



Demographic Study

for the

Brewster Central School District

October 2025

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Executive Summary

Statistical Forecasting LLC (“Statistical Forecasting”) completed a demographic study update for the Brewster Central School District (“Brewster Central”), projecting grade-by-grade enrollments from 2026-27 through 2030-31, a five-year period. The previous study was completed for the district in November 2024. In addition, the following tasks were completed:

- analyzed school district attendance area demographic characteristics, birth counts, and fertility rates,
- examined historical enrollment trends, both districtwide and by grade configuration (K-5, 6-8, and 9-12),
- investigated enrollment trends of resident students from Brewster Central who are attending non-public schools, and
- researched new housing starts and the impact on the school district.

Overview of Brewster Central School District Attendance Area

Brewster Central is comprised of the Village of Brewster (“Brewster”) and sections of the Town of Southeast (“Southeast”), the Town of Patterson (“Patterson”), and the Town of Carmel (“Carmel”). In the 2020 Census, there were 21,712 residents in the Brewster Central attendance area, which is a decline of 427 persons (-1.9%) from 2010.

With respect to race, while Whites are the largest race in the Brewster Central attendance area, their population is declining. In the 2020 Census, the White population was 67.0% as compared to 77.4% in 2010, which is a loss of 10.4 percentage points. Hispanics were the second-largest race at 24.5% in 2020, which is a gain of 7.9 percentage points from the 2010 percentage (16.6%).

With respect to nativity, 19.3% of residents are foreign-born in the Brewster Central attendance area, which is slightly higher than that of Putnam County (14.8%). Guatemala and Ecuador are the largest sources, accounting for 24.6% and 10.3%, respectively, of the attendance area’s foreign-born population.

Historical Enrollment Trends

Historical enrollments (K-12) were analyzed from 2016-17 through 2025-26, a ten-year period. Enrollments have been generally declining over this time period in the school district. In 2025-26, enrollment is 2,837, which is a decline of 282 students (-9.0%) from the 2016-17 enrollment of 3,119.

For the elementary grades (K-5), enrollments have been fairly stable since 2018-19, ranging from 1,214-1,293. In 2025-26, enrollment is 1,214, which is a decline of 98 students from the 2016-17 enrollment of 1,312.

For grades 6-8 at Wells, enrollments increased through 2020-21 before reversing trend and stabilizing. Enrollment is 650 in 2025-26, which is a decline of 86 students from the 2016-17 enrollment of 736.

At Brewster High School (9-12), enrollments declined through 2020-21 before reversing trend. However, there was a fairly large enrollment decline (-68) in the past year. In 2025-26, enrollment is 973, which is a decline of 98 students from the 2016-17 enrollment of 1,071.

Non-Public School Enrollments

The number of resident students from the Brewster Central attendance area (“Brewster Central resident students”) who attended non-public schools was tabulated from 2020-21 through 2024-25, a five-year period. Data for the 2025-26 school year were not yet available. In general, the total number of non-public students (K-12) has been fairly stable, ranging from 79-87 students per year. In 2024-25, the number of Brewster Central resident students attending non-public schools (79) represented 2.6% of the total Brewster Central resident student population, which is a very small percentage. In the last five years, the percentage of Brewster Central resident students attending non-public schools has been very stable, ranging from 2.6%-2.8%.

In 2024-25, 40.5% of the Brewster Central non-public school population attended John F. Kennedy Catholic High School (9-12) in Somers while an additional 13.9% attended St. James the Apostle School (PK-8) in Carmel.

Kindergarten Replacements

Kindergarten replacements were analyzed to determine whether there was any relationship between overall enrollment change and kindergarten replacement, which is the numerical difference between the number of graduating 12th graders and the number of entering kindergarten students. The district has experienced negative kindergarten replacement in each of the last nine years, ranging from 34-97 students per year. Negative kindergarten replacement occurs when the number of kindergarten students entering the district is less than the number of graduating twelfth grade students from the prior year.

In seven of the last nine years, the district’s losses due to negative kindergarten replacement were partially offset (or totally, resulting in an enrollment increase) by a net inward migration of students in the other grades (K to 1, 1 to 2, 2 to 3, etc.). This was confirmed as nine (9) of the 13 average survival ratios in the five-year trend were above 1.000.

Birth Counts

The number of births in the Brewster Central attendance area from 2011-2022 was used to project kindergarten enrollments five years later. From 2011-2020, the annual number of births ranged from 181-229 before increasing outside of the historical range in 2021 (235). However, in 2022, there were 193 births, which is within the historical range from 2011-2020.

Potential New Housing

Municipal representatives from Brewster, Carmel, Patterson, and Southeast were contacted regarding potential new housing units in the Brewster Central attendance area. In total, there is the potential for 824 housing units in the Brewster Central attendance area. There are no residential developments under construction in the section of Patterson that sends to Brewster Central, nor are there development applications before the planning board.

An estimate was made of the number of public school children that could potentially come from the approved and proposed housing developments in the Brewster Central attendance area. In total, 177 public school children (K-5 = 87, 6-8 = 40, and 9-12 = 50) in grades K-12 are projected to be generated from the new housing developments.

Enrollment Projections

PK-12 enrollments were computed for a five-year period, 2026-27 through 2030-31, in two separate projections (baseline and adjusted for housing growth). In the baseline projections, which assume that the proposed housing developments do not come to fruition or are not occupied within the anticipated construction timeline, enrollments are projected to be fairly stable throughout the projection period. Enrollment is projected to be 2,826 in 2030-31, which would be slightly lower (-11) than the 2025-26 enrollment of 2,837. In the adjusted projections, enrollments are projected to increase for the next three years before stabilizing. Enrollment is projected to be 2,912 in 2030-31, which would be a gain of 75 students from the 2025-26 enrollment.

For the elementary grades (PK-5), in the baseline projections, enrollments are projected to be fairly stable for the next four years before increasing near the end of the projection period. Enrollment is projected to be 1,244 in 2030-31, which would be a gain of 30 students from the 2025-26 enrollment of 1,214. In the adjusted projections, enrollments are projected to generally increase throughout the projection period. Enrollment is projected to be 1,277 in 2030-31, which would be a gain of 63 students from the 2025-26 enrollment.

For grades 6-8 at Wells, enrollments are projected to increase for the next two years before reversing trend in both the baseline and adjusted projections. In the baseline projections, enrollment is projected to be 607 in 2030-31, which would be a decline of 43 students from the 2025-26 enrollment of 650. In the adjusted projections, enrollment is projected to be 634 in 2030-31, which would be slightly lower (-16) than the 2025-26 enrollment.

For grades 9-12 at Brewster High School, enrollments are projected to decline for the next 2-3 years before reversing trend in both the baseline and adjusted projections. In the baseline projections, enrollment is projected to be 975 in 2030-31, which would be nearly identical (+2) to the 2025-26 enrollment of 973. In the adjusted projections, enrollment is projected to be 1,001 in 2030-31, which would be a gain of 28 students from the 2025-26 enrollment.

Final Thoughts

In the last decade, enrollments (K-12) have been generally declining in the Brewster Central School District. If all of the proposed housing developments are constructed in the next five years, enrollments are projected to increase for the first three years of the projection period before stabilizing. If the proposed housing is not constructed, enrollments are projected to be fairly stable in the next five years. While small enrollment gains are projected in the elementary school grades (K-5), enrollment declines are projected at Brewster High School (9-12) as the district's existing smaller middle school cohorts move through the system.

Introduction

Statistical Forecasting LLC (“Statistical Forecasting”) completed a demographic study update for the Brewster Central School District (“Brewster Central”), projecting grade-by-grade enrollments from 2026-27 through 2030-31, a five-year period. The previous study was completed for the district in November 2024. In addition, the following tasks were completed:

- analyzed school district attendance area demographic characteristics, birth counts, and fertility rates,
- examined historical enrollment trends, both districtwide and by grade configuration (K-5, 6-8, and 9-12),
- investigated enrollment trends of resident students from Brewster Central who are attending non-public schools, and
- researched new housing starts and the impact on the school district.

Enrollment Projections from November 2024 Report

In our previous demographic study, enrollments were projected from 2025-26 through 2029-30, a five-year projection period. Table 1 compares the actual and projected enrollments in 2025-26 for the entire district (K-12), as well as for each school in the district. The table shows the numerical differences and percent errors. Positive error rates indicate over-projections while negative error rates indicate under-projections. While there were two sets of projections in the previous study, baseline and adjusted for housing growth, the baseline and adjusted projections were identical in 2025-26 since the new housing developments were projected to come online in later years.

In our previous study, enrollments (K-12) were projected to decline in 2025-26 before reversing trend. While enrollments did decline in 2025-26, the decline was greater than anticipated. As such, enrollments were overestimated by 30 students, which is an error rate of 1.1%.

In a survey by Schellenberg and Stephens of educational planners who complete enrollment projections, two-thirds believe that an error rate of 1% per year for the total enrollment is acceptable.¹ For a five-year projection, this would mean that a 5% error rate in the fifth year would be acceptable. The projection was slightly outside this parameter in the first year of the projection period.

