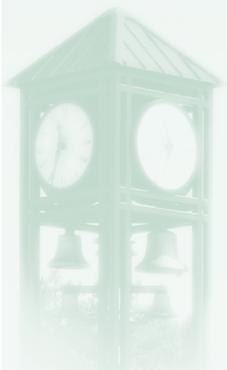
In major subdivisions, there are 192 approved, un-built single-family lots in the Shenendehowa area of Halfmoon, with 431 single-family units proposed. Excluding age-restricted units, there are also 376 approved and un-built apartments in Halfmoon. There are 587 condominiums, twin-family, and triplex units proposed. With ample room for construction, the rate of development will depend on the housing market, which has slowed significantly. With the large number of planned units, Halfmoon is expected to account for the largest portion of the School District's residential building activity.

Source: 1) CDRPC School Enrollment Projections, Projected and Planned Residential Housing Developments (Clifton Park, Halfmoon, Malta, and Ballston) – November 2011- Capital District Regional Planning Commission. 2) Town of Halfmoon planning department



...with ample room for construction, the rate of development will depend on the housing market

...Halfmoon is expected to account for the largest portion of the school district's residential building activity



Town of Malta - 2010 Demographic Profile

Malta is the third largest town in the district. Assessments within the Shenendehowa District for the 2010-2011 school year was \$430,624,649 or 7.03% of the total assessed value of the district. This is up \$1,330,675 or 0.3% from the prior year. Comparatively, in 2005, Malta represented \$259,645,195 or almost 8% of the total assessed value of the district.

...Malta is the third largest town in the district

...assessed valuation represents 7.03% of total assessed value within the district

Population	
Total Population	14,765
Population by Sex / Age	
Male	7,330
Female	7,435
Under 18	3,220
18 & Over	11,545
20-24	731
25-34	1,929
35-49	3,586
50-64	3,213
65 & Over	1,833
Population by Ethnicity	
Hispanic or Latino	367
Non Hispanic or Latino	14,398
Population by Race	
White	14,067
African American	181
Asian	199
American Indian or Alaska Native	39
Native Hawaiian and Pacific Islander	3
Other	63
Identified by two or more	213
Housing Status (in housing units unless noted)	
Total	6,821
Occupied	6,318
Owner-Occupied	4,319
Population in Owner-Occupied (number of individuals)	11,011
Renter-Occupied	1,999
Population in Renter-Occupied (number of individuals)	3,722
Households with individuals under 18	1,765
Vacant	503
Vacant: For Rent	115
Vacant: For Sale	48
Vacant: For Seasonal/Recreational/Occasional Use	12

Malta Growth Philosophy

The Town of Malta Downtown Plan was completed in January 2011. According to the plan, “The Town of Malta is committed to its economic and environmental sustainability. Facing tremendous growth opportunities principally related to the Luther Forest Technology Campus (LFTC) and the Global Foundries chip manufacturing facility, the Town has taken a proactive approach towards preserving its community character while simultaneously capitalizing on new community investments. Since 2000, the Town has been actively planning for its future including preparation of two Master Plan updates and a town-wide Generic Environmental Impact Statement (GEIS)”.

Malta’s Downtown extends along the approximately 1.8 mile Route 9 corridor from Cramer to Knabner Roads, encompassing portions of NYS Route 67. “It is envisioned that Malta’s Downtown will be the social and commercial hub of activity; the heart of the town, a vibrant, pedestrian oriented central district that reflects and defines the character and spirit of Malta. Establishment of a traditional downtown that is uniquely Malta will build on the Town’s desire to manage growth, directing development to an area where infrastructure is available and preserving the rural historic character of the surrounding areas.”

As stated in the 2006 Comprehensive Plan: “The vision for Downtown is to create a place where people come and go during the process of everyday living. Not just a destination to complete a round of errands but an attractive, people friendly place that provides a variety of goods, services, employment, housing, and the opportunity to interact with other people in the community; the kind of place where people come to pass the time on a sunny afternoon. The Parade Ground, gazebo and future streetscape with a landscape median, period lighting, walkways, trees and greens are at the heart of this vision.”

The plan went on to delineate plans for the center of downtown. It outlines as follows: “Define a location for the center of downtown, allow the current densities within this area and reduce the scale of development outside this central core. Preserve the historic hamlet scale gateway and create a visual transition to the Town’s center.” This is the central idea that the DPT utilized when establishing three development zones or districts within the downtown: the Town Center, Village Center, and Gateway Districts. The Town Center district pivots on the Town complex and allows development at densities consistent with the current standards. A less dense Village Center district reflects densities consistent with development within the Route 67/Dunning Street corridor. The two Gateway Districts create transitions from the northern and southern approaches to the Town Center.

Source: Town of Malta website

Malta Approved/Pending Subdivisions

1. Avendale- located on both sides of Ruhle Road just north of Miller Road. This 188 single-family lot subdivision was built out in 2011.

Proposed Residential Subdivisions

There are no proposed subdivisions in the Town of Malta within the Shenendehowa School District.

Developable land within the Shenendehowa School District catchment area is limited in the Town of Malta. Though public water and sewer are not available to the land east of the Village of Round Lake, there is some interest to extend water service east of Round Lake to the Maltaville area. The proposed extension is being explored, but it is unlikely to occur in the near future due to concerns over cost. With the exception of a few vacant parcels, the area west of Round Lake is fully developed.

Source: CDRPC School Enrollment Projections, Projected and Planned Residential Housing Developments (Clifton Park, Halfmoon, Malta, and Ballston) – November 2011- Capital District Regional Planning Commission.

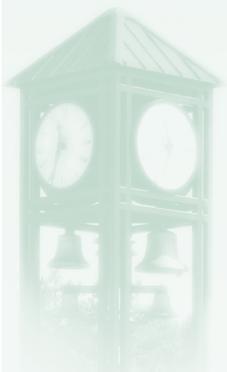
Malta Future Development Opportunities & Developable Lands

There is a large tract of land on Eastline Road that is prime for development, which would have a direct impact on the Chango Elementary School enrollment. Developable land within the Shenendehowa School District catchment area is limited in the Town of Malta. With the exception of a few vacant parcels, the area west of Round Lake is fully developed.



...committed to its economic and environmental sustainability

...developable land within the Shen catchment area is limited



Town of Ballston – 2010 Demographic Profile

The total assessment for properties in the Town of Ballston that lie within the Shenendehowa District in the 2010-2011 school year was \$38,856,198 or 0.63% of the total assessed value of the district. This is up \$3,316,587 or 9.3% from the prior year. Comparatively, in 2005, Ballston represented \$9,002,083 or less than 1% of the total assessed value of the district.

...assessed value represents less than 1% of the total assessed value within the district

Population	
Total Population	9,776
Population by Sex / Age	
Male	4,671
Female	5,105
Under 18	2,418
18 & Over	7,358
20-24	422
25-34	894
35-49	2,206
50-64	2,069
65 & Over	1,595
Population by Ethnicity	
Hispanic or Latino	189
Non Hispanic or Latino	9,587
Population by Race	
White	9,393
African American	111
Asian	98
American Indian or Alaska Native	18
Native Hawaiian and Pacific Islander	1
Other	14
Identified by two or more	141
Housing Status (in housing units unless noted)	
Total	3,914
Occupied	3,710
Owner-Occupied	2,909
Population in Owner-Occupied <i>(number of individuals)</i>	7,760
Renter-Occupied	801
Population in Renter-Occupied <i>(number of individuals)</i>	1,699
Households with individuals under 18	1,245
Vacant	204
Vacant: For Rent	39
Vacant: For Sale	36
Vacant: For Seasonal/Recreational/Occasional Use	11

Ballston Growth Philosophy

The community celebrates its farming and rural heritage by preserving open space and carefully managing growth. The Town's Comprehensive Plan (sometimes called the "Master Plan") was completed in 2005. A final Generic Environmental Impact Statement was completed in 2006, focused primarily on the Plan's recommendations regarding zoning and subdivision regulations.

Source: Town of Ballston Website

Ballston Approved/Pending Subdivisions

The bulk of the land assigned to the Shenendehowa Central School District is constrained by wetlands. However, there are some developments under way:

1. East Line Farms (Chapel Hill). 82 homes are built or under construction at this 119-lot single-family subdivision on the west side of East Line Road, just north of Miller Road.
2. Timber Creek Preserve (Brooks Heritage). This 100-lot subdivision at the intersection of East Line and Round Lake Roads will have 54 single-family homes and 46 townhomes. 9 houses are under construction.

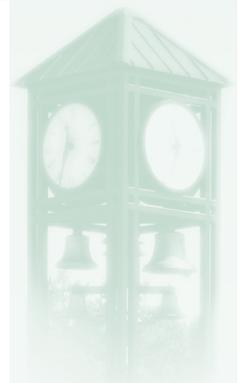
Proposed Residential Developments

There are no proposed residential developments at this time. Only a small portion of the Town of Ballston is within the Shenendehowa School District, but if sewers become more widely available, there is room for more development opportunities. Residential construction activity has been limited due to the poor real estate market.

Source: CDRPC School Enrollment Projections, Projected and Planned Residential Housing Developments (Clifton Park, Halfmoon, Malta, and Ballston) – November 2011- Capital District Regional Planning Commission.

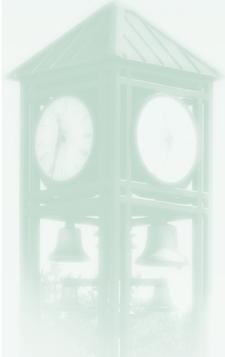
Ballston Future Development Opportunities & Developable Lands

There are limitations to growth because of a lack of infrastructure (water and sewer). Ballston is functioning more on an "as needed" basis and is not actively pursuing improved infrastructure. The water and sewer systems will be expanded only to support specific development opportunities.



...bulk of the land within the district's boundaries is constrained by wetlands

...there are limitations to growth due to lack of infrastructure (water and sewer)



V. FINDINGS & RECOMMENDATIONS

A review of the above information concludes the following:

- The Luther Forest Technology Campus in Malta will be a major factor in the growth and demographic diversity of the district over the next five to ten years.
- It is anticipated that the majority of the initial, ramp-up, workforce for the first chip fab plant are seeking residence in the Shenendehowa district, albeit in apartments.
- The timing of any additional plants beyond the first plant is probably within 10 years.
- The presence of the College of Nanoscale will attract spin-off technology and support companies, lending to a pronounced impact on the economic stability and residential growth in the district.
- The overall trend data pertaining to residential development in the district's largest towns over the next five years is rebounding and expected to increase at a faster pace.
- The three major towns (Clifton Park, Halfmoon, and Malta) have made accommodations, per "master plans" and GEIS studies, to revised zoning and sub-divisions in anticipation of the regional economic growth.
- The Malta plan will lend to significant construction of condos and apartments, most of which will be outside of the Shenendehowa district boundaries.
- The greatest potential for growth in residential housing during the next 15 years continues to be in the eastern part of the district, primarily in the Town of Halfmoon.
- Continued focus on open space and zoning restrictions dwarfs new residential construction in the Town of Clifton Park. Turn-over of "empty nester" housing will be dynamic and could have a potentially significant impact on demographic growth and diversity.
- The school enrollment projections prepared by CDRPC indicate a stabilization of enrollments in the short to mid-term, largely due to lower birth rates and kindergarten age students. However, the potential of in-migration growth is unknown and could be significant.
- Public transportation and highway congestion will be an ongoing concern.
- Shenendehowa is centrally located in the region and has a positive academic reputation, sizeable housing stock and developable land capacity, hence, attractive for new families to consider living here.