At John F. Kennedy Elementary School (“JFK”), enrollments were overestimated by four (4) students, which is an error rate of 0.7%. At C.V. Starr Intermediate School (“Starr”), enrollments were overestimated by 12 students, which is an error rate of 1.9%. Of the four schools, Starr had the greatest percent error. Enrollments in Henry H. Wells Middle School (“Wells”) were over-projected by 11 students (+1.7%). At Brewster High School, enrollments

¹ Schellenberg, S. J., & Stephens, C. E. (1987). Enrollment projection: variations on a theme. Paper presented at the Annual Meeting of the American Educational Research Association, Washington D.C., (ERIC Document Reproduction Service No. ED 283 879)

were overestimated by three (3) students, which is an error rate of 0.3% and is the lowest error rate of the four schools.

Table 1
Comparison of Actual to Projected Enrollments
from November 2024 Report

School	Actual Enrollment 2025-26	Projected	Difference	% Error
Total (K-12)	2,837	2,867	+30	+1.1%
J.F.K. E.S. (K-2)	576	580	+4	+0.7%
Starr I.S. (3-5)	638	650	+12	+1.9%
Wells M.S. (6-8)	650	661	+11	+1.7%
Brewster H.S. (9-12)	973	976	+3	+0.3%

At the school level, half of the survey respondents in the Schellenberg and Stephens survey believed an error rate of 3-5% in the first projection year was acceptable.² In each of the schools, the error rate was well below the range of what educational planners deem acceptable.

The accuracy of the projections is contingent on the most recent historical trends continuing into the future. If there is a departure from these trends caused by, for example, migration or withdrawal of students due to the COVID-19 pandemic, numerous new housing starts (or planned housing starts that do not occur), changes in school district policy, changes to immigration laws, an economic downturn, a change in the housing resale market, etc., the enrollment projections presented are less likely to be accurate in future years, as this analysis does not forecast future trends. Therefore, the projections need to be revised annually to detect potential reversals in enrollment trends. Changes in enrollment are dependent on several factors such as birth counts, migration of students into or out of the school district, the presence of charter schools, private schools, or parochial schools, and school district policy changes.

² *ibid.*

Demographic Characteristics of the Geographical Area Served by the Brewster Central School District

The United States Census Bureau compiles data by school district geographical boundaries, since many school district boundaries are often not contiguous with municipal boundaries. The school district receives children from the Village of Brewster and sections of the Town of Carmel (“Carmel”), the Town of Patterson (“Patterson”), and the Town of Southeast (“Southeast”).

As such, Brewster Central and the municipalities do not share identical boundaries. In Table 2, selected demographic characteristics of the geographical area served by the Brewster Central School District (subsequently referred to as the Brewster Central attendance area) are compared from the 2010 and 2020 Censuses and the 2009-2013 and 2019-2023 American Community Surveys (“ACS”). The information reflects the entire population served by the school district and is not restricted to schoolchildren. While some Census variables account for everyone in the population (e.g., age and race), other variables are collected from a sample (e.g., median household income, educational attainment, poverty status, etc.). The ACS replaced the long form of the Census, last administered in 2000 to approximately 16% of the population in the United States. For geographic areas with fewer than 65,000 persons such as this, ACS data represent a sample collected over a five-year time period, where the estimates represent the average characteristics between January 2019 and December 2023, for example. This information does not represent a single point in time like the long form of earlier Censuses. The five-year ACS contains 1% annual samples from all households and persons from 2019 to 2023, resulting in a 5% sample of the population. Due to the small sample size, the sampling error is quite large, which increases the degree of uncertainty of the estimated values. Therefore, the forthcoming ACS data should be interpreted with caution.

Located in Putnam County, the Brewster Central attendance area contains a land area of 40.91 square miles, with an additional 3.53 square miles of water area. In the 2020 Census, the Brewster Central attendance area had 21,712 residents, which is 530.7 persons per square mile. In the most recent decade, there was a decline of 427 persons (-1.9%).

With respect to race, while Whites are the largest race in the Brewster Central attendance area, their population is declining. In the 2020 Census, the White population was 67.0% as compared to 77.4% in 2010, which is a loss of 10.4 percentage points. Hispanics were the second-largest race at 24.5% in 2020, which is a gain of 7.9 percentage points from the 2010 percentage (16.6%). The percentages of Blacks and Asians are both less than 3%. Figures 1 and 2 show the White and Hispanic percentages by Census block group, which are the two largest races in the Brewster Central attendance area. In addition, the municipal boundaries are shown to provide context of where the highest and lowest percentages are occurring. The White percentage is greatest predominantly in the southeastern section of the school district’s attendance area in Southeast. The Hispanic percentage is greatest in the southern section of the Brewster Central attendance area in Southeast.

Table 2
Demographic Characteristics of the Geographical Area Served
by the Brewster Central School District

	2009-2013 ACS 2010 Census	2019-2023 ACS 2020 Census
Total Population	22,139	21,712
Race Origin¹		
White	17,142 (77.4%)	14,545 (67.0%)
Black or African American	486 (2.2%)	608 (2.8%)
Hispanic or Latino	3,669 (16.6%)	5,313 (24.5%)
American Indian and Alaska Native	28 (0.1%)	22 (0.1%)
Asian	521 (2.4%)	553 (2.5%)
Native Hawaiian and Other Pacific Islander	2 (0.0%)	6 (0.0%)
Other Race	27 (0.1%)	136 (0.6%)
Two or more Races	264 (1.2%)	529 (2.4%)
Place of Birth		
Foreign-Born	15.2%	19.3%
Age		
Under 18	23.1%	19.5%
18-64	64.2%	62.6%
65 and over	12.7%	17.9%
Median Age	41.4 years	44.0 years
Educational Attainment		
Bachelor's degree or higher	35.6%	40.1%
Graduate or professional degree	14.4%	15.9%
Income		
Median household income	\$106,584	\$130,910
Percentage of Persons in Poverty aged 5-17	6.4%	7.7%
Housing Units		
Total number	8,714	8,620
Occupied units	8,116 (93.1%)	8,133 (94.4%)
Owner-occupied units	6,268 (77.2%)	6,143 (75.5%)
Renter-occupied units	1,848 (22.8%)	1,990 (24.5%)
Median value of an owner-occupied unit	\$337,600	\$382,300
Average household size	2.68	2.63
Housing Type¹		
Total number	8,862	8,869
1-unit, attached or detached	6749 (76.1%)	6957 (78.4%)
Two units	573 (6.5%)	618 (7.0%)
Three or four units	450 (5.1%)	564 (6.4%)
Five to nine units	492 (5.6%)	329 (3.7%)
10 to 19 units	114 (1.3%)	86 (1.0%)
20 or more units	433 (4.9%)	293 (3.3%)
Mobile home, boat, RV, van, etc.	51 (0.6%)	22 (0.2%)

Sources: American Community Survey (2009-2013 and 2019-2023), United States Census (2010 and 2020)

Notes: ¹ Data may not sum to 100.0% due to rounding.

Cells shaded orange are from the decennial Census while cells shaded blue are from the American Community Survey.

With respect to nativity, 19.3% of residents were foreign-born in the 2019-2023 ACS as compared to 15.2% in the 2009-2013 ACS, which is a gain of 4.1 percentage points. As a point of comparison, Putnam County's foreign-born percentage in the 2024 ACS was 14.8%, which is slightly lower than that of the Brewster Central attendance area. While not shown in the table, place of birth, which serves as a proxy for country of origin, indicates that Guatemala and India were the largest sources of immigrants in the 2009-2013 ACS, accounting for 31.1% and 6.4%, respectively, of the foreign-born population. In the 2019-2023 ACS, Guatemala (24.6%) continues to be the largest source while Ecuador (10.3%) is now the second-largest source of the foreign-born population. Figures 3 and 4 show the percentage of foreign-born persons and the percentage of persons speaking English less than "Very Well" in the Brewster Central attendance area by Census block group, which may potentially correlate with English as a New Language ("ENL") students in need of English language development instruction. The foreign-born percentage is greatest in the central and southern sections of the Brewster Central attendance area in Southeast while the percentage of persons speaking English less than "Very Well" is also greatest in the central and southern sections of the Brewster Central attendance area in Southeast in the same Census block groups.

The median age in the Brewster Central attendance area increased from 41.4 years in 2010 to 44.0 years in 2020, which is nearly identical to the median age in Putnam County (44.5 years). During the same time period, the percentage of people under the age of 18 years, which predominantly corresponds to school-age children, declined from 23.1% to 19.5%. Figure 5 shows the percentage of school-age children (5-17) in the Brewster Central attendance area by Census block group. The greatest percentages of school-age children are in the northern section of the school district's attendance area within Patterson.

Regarding educational attainment for adults aged 25 and over, 40.1% of the population had a bachelor's degree or higher in the 2019-2023 ACS, which is a 4.5 percentage-point gain from the 2009-2013 ACS percentage (35.6%). As a point of comparison, the percentage of persons having a bachelor's degree or higher in the Brewster Central attendance area is lower than that of Putnam County (48.4%). Persons with graduate or professional degrees increased from 14.4% to 15.9% during this time period.

Median household income increased from \$106,584 in the 2009-2013 ACS to \$130,910 in the 2019-2023 ACS, a gain of 22.8%. By comparison, median household income in Putnam County is \$155,509, which is \$25,000 greater than that of the Brewster Central attendance area. During this time period, the percentage of school-age children (5-17) that are in poverty increased slightly from 6.4% to 7.7%. Figure 6 shows the percentage of persons living in poverty in the Brewster Central attendance area by Census block group. The percentage of persons living in poverty is greatest in the northeastern section of the school district's attendance area in Patterson.

Regarding housing, there were 8,620 housing units in the Brewster Central attendance area in 2020, which is a loss of 94 housing units (-1.1%) from 2010. Over this time period, the overall occupancy rate increased slightly from 93.1% to 94.4%, while the average household size declined slightly from 2.68 to 2.63 persons. Renter-occupied units accounted for 24.5% of the housing units in 2020, which is a gain of 1.7 percentage points from the 2010 percentage

(22.8%). As a point of comparison, the percentage of renter-occupied units in the Brewster Central attendance area is much greater than that of Putnam County (13.1%). The median home price of an owner-occupied unit in the 2019-2023 ACS was \$382,300, which is a 13.2% increase from the value reported in the 2009-2013 ACS (\$337,600). The median home price of an owner-occupied unit in the Brewster Central attendance area is \$230,000 lower than that of Putnam County (\$561,600).

With respect to housing type, 78.4% of the homes in the 2019-2023 ACS were one-unit, either attached or detached, which is a 2.3 percentage-point increase from the 2009-2013 ACS percentage (76.1%). Housing with two units (duplexes) was the second-largest home type and consisted of 7.0% of the housing stock in the 2019-2023 ACS. In general, there has been little change in the housing type percentages since the 2009-2013 ACS.

Figure 1
Brewster Central White Percentage

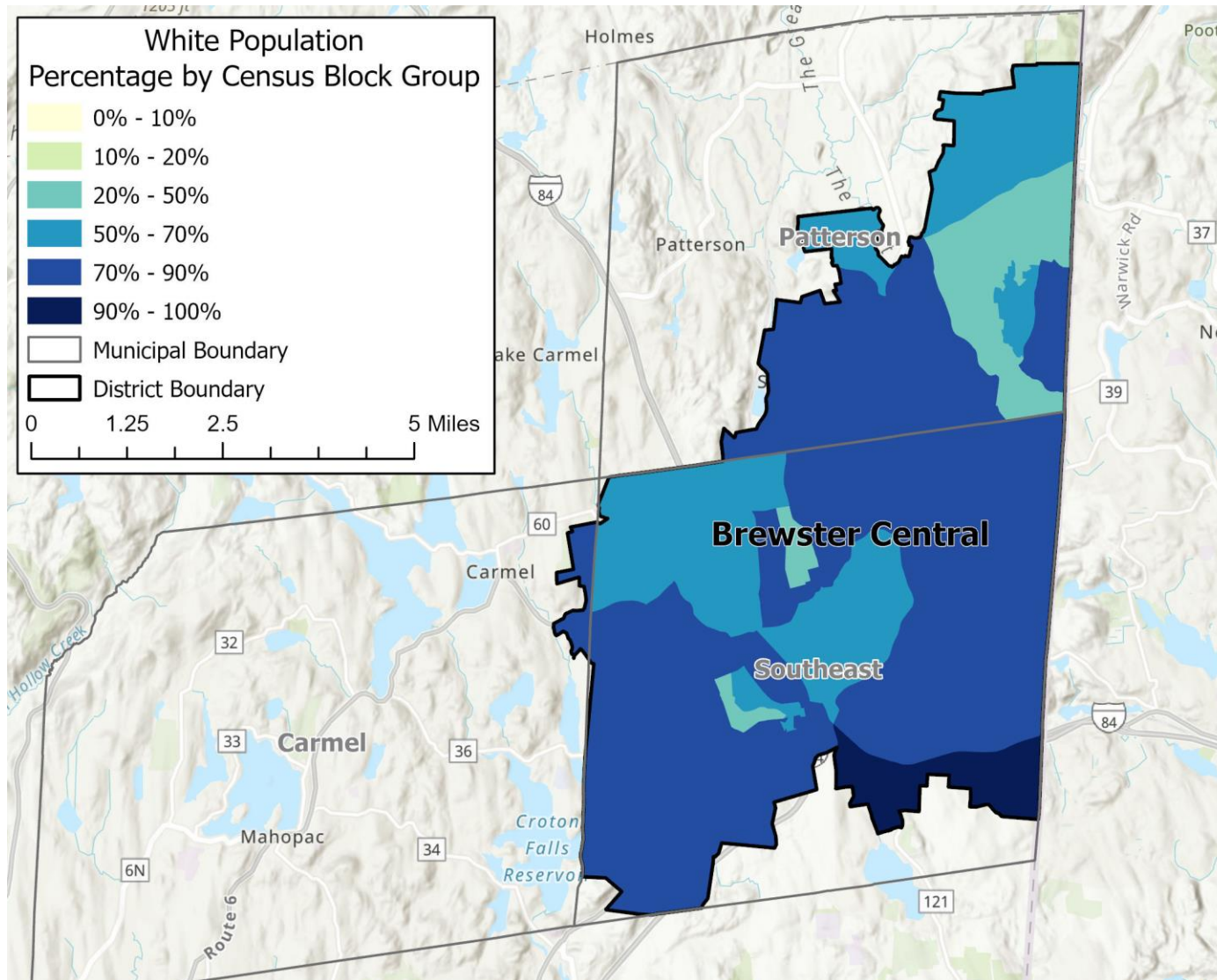


Figure 2
Brewster Central Hispanic Percentage

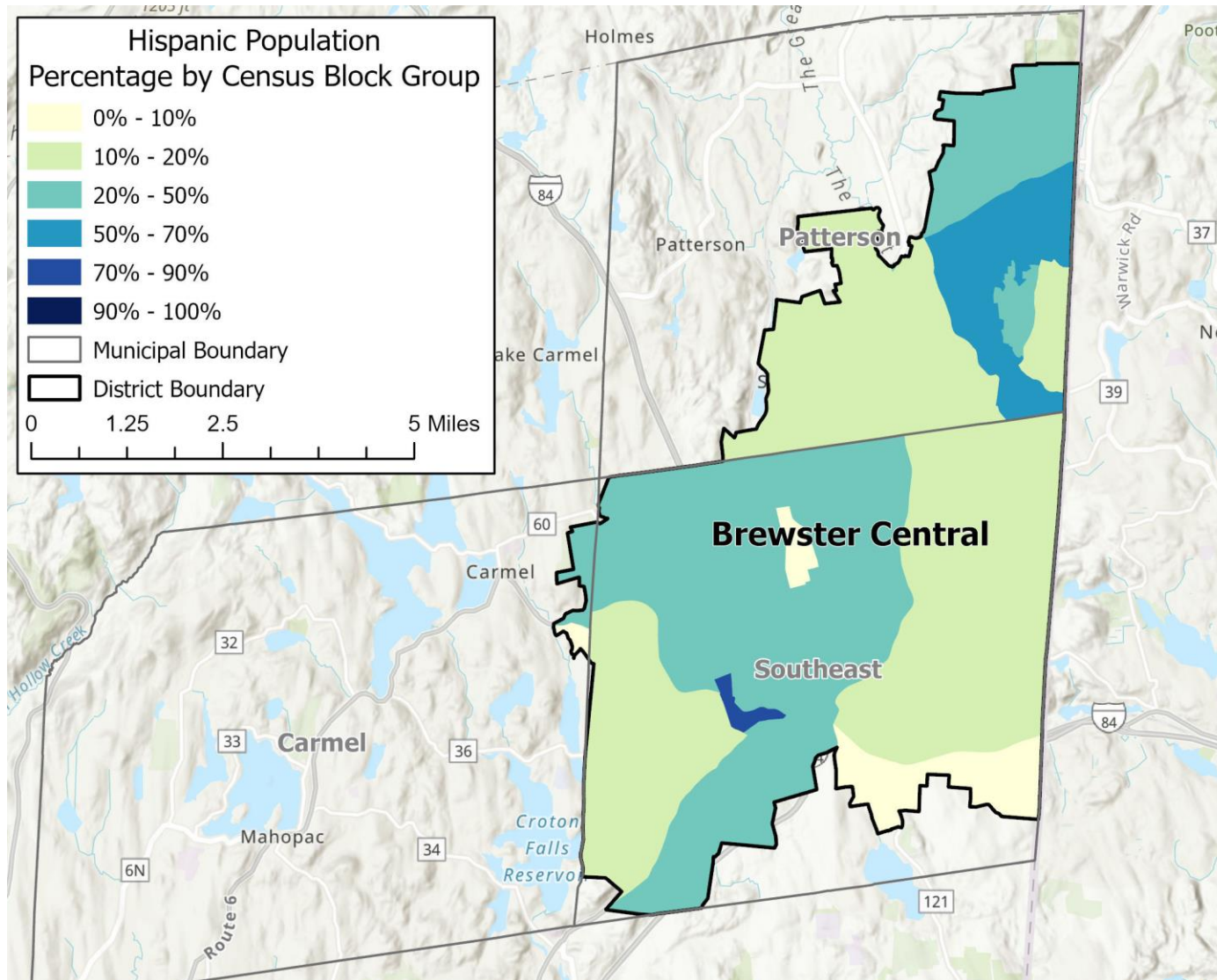


Figure 3
Brewster Central Foreign-Born Percentage

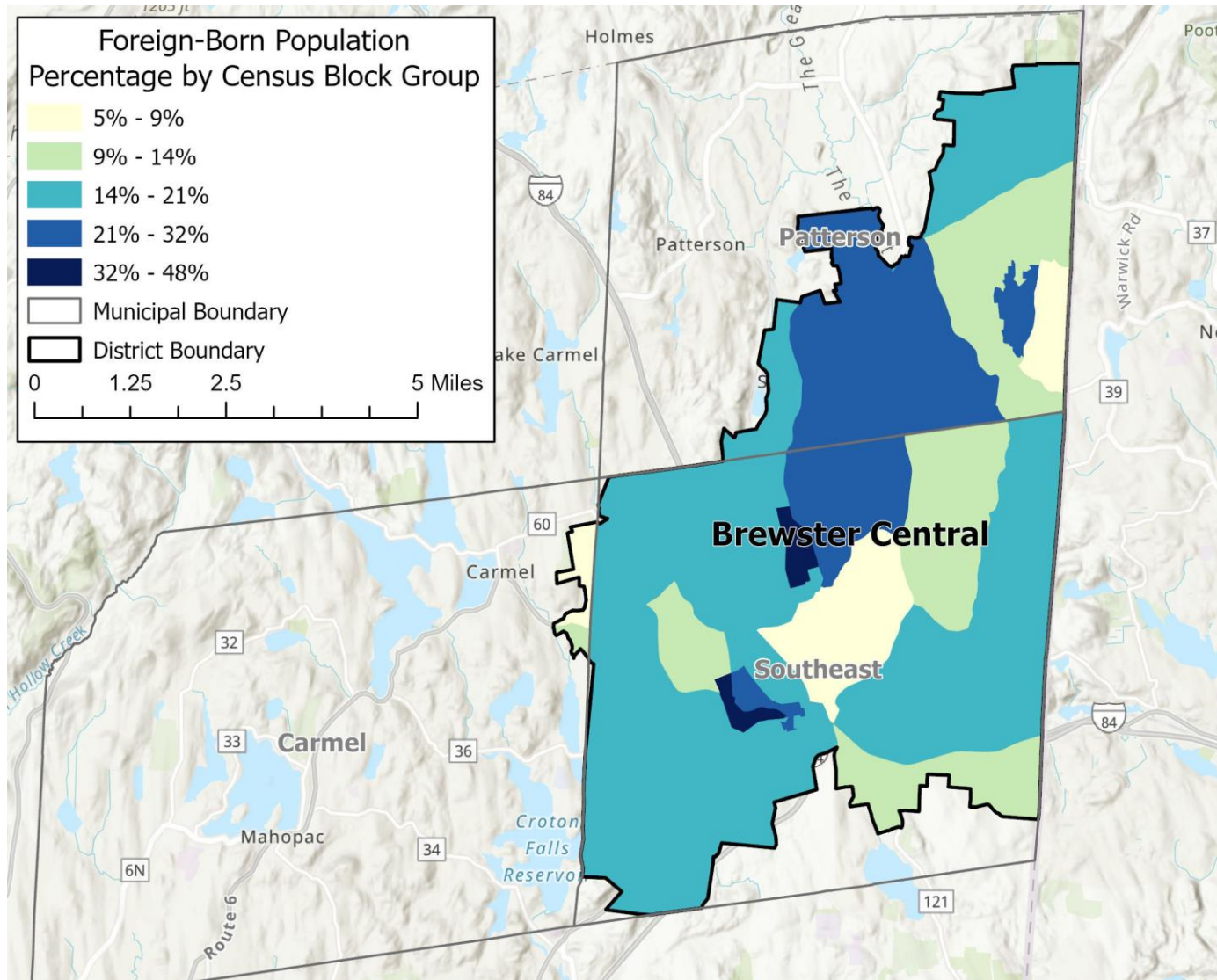


Figure 4
Brewster Central Percentage of Persons Speaking English Less than "Very Well"