Each of these projections indicates continued and significant growth within the district and communities that make up the district over both the near future and the next 20 to 30 years (potential full build-out).

...Luther Forest Tech Campus will be a major factor in the growth and demographic diversity of the district over the next five to ten years

...overall trend of residential growth is rebounding and expected to increase at a faster pace

...empty nester housing will be dynamic and could potentially have a significant impact on demographic growth and diversity

Recommendations:

I. Continue assessment of academic program and service needs to ensure 21st Century learning and pedagogy, and in so doing collaborate with Global Foundries and other Nanotechnology related firms and higher education institutions (HVCC, SCCS, College of Nanoscale, etc.), as well as the Capital Region Economic Development Council and staff at Empire State Development, to support targeted programs for students that are essential to the continued high quality and variety of course offerings by the district in the face of increasingly austere school budgets.

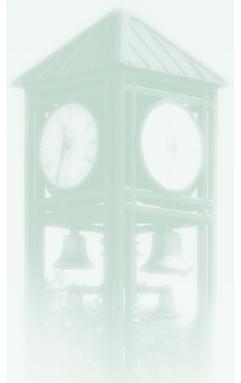
II. The New York State Education Department approval for construction is forthcoming only when there is a demonstrated need based on actual number of students within the district, not based on projections. It is therefore recommended that the Board of Education complete a feasibility study of a capital project. This should include taking immediate steps now to educate and inform the community of the potential necessity of a referendum and the added investment to enhance/expand capacity. The sense of urgency is compounded by the fact that it takes five years from conception to completion of a new school. Recognizing the harsh fiscal times, a successful referendum proposal to construct additional classroom space, while needed, may be extremely difficult. Further complicating referendum approval is the growing need of the school district to undertake another periodic (5-7 year cycle) repair and reconstruction upgrade of its facilities. However, concerns about a public referendum and tax implications may be significantly mitigated by that fact that the district's bonded indebtedness (and annual payments thereto) has been closely managed and set debt will be in a declining trend.

III. Although the district owns approximately 64 acres of property behind the Shatekon Elementary School, concrete steps must be taken to secure land elsewhere within the next two to three years for building construction, since the existing tract owned by the district has some environmental limitation, necessitating mitigation costs. Consideration should also be given to sell said property to offset the cost of new land purchase, or some type of land swap with a private developer or the Town of Clifton Park. The land needed for each type of school would be 10 acres for an elementary school, 30 acres for a middle school and 40 acres for a high school. Firm consideration should be given to the eastern end of the district, the Town of Halfmoon.

IV. The district should look to convene a committee that is focused not only on redistricting to ensure equity in enrollment distribution to buildings based on capacity, but also to study alternative building use patterns, assessing the continued efficiency and effectiveness of the current K-5 and 6-8 models.

V. The district leadership should continue to engage in regional planning discussions and remain vigilant in various venues pertaining to economic growth. This should include the expansion of collaborations with public and private entities to provide additional academic opportunities for students.

It is hereby recommended that the Futures Committee report, in its entirety be approved by the Board of Education and disseminated/shared with the community.

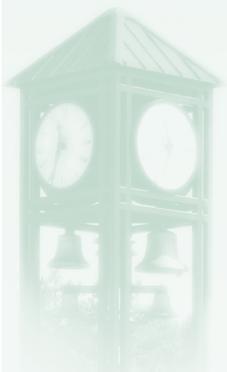


...support targeted programs for students that are essential to continue high quality course offerings

...a feasibility study of a capital project

...consideration should be given to sell the tract owned by the district to offset cost of new land purchase

...convene committee that is focused not only on redistricting but also to study building use patterns



APPENDIX A

CDRPC School Enrollment Projections

Shenendehowa Central School District Historical School Enrollment : 1992-1993 to 2011-2012

	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	
K	727	679	634	697	641	656	644	642	579	629	645	700	744	752	748	704	726	650	594	544	
Pre-1st	695	763	701	634	736	666	693	713	675	651	692	710	762	744	742	764	749	758	708	690	
1	743	697	765	704	657	728	672	693	707	709	676	697	697	772	724	758	771	740	773	731	
2	722	751	689	750	718	668	729	690	692	708	717	700	723	715	760	726	780	765	746	801	
3	711	732	743	696	742	724	676	733	661	693	725	728	714	717	720	770	733	784	787	765	
4	703	712	724	741	699	758	725	664	746	667	710	751	746	736	714	713	800	732	788	806	
5	649	707	717	706	763	715	760	725	677	755	672	727	784	768	748	713	723	816	747	799	
6	595	692	714	731	732	776	726	757	730	694	768	679	724	790	759	751	738	730	817	755	
7	583	652	693	710	729	729	766	724	741	736	691	776	693	715	789	740	745	736	725	827	
8	596	619	629	696	713	705	720	795	725	761	751	710	822	750	770	800	767	763	723	742	
9	578	610	637	645	692	708	691	706	738	707	736	721	690	792	691	748	787	740	738	712	
10	565	600	590	612	607	649	672	681	657	719	662	727	722	648	763	662	733	770	730	745	
11	565	582	575	556	577	574	580	622	626	624	683	639	664	683	660	741	653	704	748	741	
12	8,432	8,796	8,811	8,878	9,006	9,056	9,054	9,145	8,954	9,053	9,128	9,265	9,485	9,582	9,588	9,590	9,705	9,688	9,624	9,658	
Sub-total																					
Special Ed	N.A.	42	77	87	76	85	86	92	88	75	103	100	63	63	104	165	164	147	209	143	
Total	8,432	8,838	8,888	8,965	9,082	9,141	9,140	9,237	9,042	9,128	9,231	9,365	9,548	9,645	9,692	9,755	9,869	9,835	9,833	9,801	

NOTES:
Starting in 2007-08, Kindergarten includes all non-BOCES special education students in its total enrollment.
BOCES students not included in above tabulations
*Represents self-contained 1st-12th grade students

Source: Shenendehowa Central School District Fall Enrollment Figures.

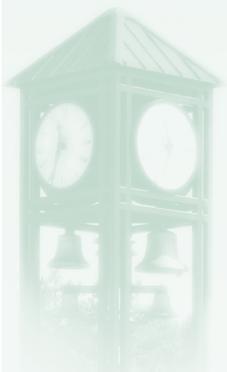
**Shenendehowa Central School District
Aggregate School Enrollment : 1992-1993 to 2011-2012**

	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
K-5	4,301	4,334	4,256	4,222	4,193	4,200	4,139	4,135	4,060	4,057	4,165	4,286	4,386	4,436	4,408	4,435	4,559	4,429	4,396	4,337
6 - 8	1,827	2,051	2,124	2,147	2,224	2,220	2,252	2,206	2,148	2,185	2,131	2,182	2,201	2,273	2,296	2,204	2,206	2,282	2,289	2,381
9 - 12	2,304	2,411	2,431	2,509	2,589	2,636	2,663	2,804	2,746	2,811	2,832	2,797	2,898	2,873	2,884	2,951	2,940	2,977	2,939	2,940
Sub-total	8,432	8,796	8,811	8,878	9,006	9,056	9,054	9,145	8,954	9,053	9,128	9,265	9,485	9,582	9,588	9,590	9,705	9,688	9,624	9,658
Special Ed'	N.A.	42	77	87	76	85	86	92	88	75	103	100	63	63	104	165	164	147	209	143
Total	8,432	8,838	8,888	8,965	9,082	9,141	9,140	9,237	9,042	9,128	9,231	9,365	9,548	9,645	9,692	9,755	9,869	9,835	9,833	9,801

NOTES:
 Starting in 2007-08, Kindergarten includes all non-BOCES special education students in its total enrollment.
 BOCES students not included in above tabulations
 *Represents self-contained 1st-12th grade students

Source: Shenendehowa Central School District Fall Enrollment Figures.





APPENDIX A - CDRPC Projections (continued)

**Shenendehowa Central School District
Towns of Clifton Park, Halfmoon, Waterford
plus the Village of Round Lake**

<u>Year of Birth</u>	Town/Village Number of Births	School District Number of Births	Year to Enter Kindergarten	Number of Kindergarten Students	Town/Village Survival Ratio	School District Survival Ratio
1975	430		1980	524	1.2186	
1976	455		1981	511	1.1231	
1977	497		1982	497	1.0000	
1978	460		1983	478	1.0391	
1979	504		1984	525	1.0417	
1980	531		1985	517	0.9736	
1981	536		1986	601	1.1213	
1982	482		1987	625	1.2967	
1983	525		1988	643	1.2248	
1984	573		1989	652	1.1379	
1985	632		1990	697	1.1028	
1986	669		1991	673	1.0060	
1987	666		1992	727	1.0916	
1988	632		1993	679	1.0744	
1989	654		1994	634	0.9694	
1990	767		1995	697	0.9087	
1991	643		1996	641	0.9969	
1992	675		1997	656	0.9719	
1993	632		1998	644	1.0190	
1994	671		1999	642	0.9568	
1995	688		2000	579	0.8416	
1996	660		2001	629	0.9530	
1997	706		2002	645	0.9136	
1998	707		2003	700	0.9901	
1999	756		2004	744	0.9841	
2000	774		2005	752	0.9716	
2001	741		2006	748	1.0094	
2002	731	730	2007	704	0.9631	0.9644
2003	766	736	2008	726	0.9478	0.9864
2004	771	760	2009	650	0.8431	0.8553
2005	724	706	2010	594	0.8204	0.8414
2006	719	686	2011	544	0.7566	0.7930
2007	711	680	2012	608	0.8550	0.8940
2008	655	632	2013	560	0.8550	0.8861
2009	645	625	2014	551	0.8550	0.8824
2010	635	615	2015	543	0.8550	0.8828
2011	635	615	2016	543	0.8550	0.8828

Projections are in italics

Source: NYS Department of Health Bureau of Health Statistics, Resident Live Births



**Shenendehowa Central School District
Enrollment Projections : 2012-2013 to 2016-2017**

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
K	544	608	560	551	543	543
1	690	609	681	627	618	608
2	731	708	625	699	643	634
3	801	741	718	634	709	652
4	765	817	756	732	647	723
5	806	782	836	773	749	662
6	799	819	795	849	785	761
7	755	809	829	805	859	794
8	827	754	808	828	804	858
9	742	847	772	828	848	824
10	712	723	825	752	807	826
11	745	705	716	817	744	799
12	741	735	696	707	807	734
Sub-total	9,658	9,657	9,617	9,602	9,563	9,418
Special Ed*	143	143	142	142	142	139
Total	9,801	9,800	9,759	9,744	9,705	9,557

Aggregate Enrollment Projections : 2012-2013 to 2016-2017

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
K-5	4,337	4,265	4,176	4,016	3,909	3,822
6-8	2,381	2,382	2,432	2,482	2,448	2,413
9-12	2,940	3,010	3,009	3,104	3,206	3,183
Sub-total	9,658	9,657	9,617	9,602	9,563	9,418
Special Ed*	143	143	142	142	142	139
Total	9,801	9,800	9,759	9,744	9,705	9,557

2011-12 Represents Actual Fall Enrollment

*Represents self-contained 1st-12th grade students

APPENDIX A - CDRPC Projections (continued)

**Shenendehowa Central School District
Number of Housing Units**

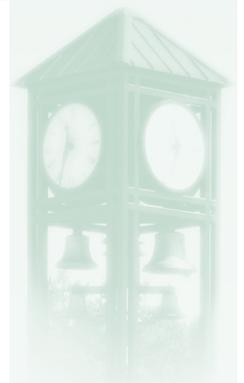
Year	Beginning of the Year				Net Change During the Year				Total End of Year			
	SF	TH/Duplex	Apt.	MH	SF	TH/Duplex	Apt.	MH	SF	TH/Duplex	Apt.	MH
1980	8,365	823	2,888	1,163	147	26	0	0	8,512	849	2,888	1,163
1981	8,512	849	2,888	1,163	149	66	20	0	8,661	915	2,908	1,163
1982	8,661	915	2,908	1,163	140	102	90	2	8,801	1,017	2,998	1,165
1983	8,801	1,017	2,998	1,165	327	48	100	1	9,128	1,065	3,098	1,166
1984	9,128	1,065	3,098	1,166	338	120	174	0	9,466	1,185	3,272	1,166
1985	9,466	1,185	3,272	1,166	543	411	285	0	10,009	1,596	3,557	1,166
1986	10,009	1,596	3,557	1,166	691	148	91	0	10,700	1,744	3,648	1,166
1987	10,700	1,744	3,648	1,166	471	256	6	0	11,171	2,000	3,654	1,166
1988	11,171	2,000	3,654	1,166	377	58	218	0	11,548	2,058	3,872	1,166
1989	11,548	2,058	3,872	1,166	353	60	87	0	11,901	2,118	3,959	1,166
1990	11,901	2,118	3,959	1,166	167	9	36	0	12,068	2,127	3,995	1,166
1991	12,068	2,127	3,995	1,166	164	54	37	0	12,232	2,181	4,032	1,166
1992	12,232	2,181	4,032	1,166	183	34	109	0	12,415	2,215	4,141	1,166
1993	12,415	2,215	4,141	1,166	298	50	76	0	12,713	2,265	4,217	1,166
1994	12,713	2,265	4,217	1,166	252	16	85	0	12,965	2,281	4,302	1,166
1995	12,965	2,281	4,302	1,166	201	16	80	0	13,166	2,297	4,382	1,166
1996	13,166	2,297	4,382	1,166	238	12	282	0	13,404	2,309	4,664	1,166
1997	13,404	2,309	4,664	1,166	251	22	336	10	13,655	2,331	5,000	1,176
1998	13,655	2,331	5,000	1,176	331	24	154	2	13,986	2,355	5,154	1,178
1999	13,986	2,355	5,154	1,178	293	42	32	0	14,279	2,397	5,186	1,178
2000	14,279	2,397	5,186	1,178	326	38	0	0	14,605	2,435	5,186	1,178
2001	14,605	2,435	5,186	1,178	352	2	17	0	14,957	2,437	5,203	1,178
2002	14,957	2,437	5,203	1,178	338	14	0	0	15,295	2,451	5,203	1,178
2003	15,295	2,451	5,203	1,178	483	0	0	0	15,778	2,451	5,203	1,178
2004	15,778	2,451	5,203	1,178	418	2	0	0	16,196	2,453	5,203	1,178
2005	16,196	2,453	5,203	1,178	342	8	0	0	16,538	2,461	5,203	1,178
2006	16,538	2,461	5,203	1,178	260	10	0	0	16,798	2,471	5,203	1,178
2007	16,798	2,471	5,203	1,178	180	31	0	0	16,978	2,502	5,203	1,178
2008	16,978	2,502	5,203	1,178	211	24	99	0	17,189	2,526	5,302	1,178
2009	17,189	2,526	5,302	1,178	202	43	110	0	17,391	2,569	5,412	1,178
2010	17,391	2,569	5,412	1,178	170	35	22	0	17,561	2,604	5,434	1,178
2011*	17,561	2,611	5,434	1,178	110	8	33	0	17,671	2,619	5,467	1,178
2012	17,671	2,661	5,467	1,178	140	10	50	0	17,811	2,671	5,517	1,178
2013	17,811	2,701	5,517	1,178	140	10	50	0	17,951	2,711	5,567	1,178
2014	17,811	2,702	5,517	1,178	140	12	75	0	17,951	2,714	5,592	1,178
2015	17,951	2,702	5,567	1,178	140	12	75	0	18,091	2,714	5,642	1,178
2016	18,091	2,703	5,642	1,178	140	12	75	0	18,231	2,715	5,717	1,178

SF = Single Family TH/Duplex = Townhouse/Condominium/Duplex Apt. = Apartment MH = Mobile Home

*Includes actual permits through October 2011 and estimated permits for November and December 2011

Source: U.S. Bureau of the Census, individual town & village building permit issuances.

Projections are in Italic



**Shenendehowa Central School District
Status of Approved Major Single Family Subdivisions**

Subdivision Name	Total Number Planned	Complete/ Underway 2011	2012	2013	2014	2015	2016
Town of Ballston							
East Line Farms	119	82	18	19	—	—	—
Timber Creek Preserve	54	9	10	11	12	12	—
<i>Sub-total</i>	173	91	28	30	12	12	—
Town of Clifton Park							
Abele Subdivision (Bradford Pointe)	26	2	5	5	7	7	—
Addison Estates	41	40	1	—	—	—	—
Bella Vista	11	5	3	3	—	—	—
Bridlewood Ridge (Bohl Subdivision)	33	8	5	5	5	5	5
Brookhaven	24	11	6	7	—	—	—
Carlson Farm	35	19	5	5	6	—	—
Chandler Estates	9	9	—	—	—	—	—
Fairway Woods	101	86	10	5	—	—	—
Kain Development	18	—	—	—	4	4	4
Massaroni Subdivision	6	—	—	1	1	1	1
Oronacah Farm	21	5	5	5	5	1	—
Prescott Court (Dickinson)	21	4	3	4	4	4	2
Ray Road East	8	—	2	4	2	—	—
Rolling Meadows	38	—	—	1	6	6	6
Southwick Meadows	115	113	2	—	—	—	—
Waite Meadows	33	—	2	5	5	8	8
<i>Sub-total</i>	540	302	49	50	45	36	26
Town of Halfmoon							
Arlington Heights	48	26	7	7	8	—	—
Brookfield Place PDD	81	24	19	19	19	—	—
Elsworth Landing	37	36	1	—	—	—	—
Farmview Estates	68	67	1	—	—	—	—
Harvest Bend	61	42	10	9	—	—	—
Rolling Hills Estates	57	55	2	—	—	—	—
Sheldon Hills	117	115	2	—	—	—	—
Stone Crest Preserve	90	31	12	15	16	16	—
Stone Quarry Estates	10	—	—	—	—	—	—
Summit Hills	114	105	9	—	—	—	—
Westbrook Subdivision	16	13	3	—	—	—	—
<i>Sub-total</i>	699	514	66	50	43	16	—
Town of Malta							
Avendale	188	186	2	—	—	—	—
<i>Sub-total</i>	188	186	2	—	—	—	—
School District Total	1,600	1,093	145	130	100	64	26

APPENDIX B

SEDC Countywide Perspective & Close-Up View by School Zones- April 2010

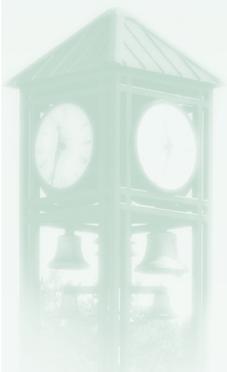
Collaborative Economic Development and Planning

Shenendehowa Futures Committee April 1, 2010



Saratoga County Our Success Stories



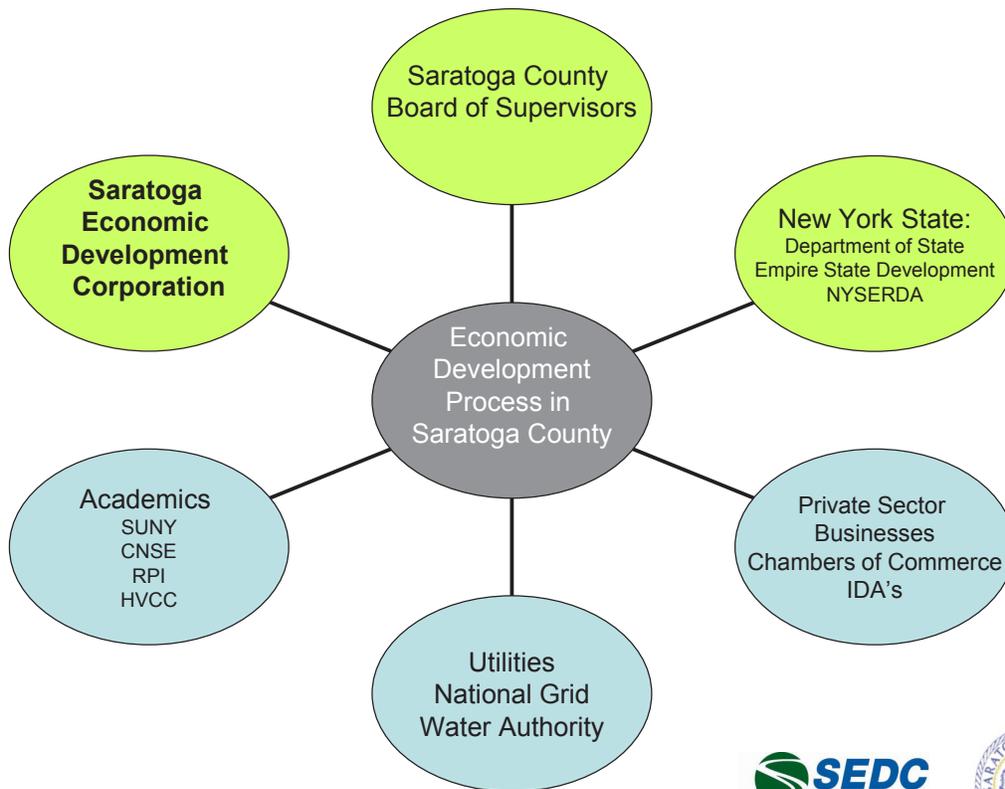


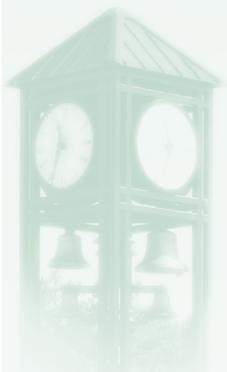
How did we get here?