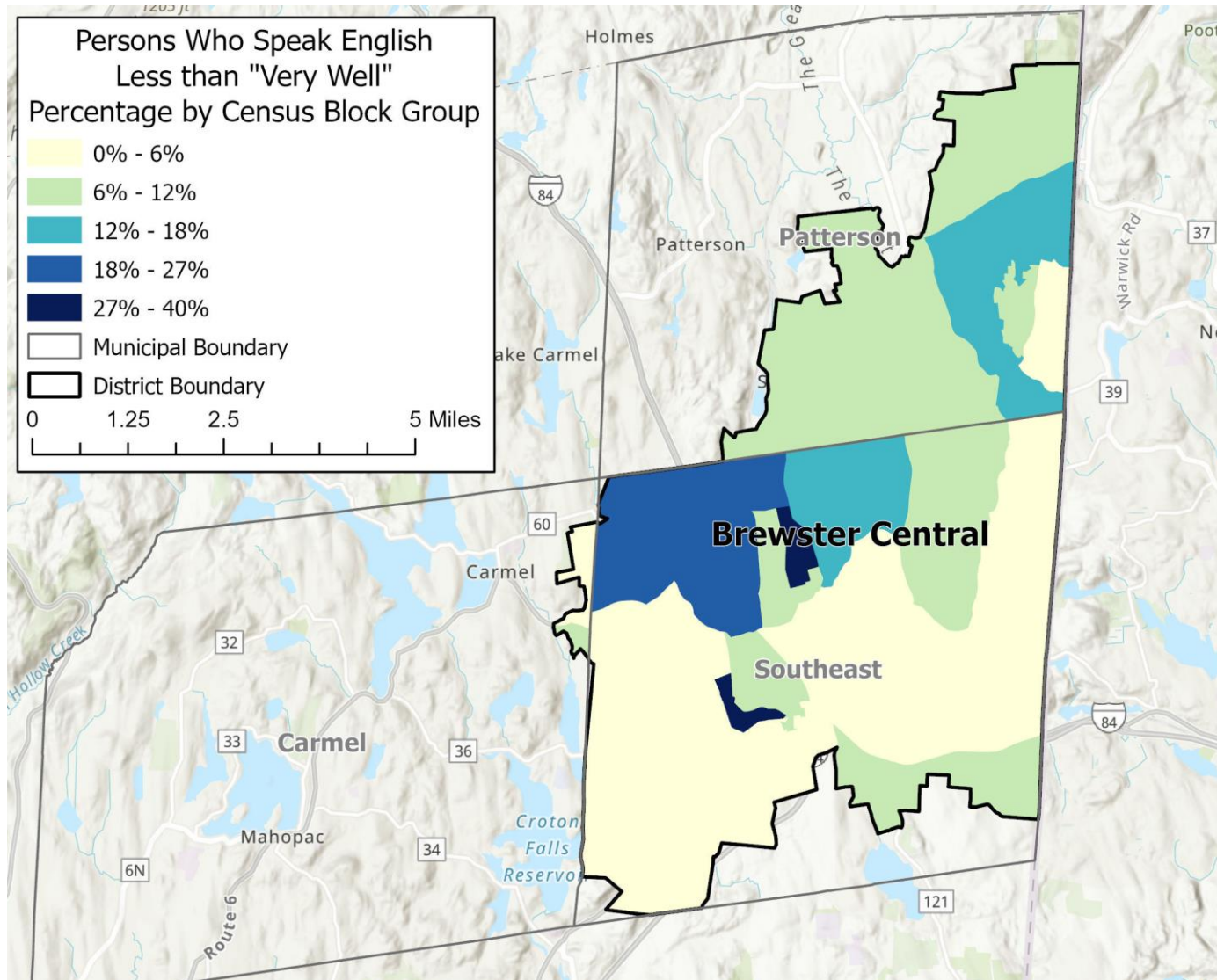


Figure 5
Brewster Central School-Age Population (5-17) Percentage

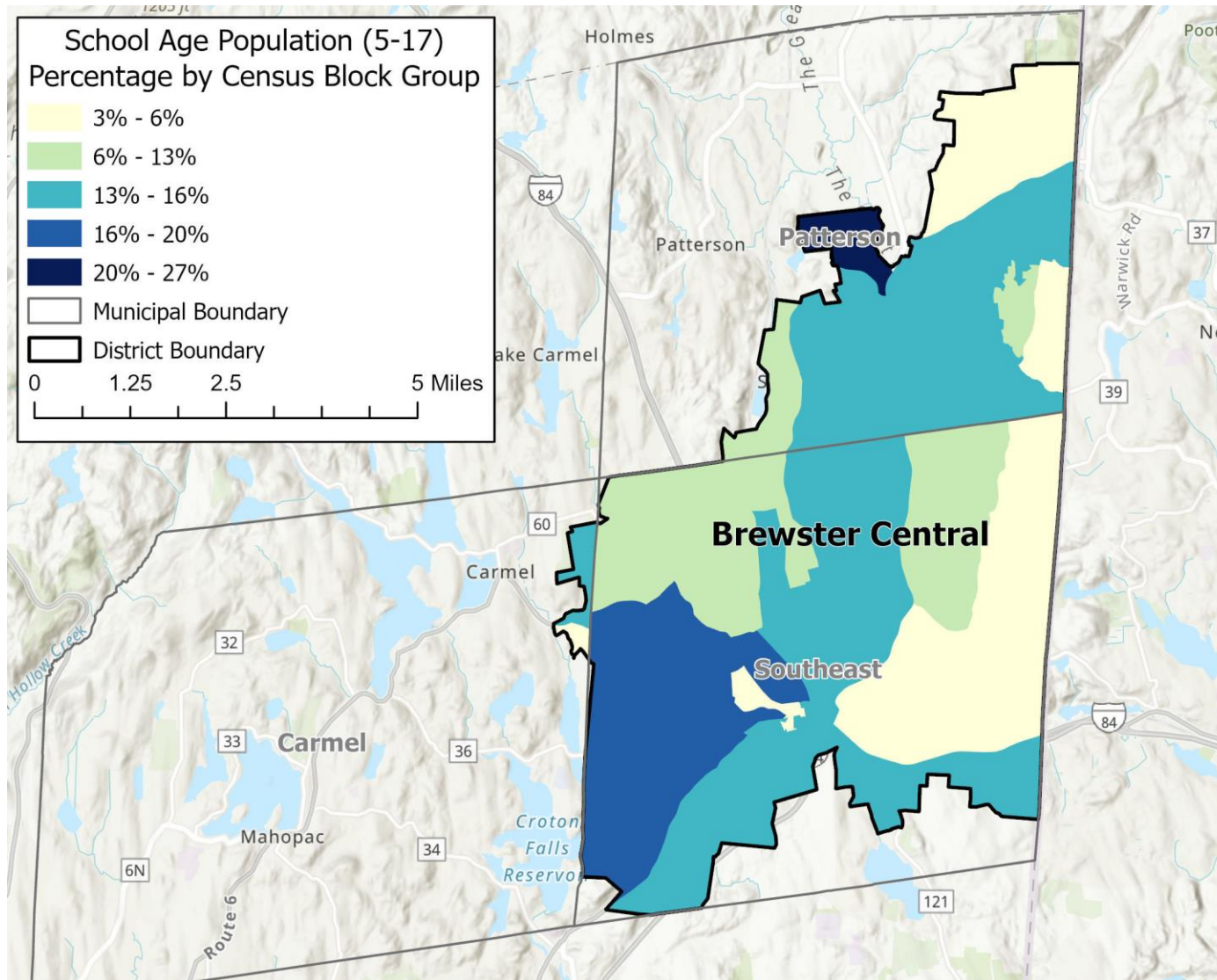
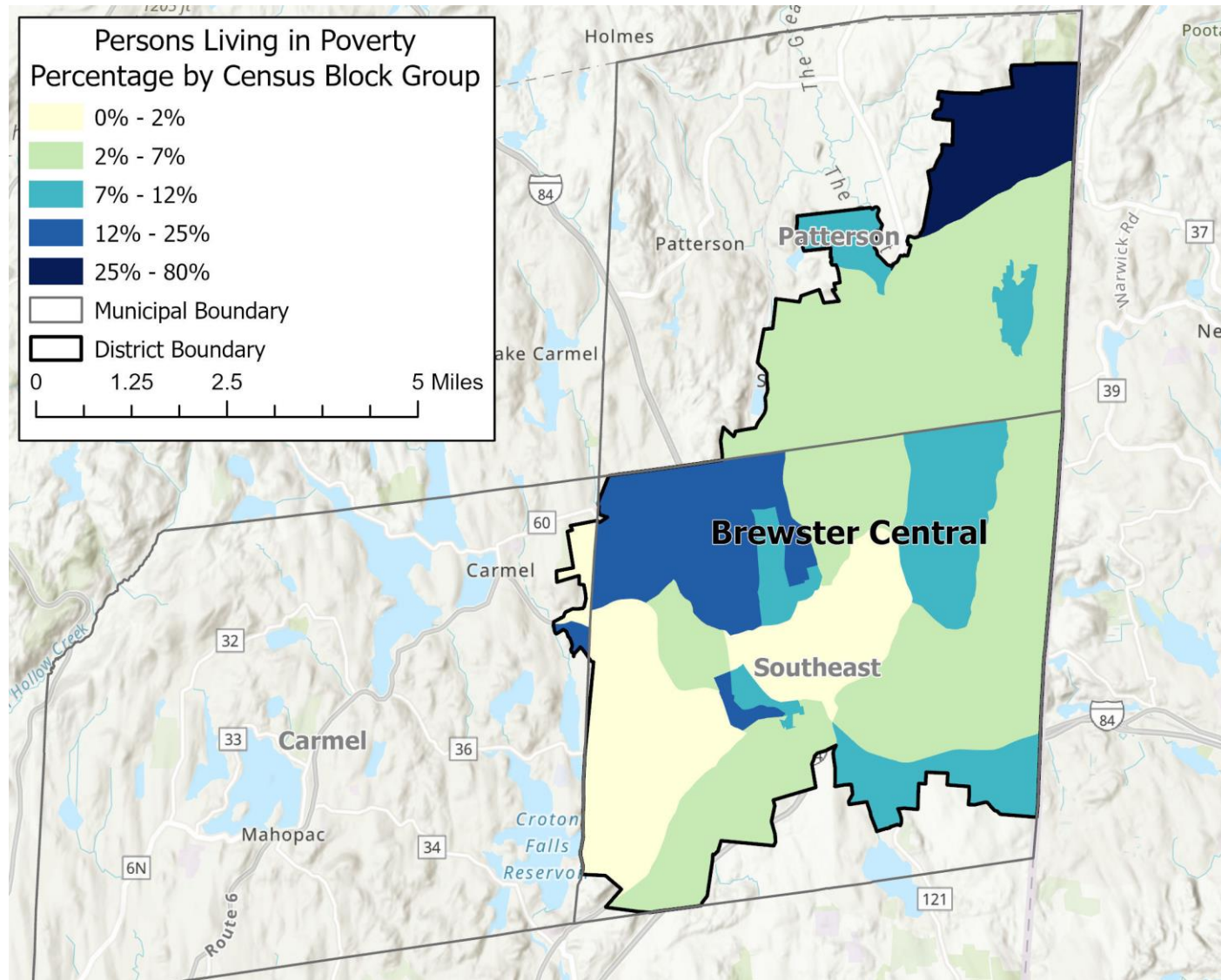


Figure 6
Brewster Central Percentage of Persons Living in Poverty



District Overview

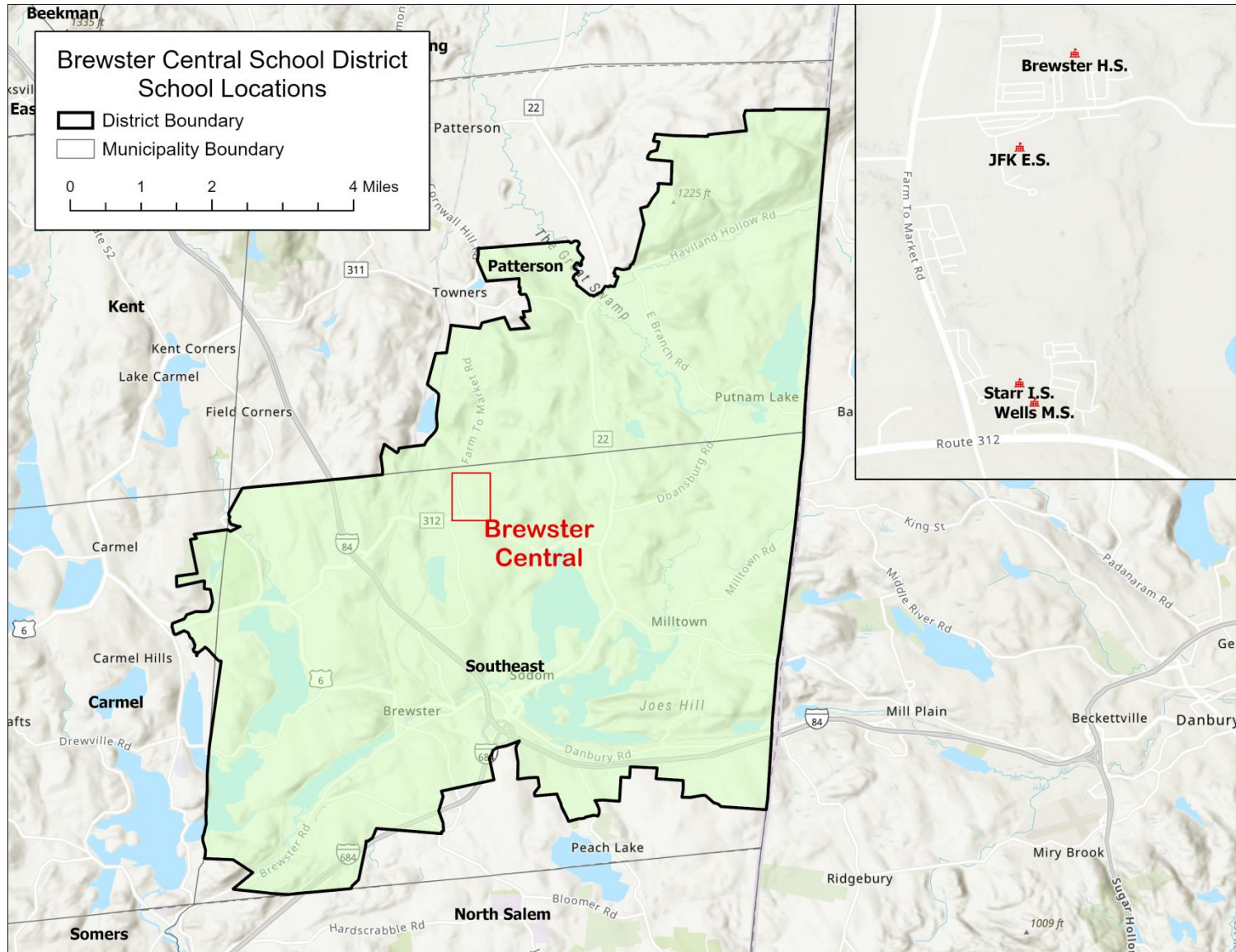
Brewster Central has four schools that educate children in grades kindergarten through twelfth. Children attend JFK for grades K-2, Starr for grades 3-5, Wells for grades 6-8, and Brewster High School for grades 9-12. The locations of the schools with respect to the school district and municipal boundaries are shown in Figure 7.