Vision, Collaboration and a lot of Planning

(and a little luck too)





Establish Roles

Saratoga County

- **Vision**
- **Leadership**
- **Assist Local Govt.**
- **Infrastructure**
- **Workforce Devel.**

SEDC

- **Vision**
- **Coordinate Partners**
 - **County, State and Federal**
- **Site Development and Preparation**
- **Global Marketing**
- **Site Selection Assistance**



Saratoga County Process

- **Educate**
- **Adapt**
- **Innovate**
- **Collaborate**



Lessons Learned

Regional Site Visits



Austin, Texas



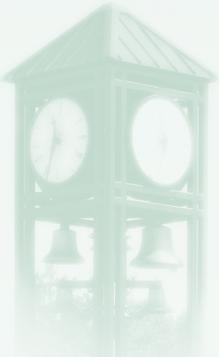
Dresden, Germany



Successful Economic Development

- Bright **People** (not companies)
- Willingness to **Change Course**
- Commitment to **Research**
- Long-Term **Planning**
- **Team Spirit** of Collaboration





Broad Transformation

GLOBALFOUNDRIES Effect On The Regional Economy

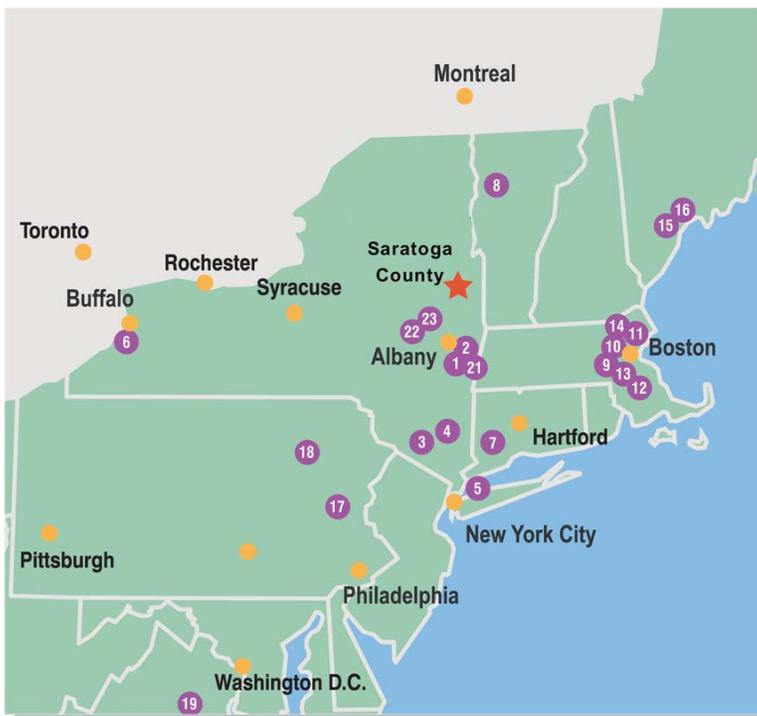


The GLOBALFOUNDRIES fab is expected to employ **1,465** high-tech workers with an annual payroll of **\$88 million** by 2012.

Puts upstate New York on a par with Silicon Valley and Austin.



Transforming Upstate New York



Current Regional Assets



Economic Impact Saxony

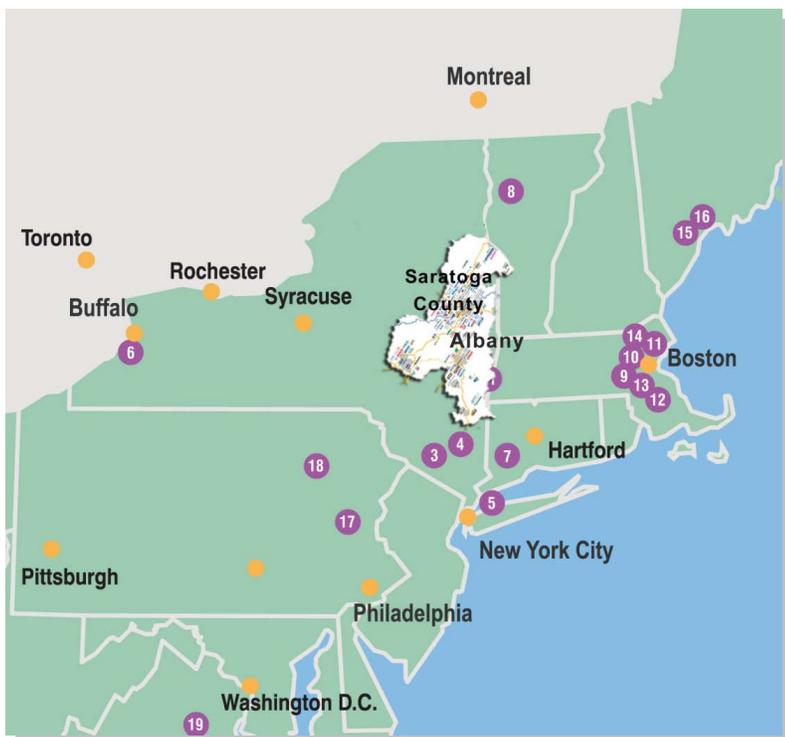


15 Years
Later

PAGE
37

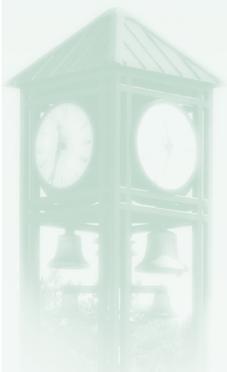


Transforming Upstate New York



*Vision
for the
Future*

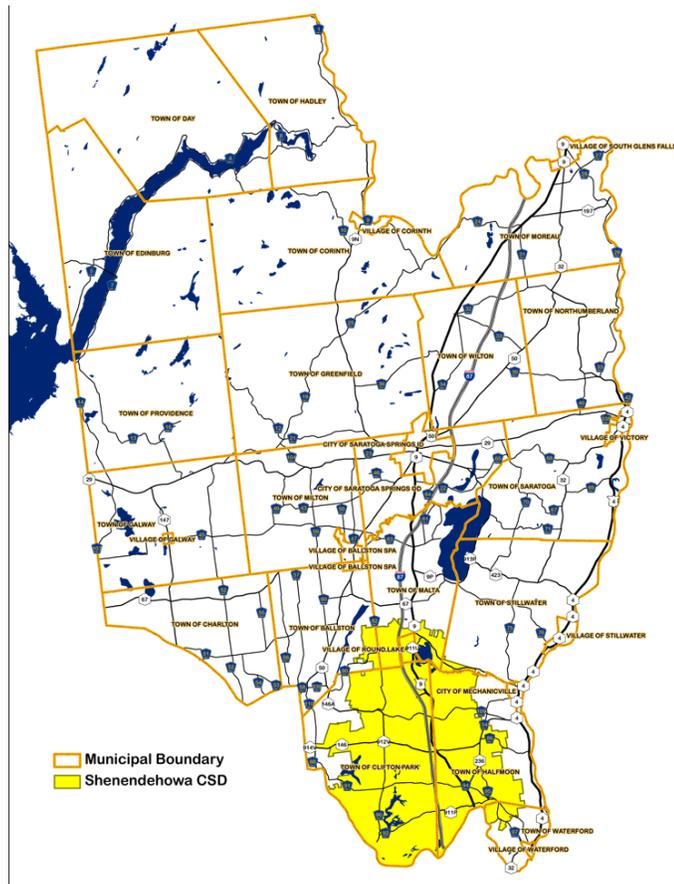




Strengthen our Vision

**Preserve
Quality of
Life**

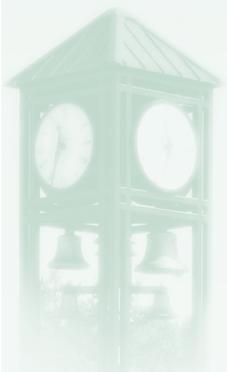
**Prepare for
Prosperity**



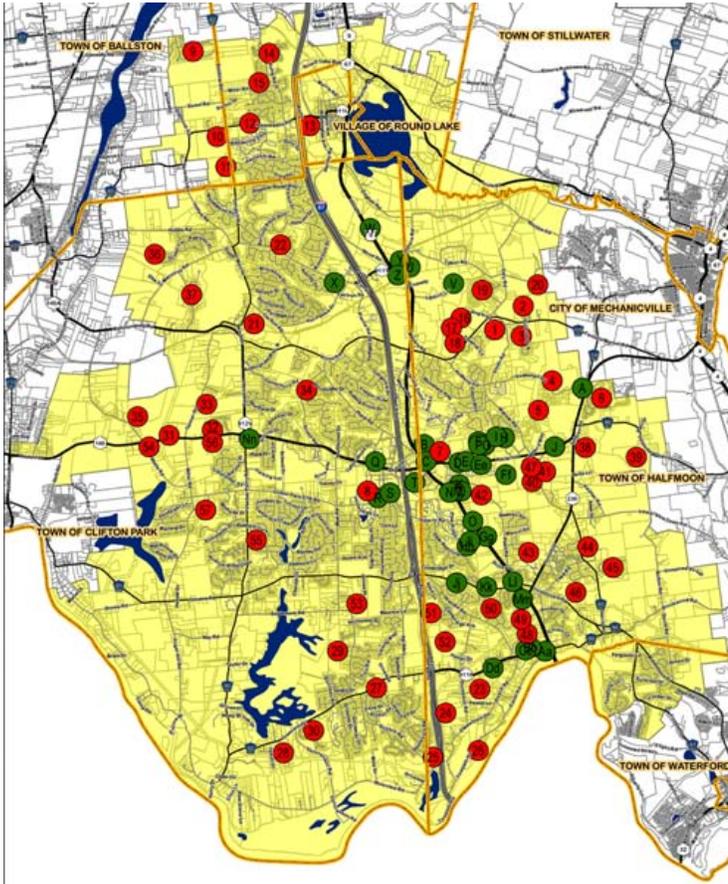
Shenendehowa Central
School District
**Countywide
Perspective**



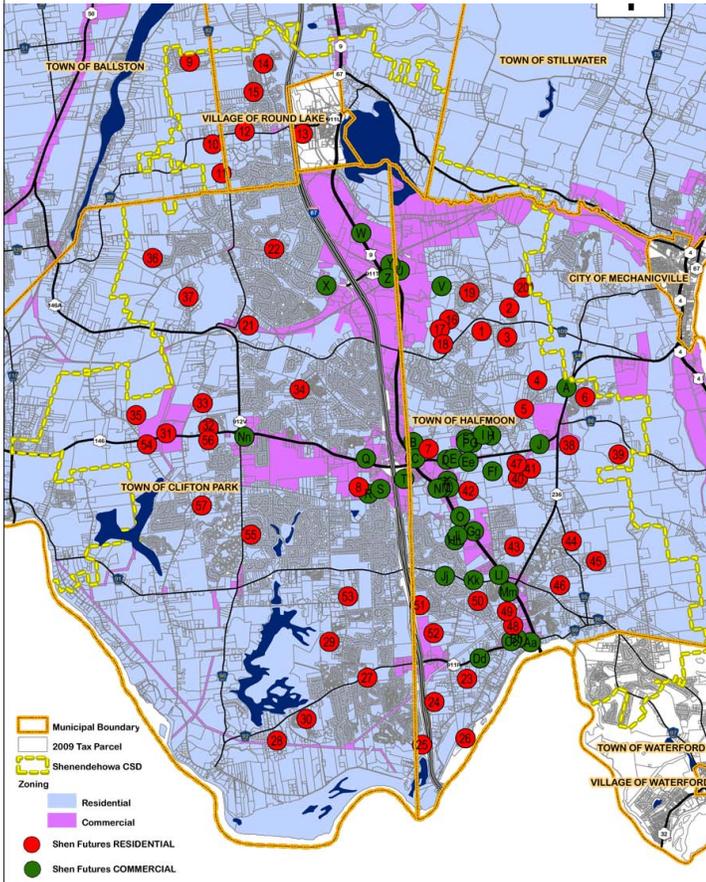
APPENDIX B - SEDC Countywide Perspective & Close-Up View by School Zones (continued)



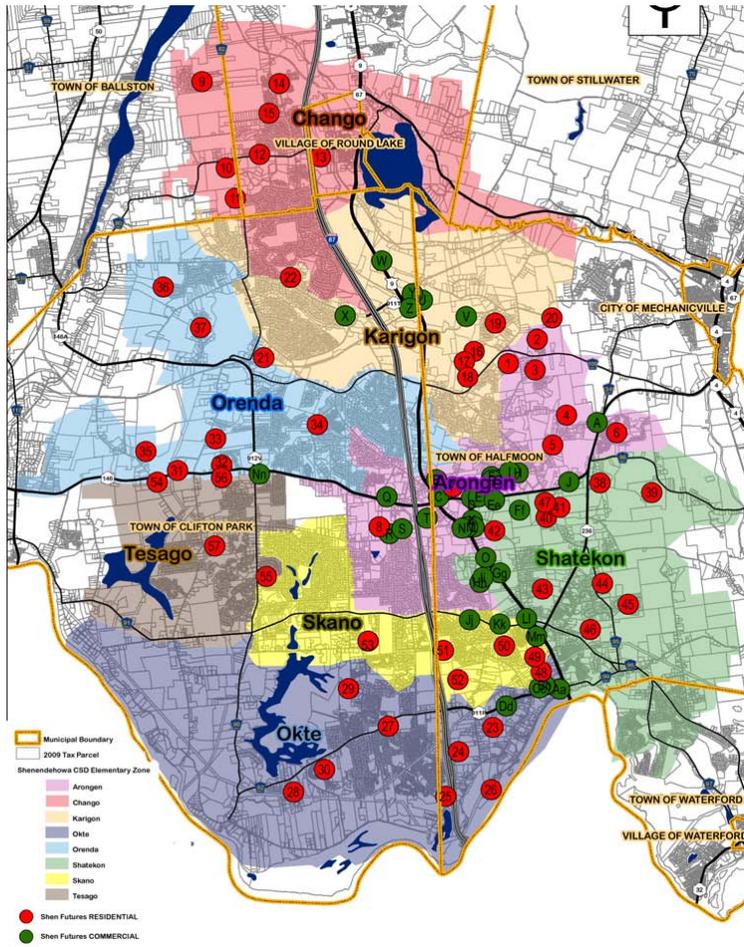
Shenendehowa Central
School District
Close up view



Town Zoning



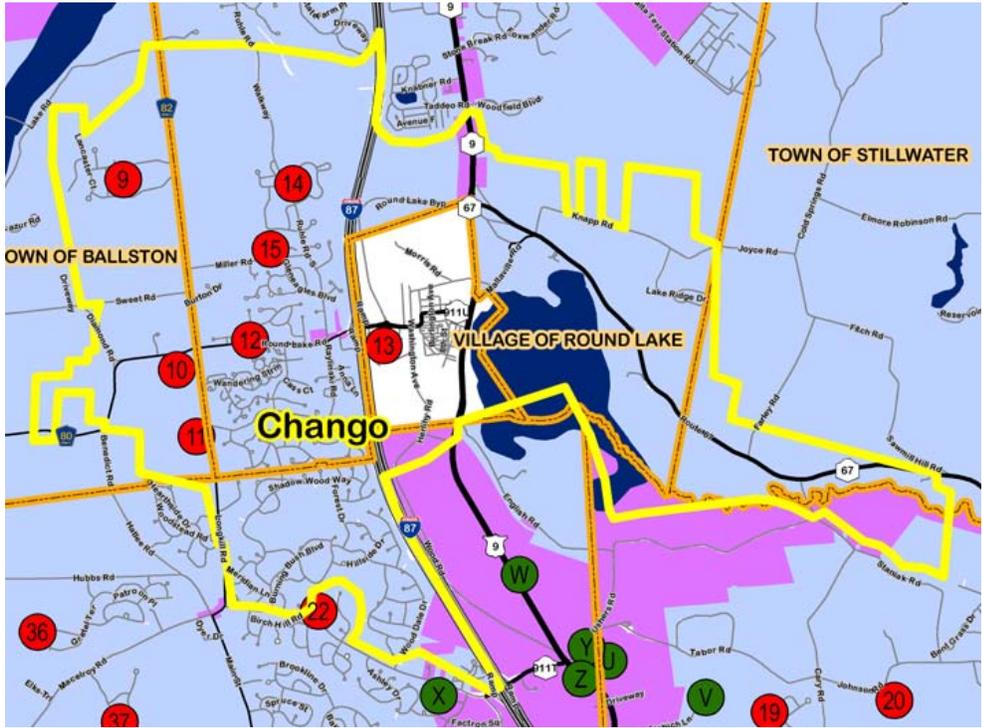
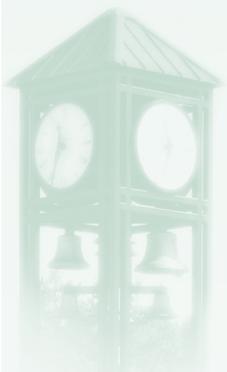
APPENDIX B - SEDC Countywide Perspective & Close-Up View by School Zones (continued)



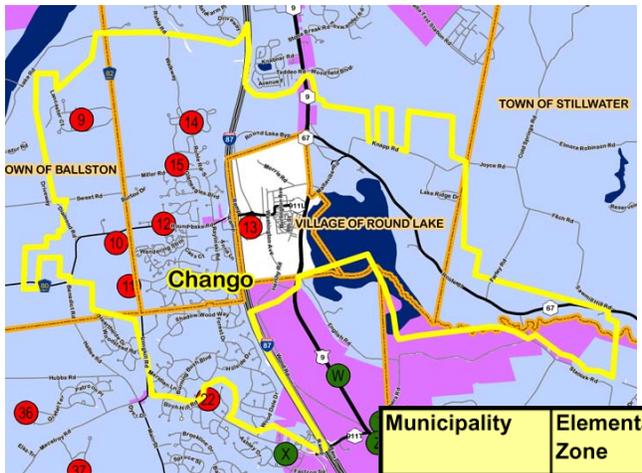
Shenendehowa Central
School District
**Elementary
School
Districts**



APPENDIX B - SEDC Countywide Perspective & Close-Up View by School Zones (continued)



Shenendehowa Central School District
Chango

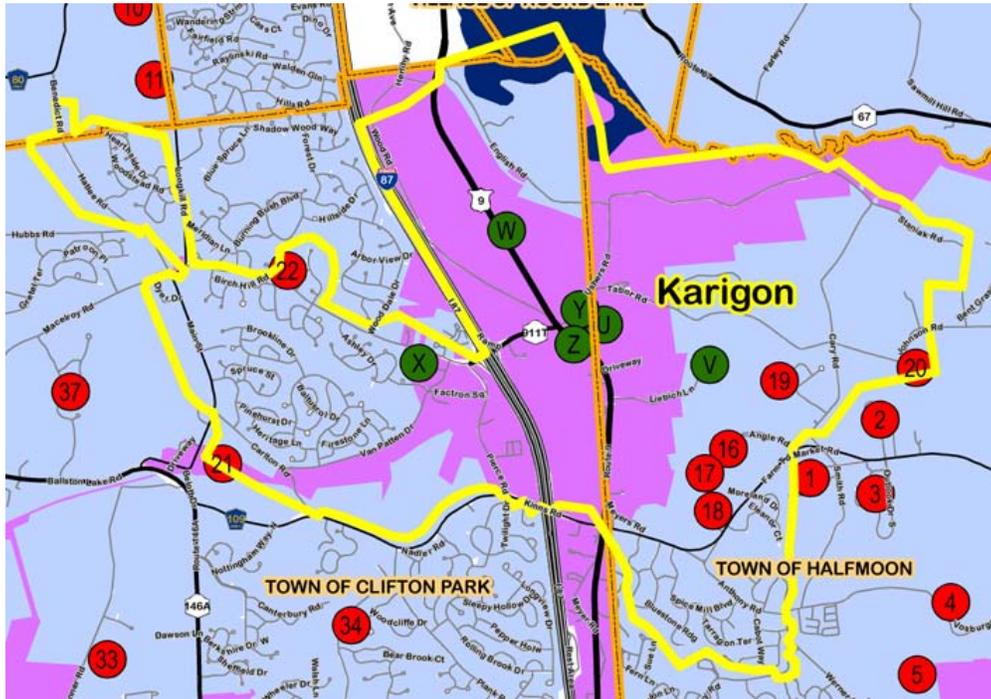
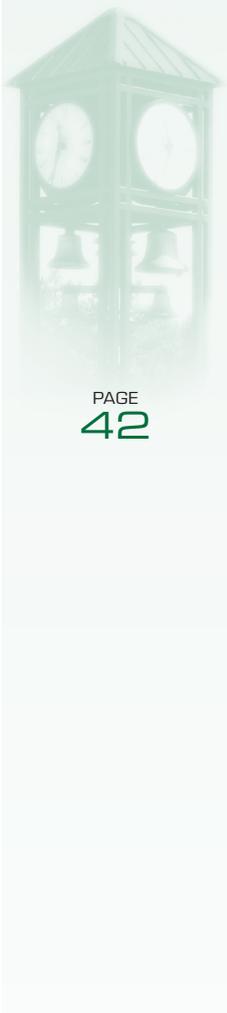


Shenendehowa Central
School District
Chango

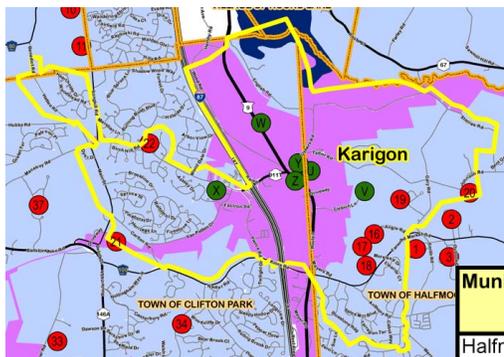
Municipality	Elementary Zone	Label	Res Units	Commerical Area Square Feet
Ballston	Chango	9	128	n/a
Ballston	Chango	10	99	n/a
Ballston	Chango	11	4	n/a
Malta	Chango	12	1	n/a
Malta	Chango	13	80	n/a
Malta	Chango	14	8	n/a
Malta	Chango	15	2	n/a



APPENDIX B - SEDC Countywide Perspective & Close-Up View by School Zones (continued)