Explanation of the Cohort-Survival Ratio Method

In 1930, Dublin and Lodka provided an explicit age breakdown, which enabled analysts to follow each cohort through its life stages and apply appropriate birth and death rates for each generation. A descendant of this process is the Cohort-Survival Ratio (“CSR”) method, which is the standard for demographers in the field of school demography to project public school enrollments. In this method, a survival ratio is computed for each grade progression, which essentially compares the number of students in a particular grade to the number of students in the previous grade during the previous year. The survival ratio indicates whether the enrollment is stable, increasing, or decreasing. A survival ratio of 1.00 indicates stable enrollment, less than 1.00 indicates declining enrollment and outward migration, while greater than 1.00 indicates increasing enrollment and inward migration. If, for example, a school district had 100 fourth graders and the next year had 95 fifth graders, the survival ratio would be 0.95.

The CSR method assumes that what happened in the past will also happen in the future. The CSR method is most applicable for districts that have relatively stable trends without any major unpredictable fluctuations from year to year. In school districts encountering rapid growth or decline not experienced historically (a change in the historical trend), the CSR method must be modified and supplemented with additional information. In this study, survival ratios were calculated using historical data for birth to kindergarten, kindergarten to first grade, first grade to second grade, etc. Due to the fluctuation in survival ratios from year to year, it is appropriate to calculate an average survival ratio, which is then used to calculate grade-level enrollments five years into the future.

Figure 7
School Locations – Brewster Central School District



Historical Enrollment Trends

Historical enrollments (K-12) for Brewster Central from 2016-17 through 2025-26, a ten-year period, are shown in Figure 8 and Table 3. Enrollments have been generally declining over this time period in the school district. In 2025-26, enrollment is 2,837, which is a decline of 282 students (-9.0%) from the 2016-17 enrollment of 3,119.

Figure 8
Brewster Central Historical Enrollments (K-12)
2016-17 to 2025-26

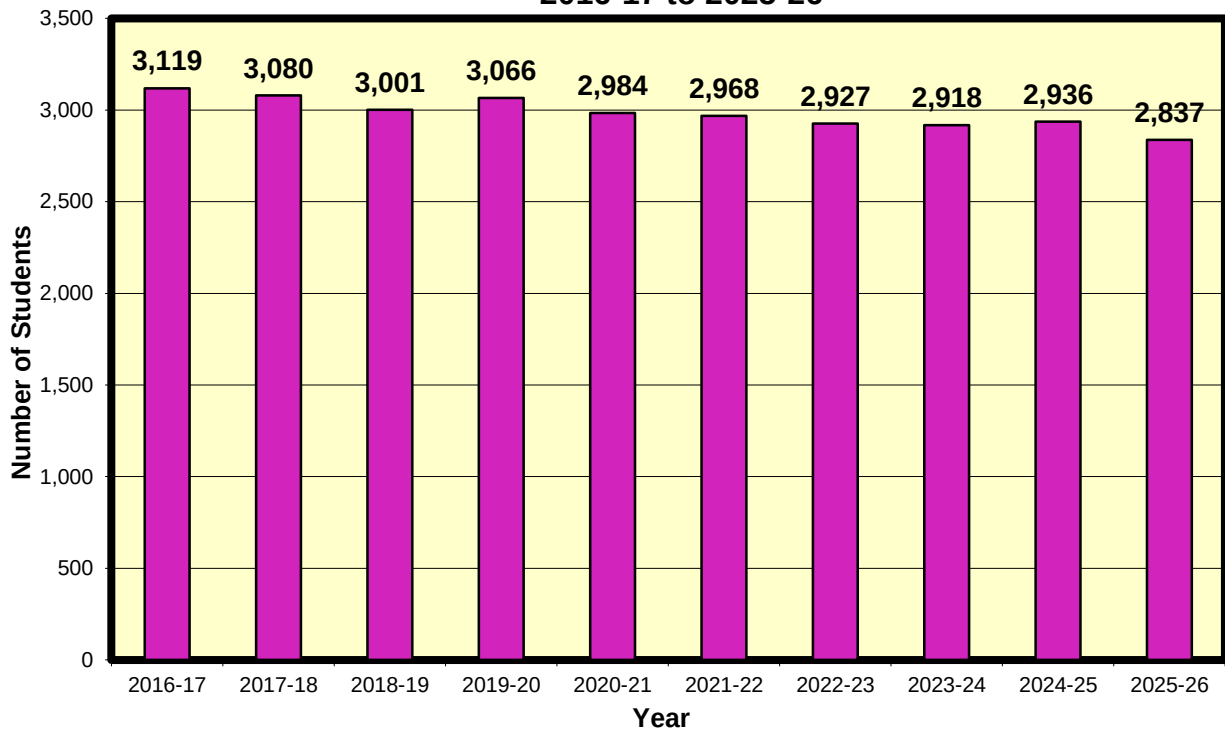


Table 4 shows computed grade-by-grade survival ratios from 2016-17 to 2025-26. In addition, the average, minimum, and maximum survival ratios are shown for the past ten years along with the five-year averages, which were used to project enrollments. The average survival ratios also indicate the net migration by grade, where values over 1.000 reflect net inward migration and values below 1.000 reflect net outward migration. Nine (9) of the 13 average survival ratios in the five-year trend were above 1.000, indicating a general net inward migration of students. In 2020-21, which represents the first year of the COVID-19 pandemic, six survival ratios were the lowest value in the last decade (five of which were in the elementary school grades and not including the K-12 average ratio) and are bolded in the table. The decline in the ratios is likely due to the pandemic, as parents sought alternative educational experiences (private or parochial schools, homeschooling, etc.) for their children, or may have had to relocate. In comparing the five-year averages with the ten-year averages, the differences were very small, demonstrating the long-term stability of the survival ratios over the last decade.

Table 3
Brewster Central School District Historical Enrollments (K-12)
2016-17 to 2025-26

Year ¹	K	1	2	3	4	5	SE ²	K-5 Total	6	7	8	SE ³	6-8 Total	9	10	11	12	SE ⁴	9-12 Total	K-12 Total
2016-17	192	206	215	230	255	209	5	1,312	225	234	271	6	736	257	254	275	265	20	1,071	3,119
2017-18	192	203	213	220	226	263	5	1,322	211	221	237	9	678	271	266	245	281	17	1,080	3,080
2018-19	194	190	203	214	217	229	5	1,252	261	221	227	4	713	236	279	260	246	15	1,036	3,001
2019-20	212	215	204	213	223	223	3	1,293	242	278	222	2	744	244	239	277	254	15	1,029	3,066
2020-21	197	205	205	200	200	223	1	1,231	232	242	281	1	756	230	244	244	265	14	997	2,984
2021-22	215	214	215	208	202	202	6	1,262	219	242	233	6	700	288	236	233	238	11	1,006	2,968
2022-23	172	214	213	211	204	205	5	1,224	205	219	237	7	668	246	306	236	238	9	1,035	2,927
2023-24	186	185	220	218	212	200	3	1,224	214	212	217	7	650	246	242	300	243	13	1,044	2,918
2024-25	187	192	196	223	223	215	3	1,239	215	219	218	4	656	248	247	234	296	16	1,041	2,936
2025-26	199	185	192	194	216	228	0	1,214	217	212	214	7	650	234	239	245	243	12	973	2,837

Notes: ¹ Data were provided by the New York State Department of Education BEDS reports (<https://data.nysed.gov/lists.php?type=district>) and the Brewster Central School District.