Shenendehowa Central School District
Karigon

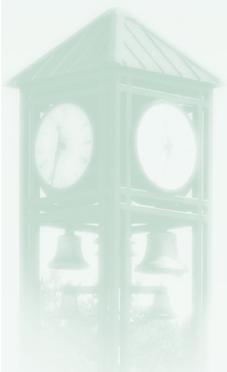
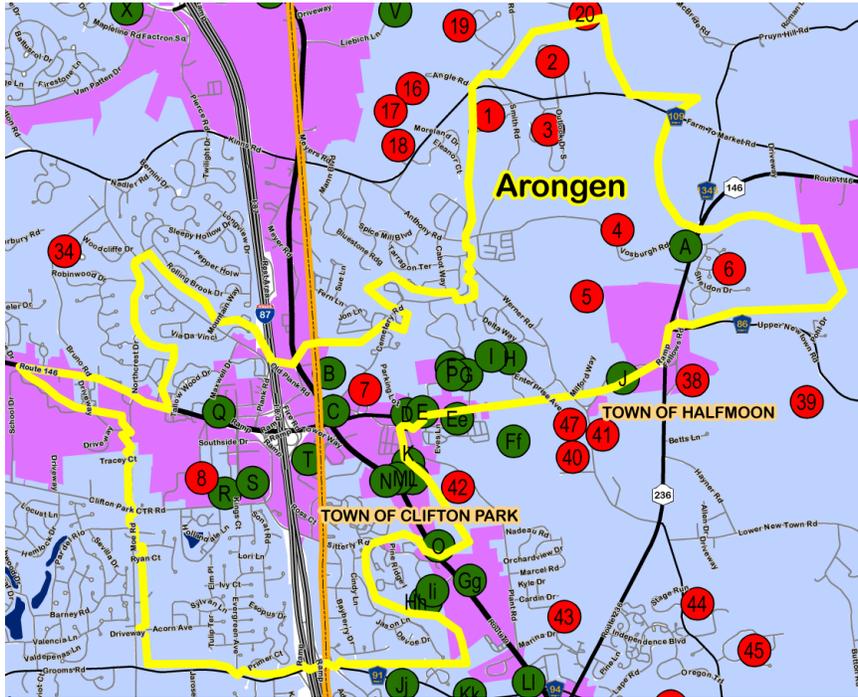


Shenendehowa Central School District
Karigon

Municipality	Elementary Zone	Label	Res Units	Commerical Area Square Feet
Halfmoon	Karigon	16	53	n/a
Halfmoon	Karigon	17	30	n/a
Halfmoon	Karigon	18	48	n/a
Halfmoon	Karigon	19	140	n/a
Halfmoon	Karigon	20	96	n/a
Clifton Park	Karigon	21	21	n/a
Clifton Park	Karigon	22	9	n/a
Halfmoon	Karigon	U	n/a	40,000
Halfmoon	Karigon	V	n/a	600,000
Clifton Park	Karigon	W	n/a	1,008
Clifton Park	Karigon	X	n/a	27,000
Clifton Park	Karigon	Y	n/a	1,300
Clifton Park	Karigon	Z	n/a	19,600



APPENDIX B - SEDC Countywide Perspective & Close-Up View by School Zones (continued)

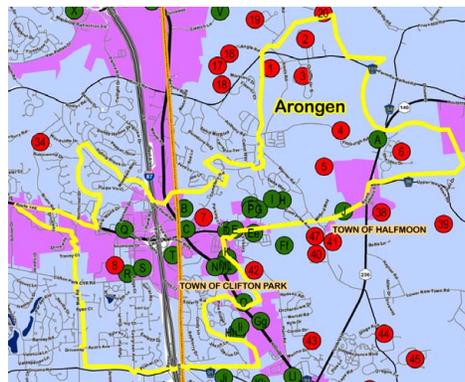


Shenendehowa Central School District
Arongen

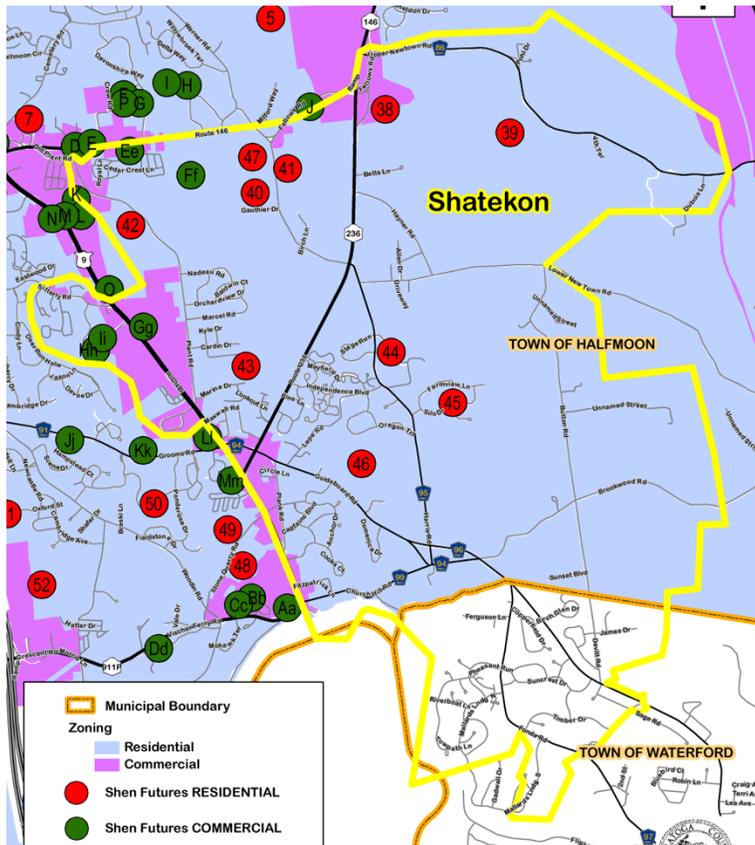


Municipality	Elementary Zone	Label	Res Units	Commerical Area Square Feet
Halfmoon	Arongen	1	61	n/a
Halfmoon	Arongen	2	72	n/a
Halfmoon	Arongen	3	114	n/a
Halfmoon	Arongen	4	34	n/a
Halfmoon	Arongen	5	90	n/a
Halfmoon	Arongen	6	323	n/a
Halfmoon	Arongen	7	27	n/a
Clifton Park	Arongen	8	170	n/a
Halfmoon	Arongen	A	n/a	2,903
Halfmoon	Arongen	B	n/a	16,334
Halfmoon	Arongen	C	n/a	49,431
Halfmoon	Arongen	D	n/a	1,326
Halfmoon	Arongen	E	n/a	12,000
Halfmoon	Arongen	F	n/a	11,744
Halfmoon	Arongen	G	n/a	12,000
Halfmoon	Arongen	H	n/a	28,269
Halfmoon	Arongen	I	n/a	5,000
Halfmoon	Arongen	J	n/a	5,702
Halfmoon	Arongen	K	n/a	8,000
Halfmoon	Arongen	L	n/a	16,012
Halfmoon	Arongen	M	n/a	7,692
Halfmoon	Arongen	N	n/a	5,700
Halfmoon	Arongen	O	n/a	4,000
Halfmoon	Arongen	P	n/a	30,000
Clifton Park	Arongen	Q	n/a	14,800
Clifton Park	Arongen	R	n/a	1,700
Clifton Park	Arongen	S	n/a	55,000
Clifton Park	Arongen	T	n/a	5,100

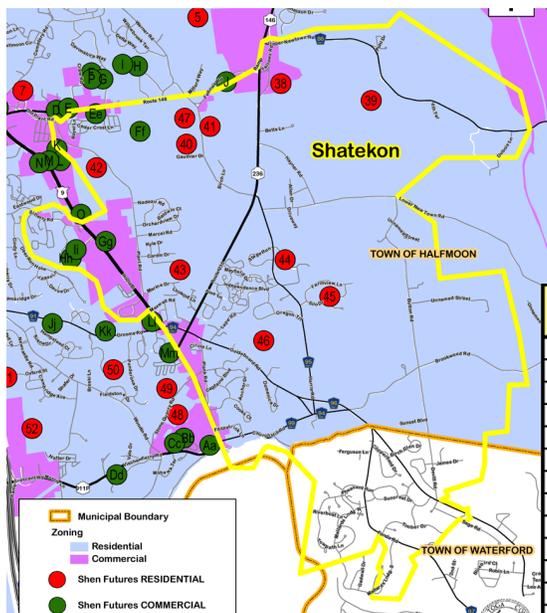
Shenendehowa Central School District
Arongen



APPENDIX B - SEDC Countywide Perspective & Close-Up View by School Zones (continued)



Shenendehowa Central School District
Shatekon

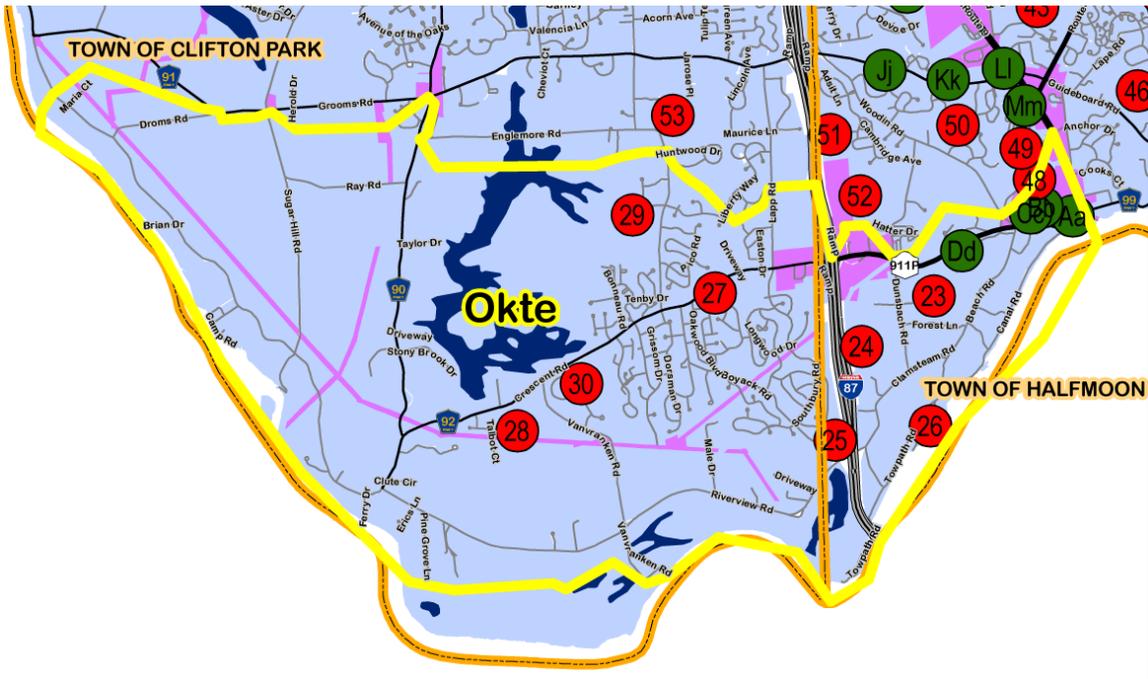


Shenendehowa Central School District
Shatekon

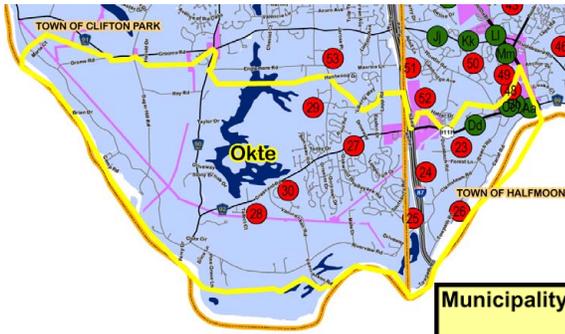
Municipality	Elementary Zone	Label	Res Units	Commerical Area Square Feet
Halfmoon	Shatekon	38	296	n/a
Halfmoon	Shatekon	39	100	n/a
Halfmoon	Shatekon	40	55	n/a
Halfmoon	Shatekon	41	176	n/a
Halfmoon	Shatekon	42	150	n/a
Halfmoon	Shatekon	43	36	n/a
Halfmoon	Shatekon	44	16	n/a
Halfmoon	Shatekon	45	69	n/a
Halfmoon	Shatekon	46	81	n/a
Halfmoon	Shatekon	47	117	n/a
Halfmoon	Shatekon	Ee	n/a	15,800
Halfmoon	Shatekon	Ff	n/a	800,000
Halfmoon	Shatekon	Gg	n/a	5,700
Halfmoon	Shatekon	Hh	n/a	16,500
Halfmoon	Shatekon	Ii	n/a	40,000



APPENDIX B - SEDC Countywide Perspective & Close-Up View by School Zones (continued)



Shenendehowa Central School District
Okte



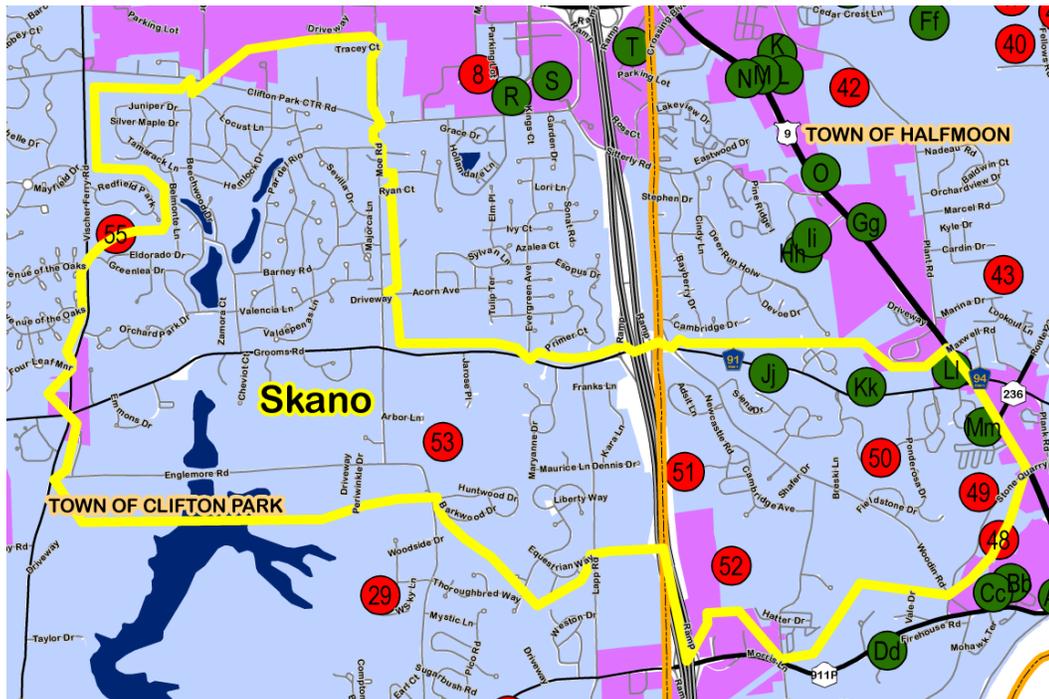
Shenendehowa Central School District
Okte

Municipality	Elementary Zone	Label	Res Units	Commerical Area Square Feet
Halfmoon	Okte	23	19	n/a
Halfmoon	Okte	24	36	n/a
Halfmoon	Okte	25	6	n/a
Halfmoon	Okte	26	244	n/a
Clifton Park	Okte	27	21	n/a
Clifton Park	Okte	28	33	n/a
Clifton Park	Okte	29	17	n/a
Clifton Park	Okte	30	115	n/a
Halfmoon	Okte	Aa	n/a	2,400
Halfmoon	Okte	Bb	n/a	18,000
Halfmoon	Okte	Cc	n/a	7,200
Halfmoon	Okte	Dd	n/a	3,150

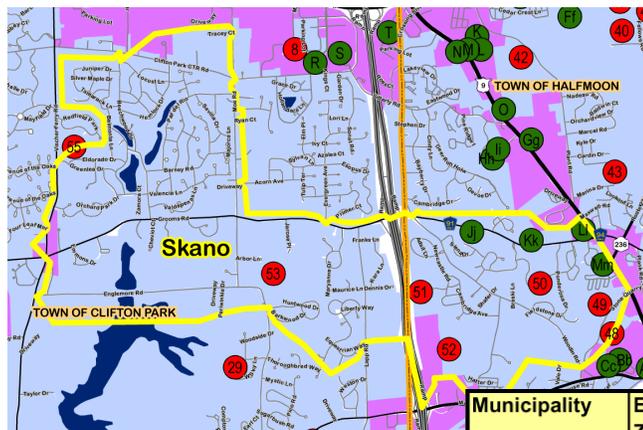




APPENDIX B - SEDC Countywide Perspective & Close-Up View by School Zones (continued)



Shenendehowa Central School District
Skano

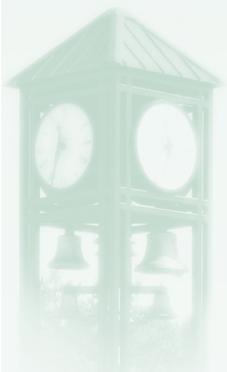
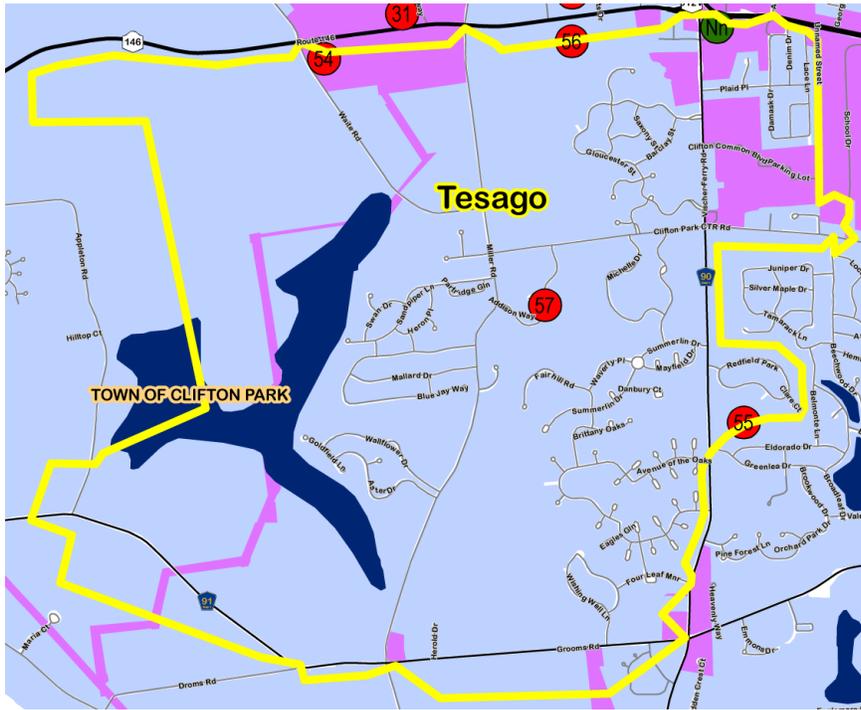


Shenendehowa Central School District
Skano

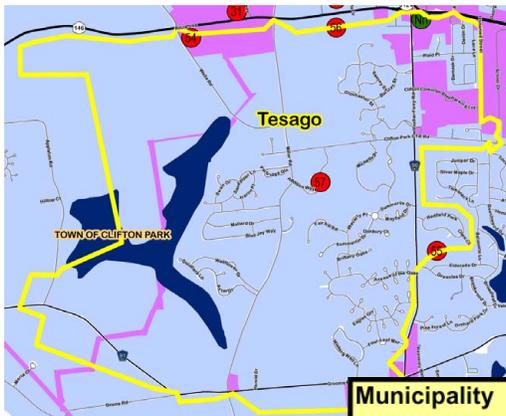
Municipality	Elementary Zone	Label	Res Units	Commerical Area Square Feet
Halfmoon	Skano	48	10	n/a
Halfmoon	Skano	49	200	n/a
Halfmoon	Skano	50	37	n/a
Halfmoon	Skano	51	47	n/a
Halfmoon	Skano	52	344	n/a
Clifton Park	Skano	53	37	n/a
Halfmoon	Skano	Jj	n/a	2,000
Halfmoon	Skano	Kk	n/a	63,720
Halfmoon	Skano	Ll	n/a	1,600
Halfmoon	Skano	Mm	n/a	14,820



APPENDIX B - SEDC Countywide Perspective & Close-Up View by School Zones (continued)



Shenendehowa Central School District
Tesago

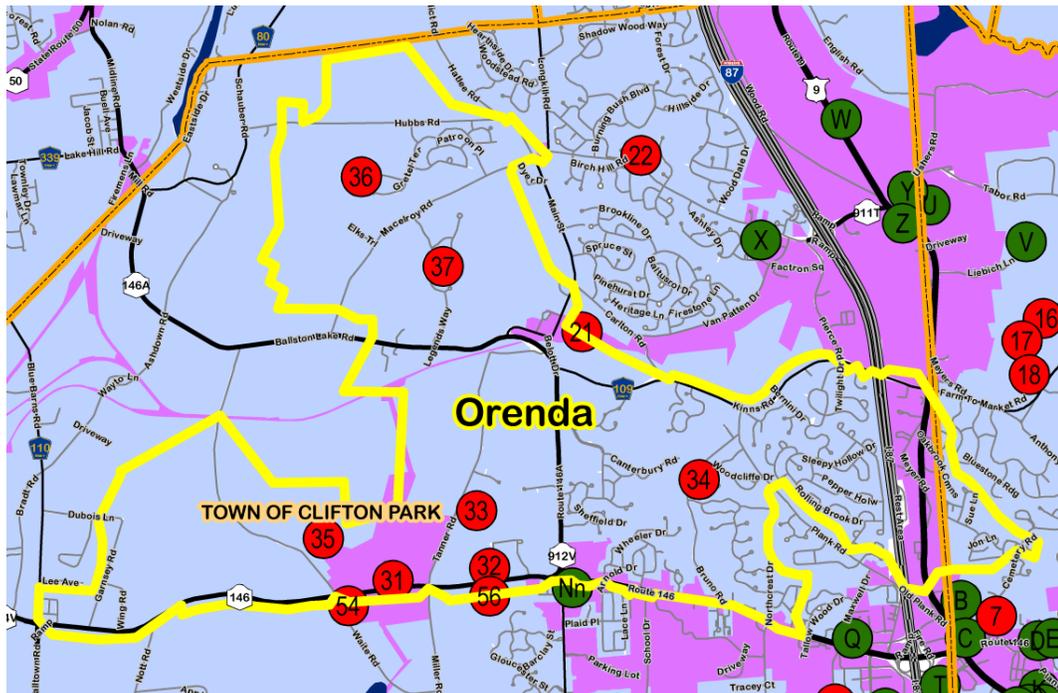


Shenendehowa Central School District
Tesago

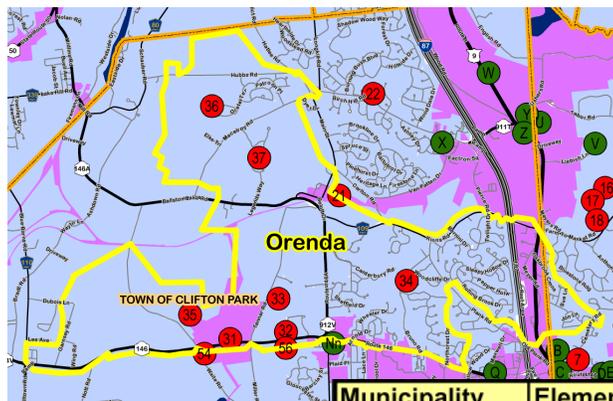
Municipality	Elementary Zone	Label	Res Units	Commerical Area Square Feet
Clifton Park	Tesago	54	81	n/a
Clifton Park	Tesago	55	21	n/a
Clifton Park	Tesago	56	24	n/a
Clifton Park	Tesago	57	41	n/a
Clifton Park	Tesago	Nn	n/a	3,487