² Ungraded special education enrollment at the elementary school level

³ Ungraded special education enrollment at the middle school level

⁴ Ungraded special education enrollment at the high school level

Table 4
Brewster Central School District Historical Survival Ratios
2016-17 to 2025-26

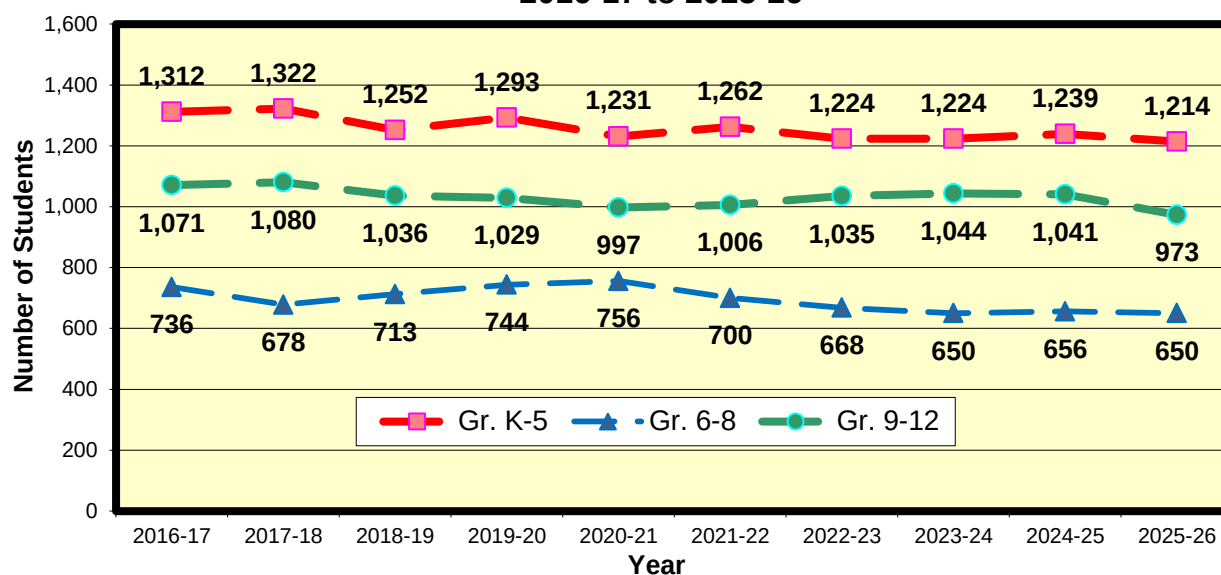
Progression Years	B-K	K-1	1-2	2-3	3-4	4-5	5-6	6-7	7-8	8-9	9-10	10-11	11-12	K-12 Average Ratio
2016-17 to 2017-18	1.0000	1.0573	1.0340	1.0233	0.9826	1.0314	1.0096	0.9822	1.0128	1.0000	1.0350	0.9646	1.0218	1.0119
2017-18 to 2018-19	0.9463	0.9896	1.0000	1.0047	0.9864	1.0133	0.9924	1.0474	1.0271	0.9958	1.0295	0.9774	1.0041	1.0011
2018-19 to 2019-20	0.9680	1.1082	1.0737	1.0493	1.0421	1.0276	1.0568	1.0651	1.0045	1.0749	1.0127	0.9928	0.9769	1.0348
2019-20 to 2020-21	0.8603	0.9670	0.9535	0.9804	0.9390	1.0000	1.0404	1.0000	1.0108	1.0360	1.0000	1.0209	0.9567	0.9819
2020-21 to 2021-22	0.9817	1.0863	1.0488	1.0146	1.0100	1.0100	0.9821	1.0431	0.9628	1.0249	1.0261	0.9549	0.9754	1.0093
2021-22 to 2022-23	0.9503	0.9953	0.9953	0.9814	0.9808	1.0149	1.0149	1.0000	0.9793	1.0558	1.0625	1.0000	1.0215	1.0040
2022-23 to 2023-24	0.8986	1.0756	1.0280	1.0235	1.0047	0.9804	1.0439	1.0341	0.9909	1.0380	0.9837	0.9804	1.0297	1.0086
2023-24 to 2024-25	0.9397	1.0323	1.0595	1.0136	1.0229	1.0142	1.0750	1.0234	1.0283	1.1429	1.0041	0.9669	0.9867	1.0238
2024-25 to 2025-26	1.0051	0.9893	1.0000	0.9898	0.9686	1.0224	1.0093	0.9860	0.9772	1.0734	0.9637	0.9919	1.0385	1.0012
Maximum Ratio	1.0051	1.1082	1.0737	1.0493	1.0421	1.0314	1.0750	1.0651	1.0283	1.1429	1.0625	1.0209	1.0385	1.0348
Minimum Ratio	0.8603	0.9670	0.9535	0.9804	0.9390	0.9804	0.9821	0.9822	0.9628	0.9958	0.9637	0.9549	0.9567	0.9819
Avg. 5-Year Ratios	0.9551	1.0231	1.0207	1.0021	0.9943	1.0080	1.0358	1.0109	0.9939	1.0775	1.0035	0.9848	1.0191	1.0094
Avg. 10-Year Ratios	0.9500	1.0334	1.0214	1.0089	0.9930	1.0127	1.0249	1.0202	0.9993	1.0491	1.0130	0.9833	1.0012	1.0085
Diff. Between 5-Year and 10-Year Ratios	+0.0051	-0.0103	-0.0007	-0.0069	+0.0013	-0.0047	+0.0109	-0.0093	-0.0054	+0.0284	-0.0095	+0.0015	+0.0178	+0.0009

Note: Bolded values reflect survival ratios from 2019-20 to 2020-21, which represents the first year of the COVID-19 pandemic.

Factors related to inward migration include families with school-age children purchasing an existing home or new housing unit, or renting an apartment. The reasons for families moving into a community vary. For instance, a family could move into the Brewster Central attendance area to be close to work, the presence of affordable housing, or to be near family members. Another plausible reason for inward migration is the reputation of the school district, as the appeal of a school district draws families into a community, resulting in the transfer of students into the district. On the flip side, outward migration is caused by families with children moving out of the community, perhaps due to difficulty in finding employment or affordable housing. Outward migration in the school district can also be caused by parents choosing to withdraw their children from public school to attend private, parochial, or charter schools, to be homeschooled, or to attend a different public school district. In the case of Brewster Central, the reasons for migration are not explicitly known (such as for economic reasons or the appeal of the school district), as exit and entrance interviews would need to be conducted for all children leaving or entering the district.

Historical enrollments are also shown in Figure 9 by grade configuration (K-5, 6-8, and 9-12). Self-contained special education/ungraded students were incorporated into the totals for each grade configuration. For the elementary grades (K-5), enrollments have been fairly stable since 2018-19, ranging from 1,214-1,293. In 2025-26, enrollment is 1,214, which is a decline of 98 students from the 2016-17 enrollment of 1,312. For grades 6-8 at Wells, enrollments increased through 2020-21 before reversing trend and stabilizing. Enrollment is 650 in 2025-26, which is a decline of 86 students from the 2016-17 enrollment of 736. At Brewster High School (9-12), enrollments declined through 2020-21 before reversing trend. However, there was a fairly large enrollment decline (-68) in the past year. In 2025-26, enrollment is 973, which is a decline of 98 students from the 2016-17 enrollment of 1,071.

Figure 9
Brewster Central School District
Historical Enrollments by Grade Configuration
2016-17 to 2025-26

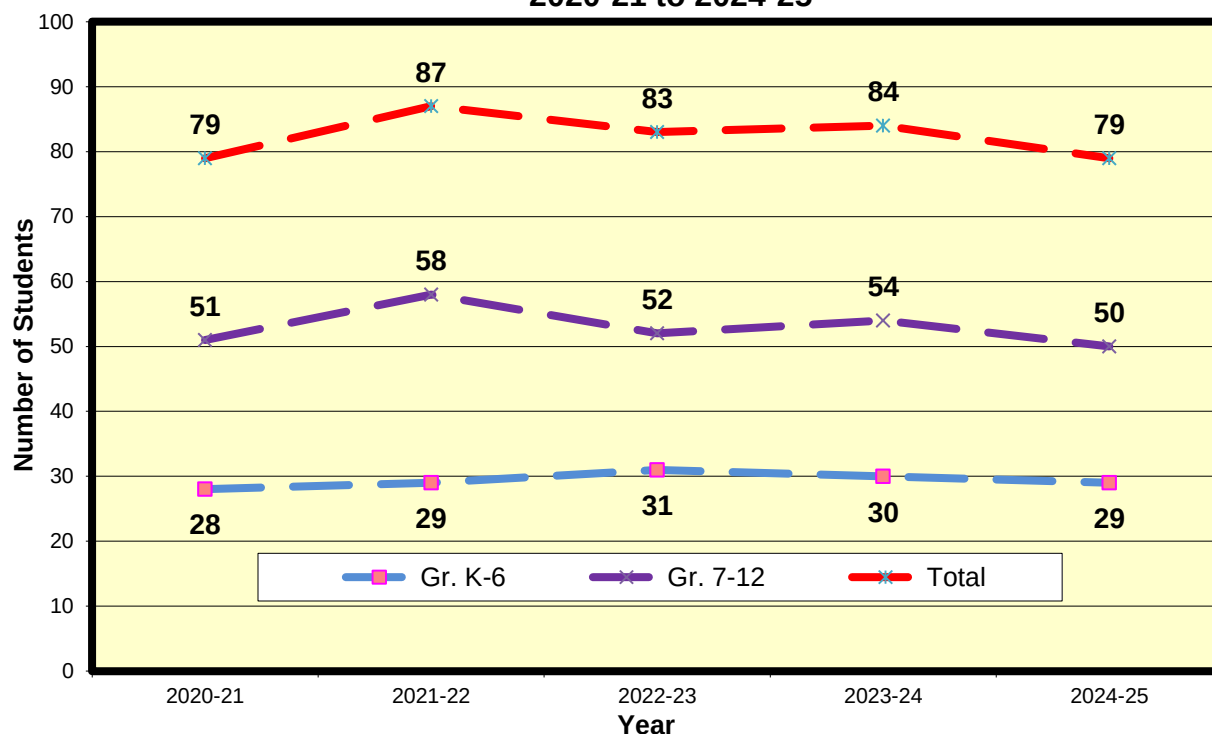


Non-Public School Enrollments

In Figure 10, the number of resident students from the Brewster Central attendance area (“Brewster Central resident students”) who attend non-public schools is shown from 2020-21 through 2024-25, a five-year period. Data for the 2025-26 school year were not yet available. Counts are shown for elementary (K-6), secondary (7-12), and total (K-12). Pre-kindergarten students were excluded. In addition, Table 5 provides a list of non-public schools and the number of Brewster Central resident students attending each school for this five-year period. In 2024-25, 40.5% of the Brewster Central non-public school population attended John F. Kennedy Catholic High School (9-12) in Somers while an additional 13.9% attended St. James the Apostle School (PK-8) in Carmel.