APPENDIX B - SEDC Countywide Perspective & Close-Up View by School Zones (continued)



Shenendehowa Central School District
Orenda



Shenendehowa Central School District
Orenda

Municipality	Elementary Zone	Label	Res Units	Commerical Area Square Feet
Clifton Park	Orenda	31	51	n/a
Clifton Park	Orenda	32	24	n/a
Clifton Park	Orenda	33	6	n/a
Clifton Park	Orenda	34	12	n/a
Clifton Park	Orenda	35	33	n/a
Clifton Park	Orenda	36	38	n/a
Clifton Park	Orenda	37	101	n/a

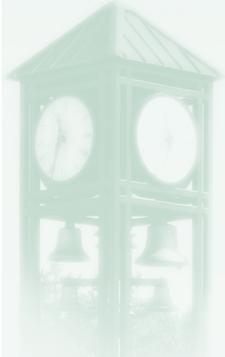
Shenendehowa Central School District *Totals*

	Residential Units	Commercial Square Feet
TOTALS	4,304	1,975,998

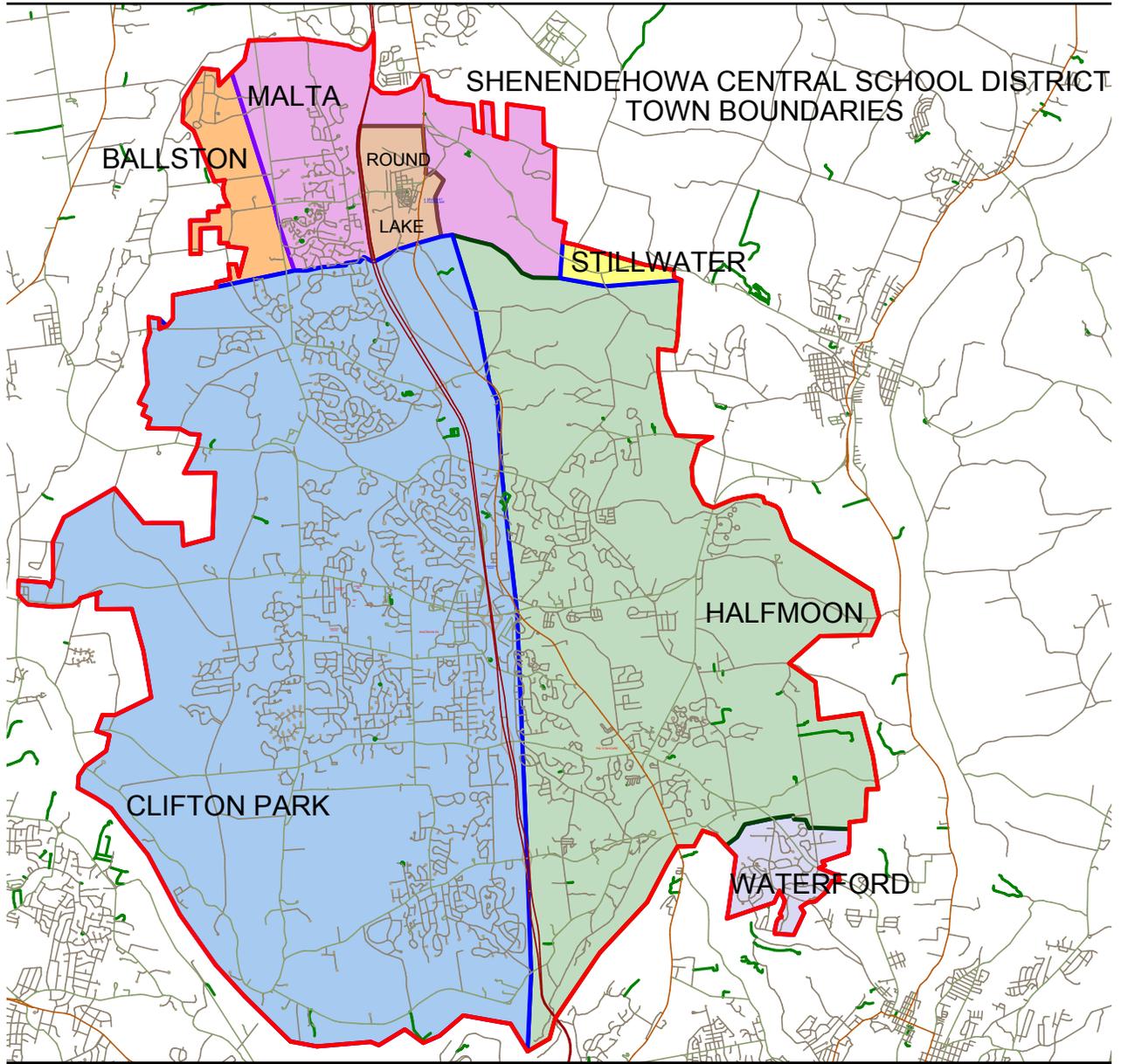


Appendix C

Map of Town Boundaries



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SHENENDEHOWA CENTRAL SCHOOL DISTRICT
VersaTrans Base Map

TOWN BOUNDARIES



Scale: 1" =

Profile of a Shen Graduate

...defining WHAT our students must learn to live and lead in a global community

Responsible Individuals...

who demonstrate respect for themselves through physical/mental health and for others through caring family/community/career relationships.

Essential skills—Students who...

- Establish priorities
- Recognize the importance of work and leisure activities
- Understand the effects of consequences of substance abuse
- Possess life skills necessary to effectively function in society (e.g. parenting skills, personal finance management, market-wise consumer)
- Demonstrate appropriate behavior and understand consequences of inappropriate behavior for oneself and others
- Practice qualities of good character such as trustworthiness, caring, reliability and honesty

Self-directed Lifelong Learners...

who understand, appreciate and pursue learning.

Essential skills—Students who...

- Set appropriate goals and work to achieve them
- Identify problems, seek solutions
- Exercise an inquisitive nature
- Explore and pursue personal and career options as necessary
- Recognize, evaluate and respond to change

Critical Thinkers...

who anticipate, identify and evaluate issues and use multiple resources to solve problems in a variety of

contexts.

Essential skills—Students who...

- Exercise judgment
- Understand the necessity of making informed decisions
- Conduct research, process information and derive conclusions
- Defend and explain decisions in a variety of settings
- Access, analyze, synthesize and communicate information in a logical manner
- Demonstrate creativity

Involved Citizens...

who demonstrate the knowledge, skills, attitudes and values necessary for full participation in a democratic society that is part of a global community.

Essential skills—Students who...

- Understand that we live in a diverse society
- Respect the rights of others and accept diversity
- Accept responsibility for own actions
- Contribute to the quality of life in local, state, national and global communities

Effective Communicators...

who comprehend and express knowledge, thoughts, feelings and perceptions in a variety of ways.

Essential skills—Students who...

- Read, write, speak and listen in public, personal and career settings
- Utilize a variety of media including visual and graphic tools
- Demonstrate effective presentation skills
- Effectively use interpersonal and

interactive skills

Cooperative Participants...

who in group efforts accomplish goals and tasks while appreciating individual contributions.

Essential skills—Students who...

- Assume a variety of roles in collaborative endeavors
- Demonstrate effective interpersonal skills
- Use conflict resolution skills
- Maintain personal integrity

Culturally Appreciative Persons...

who value arts and humanities in their diverse forms, and who respect creative expression of interests, talents and experiences.

Essential skills—Students who...

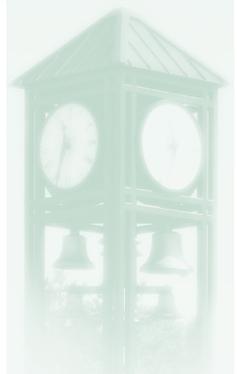
- Exhibit curiosity toward cultural development within groups and societies
- Recognize the role the arts play in contributing to the quality of life
- Explore artistic and intellectual accomplishments by various individuals, groups and societies

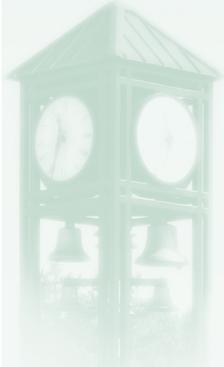
Mathematically, Scientifically and Technologically Competent People...

who apply the skills and strategies of mathematics, science and technology to all tasks and problems, both personal and professional

Essential skills—Students who...

- Use knowledge, skills, tools and materials to express themselves and solve problems
- Learn new systems and adapt old ones to new purpose





The Mission Statement for Shenendehowa Central School District

To work continuously and in partnership with the community to ensure that all students develop and demonstrate the knowledge, skills, abilities and character needed to live useful, productive and rewarding lives

Values & Beliefs...defining HOW and WHY our students learn

Students learn best:

- when adults serve as active, positive role models
- when they are challenged, actively involved in learning and methods of instruction are responsive to their needs
- when personal responsibility for learning is cultivated and developed
- when the subject matter is relevant and taught by motivated and well-prepared staff
- when clear academic and behavioral expectations are communicated and understood
- when their individual strengths and efforts are encouraged and recognized, and specific and timely feedback on their performance is provided
- in a school community where respect, acceptance for differences, and civility are modeled by all
- when their families are encouraged to take an active, supportive role in their education and basic human needs (shelter, nutrition) are met
- in schools that are clean, well equipped, safe and conducive to learning
- when they know we care about them

Shenendehowa Central School District Alma Mater

Shenendehowa Central out on the plain so clear
Her Carillon bells are standing a symbol we hold dear
And through the years she'll guide us and help us on our way
We never will forget her but with honor will repay
Alma Mater, Alma Mater
to thee we sing our praise
Shenendehowa Central
Our standard our guide always