In general, the total number of non-public students (K-12) has been fairly stable, ranging from 79-87 students per year. In 2024-25, the number of Brewster Central resident students attending non-public schools (79) represented 2.6%³ of the total Brewster Central resident student population, which is a very small percentage. In the last five years, the number of Brewster Central resident students attending non-public elementary schools was very stable, ranging from 28-31. At the secondary level, the number of Brewster Central resident students attending non-public schools has also been fairly stable, ranging from 50-58 students per year.

Figure 10
Non-Public School Enrollments of
Brewster Central Resident Students
2020-21 to 2024-25



³ This does not include children who are homeschooled or who are not attending school.

Table 5
Non-Public School Enrollments of Brewster Central School District Resident Students

School	2020-21			2021-22			2022-23			2023-24			2024-25		
	K-6	7-12	Total	K-6	7-12	Total	K-6	7-12	Total	K-6	7-12	Total	K-6	7-12	Total
Archbishop Stepinac High School	0	0	0	0	0	0	0	0	0	0	3	3	0	1	1
Chapel School (The)	0	0	0	2	0	2	0	0	0	1	0	1	1	0	1
Corpus Christi-Holy Rosary School	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0
Dominican Academy	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0
Ethical Culture Fieldston School	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Green Chimneys-Clearpool Campus	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Hackley School	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0
Harvey School (The)	0	3	3	1	5	6	1	5	6	0	2	2	0	2	2
Hudson Valley Christian Academy	0	0	0	0	0	0	2	0	2	2	0	2	2	0	2
Hudson Valley Sudbury School	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Iona Prep School	0	2	2	0	3	3	0	1	1	0	3	3	0	3	3
John F Kennedy Catholic High School	0	25	25	0	27	27	0	0	0	0	0	0	0	0	0
John F Kennedy Catholic Prep School	0	0	0	0	0	0	1	29	30	1	31	32	4	28	32
Longview School	0	2	2	0	1	1	0	0	0	0	0	0	0	1	1
Maria Regina High School	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Masters School (The)	0	2	2	0	2	2	0	0	0	0	0	0	0	0	0
Millbrook School	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0
Mizzentop Day School	3	1	4	6	0	6	4	2	6	5	2	7	4	1	5
Montessori School Of Syracuse	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0
Oakwood Friends School	0	1	1	0	0	0	0	0	0	0	0	0	0	2	2
Our Lady Of Lourdes High School	0	0	0	0	2	2	0	2	2	0	4	4	0	3	3
Our Lady Of Mt Carmel School	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0
Portledge School	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Rippowam Cisca School (The)	3	1	4	1	1	2	0	0	0	1	0	1	1	0	1
St Columbanus School	2	0	2	2	0	2	2	0	2	2	0	2	0	0	0
St James The Apostle School	13	7	20	13	9	22	14	6	20	12	0	12	11	0	11
St Patrick School	3	1	4	3	0	3	4	0	4	4	1	5	3	1	4
Transfiguration School	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0
Trinity Pawling School	0	1	1	0	3	3	0	4	4	0	4	4	0	4	4
Ursuline School	0	0	0	0	1	1	0	2	2	0	4	4	0	2	2
Windward School (The)	1	0	1	1	0	1	2	0	2	2	0	2	3	0	3
Windward School (The) - MS Campus	0	2	2	0	1	1	0	0	0	0	0	0	0	0	0
Total	28	51	79	29	58	87	31	52	83	30	54	84	29	50	79

Source: New York State Department of Education BEDS Reports

Table 6 replicates the public school enrollments (K-12) of Brewster Central from Table 3 as well as the total number of resident students from the Brewster Central attendance area who are attending non-public schools as shown in Figure 10. The total number of non-public and public school students, which does not include pre-kindergarten students, children who are home-schooled, or those not enrolled in school, declined through 2023-24 before stabilizing. In 2024-25, there were 3,015 non-public and public school students, which is a decline of 48 students from 2020-21. Table 6 also shows the percentage of Brewster Central resident students attending public and non-public schools in the last five years. As the table shows, the percentage of students attending non-public schools has been very stable, ranging from 2.6%-2.8%.

Table 6
Public and Non-Public School Enrollments (K-12)
Brewster Central School District Resident Students
2020-21 to 2024-25

School Type	2020-21	2021-22	2022-23	2023-24	2024-25
Public	2,984	2,968	2,927	2,918	2,936
Non-Public	79	87	83	84	79
Total	3,063	3,055	3,010	3,002	3,015
Public %	97.4%	97.2%	97.2%	97.2%	97.4%
Non-Public %	2.6%	2.8%	2.8%	2.8%	2.6%

Kindergarten Replacement

Kindergarten replacements were analyzed to determine whether there was any relationship between overall enrollment change and kindergarten replacement, which is the numerical difference between the number of graduating 12th graders and the number of entering kindergarten students. The district has experienced negative kindergarten replacement in each of the last nine years. Negative kindergarten replacement occurs when the number of kindergarten students entering the district is less than the number of graduating twelfth grade students from the prior year. Conversely, positive kindergarten replacement occurs when the number of kindergarten students entering the district is greater than the number of graduating twelfth grade students from the prior year. As shown in Figure 11, negative kindergarten replacement has ranged from 34-97 students per year. In 2025-26, there was a loss of 97 students due to kindergarten replacement, as 296 twelfth graders graduated in 2024-25 and were replaced by 199 kindergarten students in 2025-26. The large negative kindergarten replacement in 2025-26 was due to the graduation of the largest 12th grade class of the historical ten-year period.

Figure 11
Brewster Central School District
Historical Kindergarten Replacement

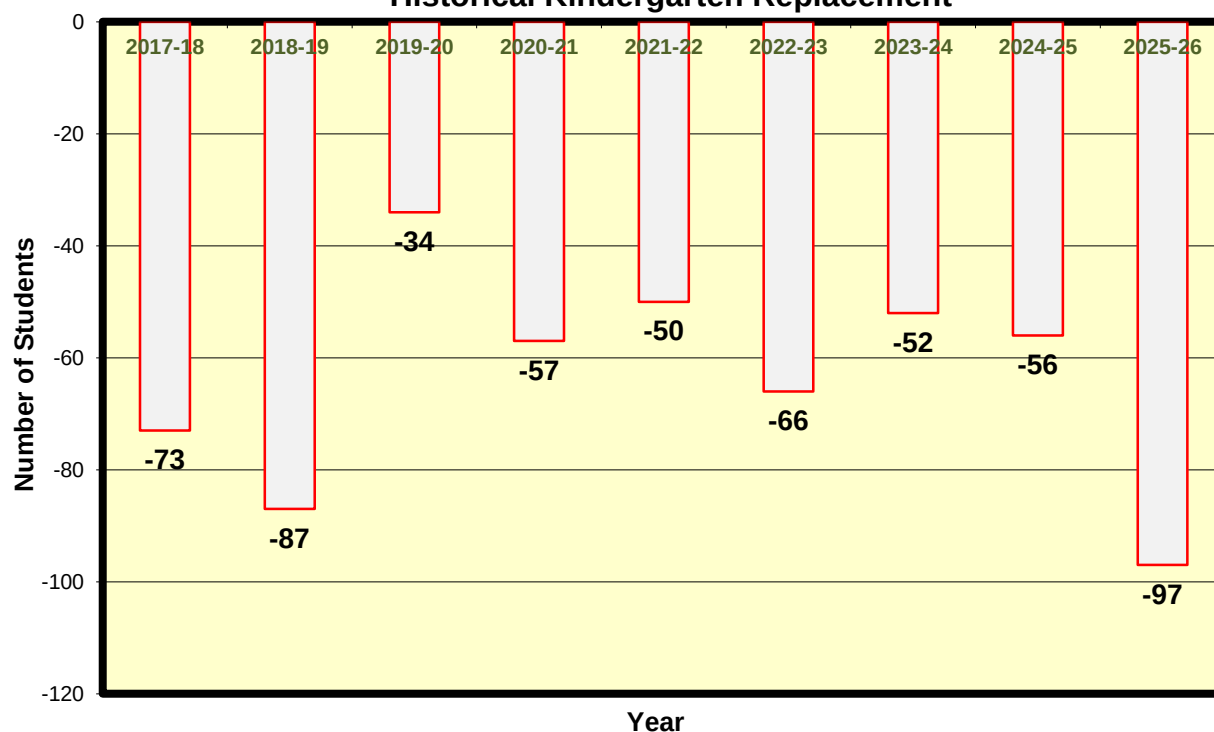
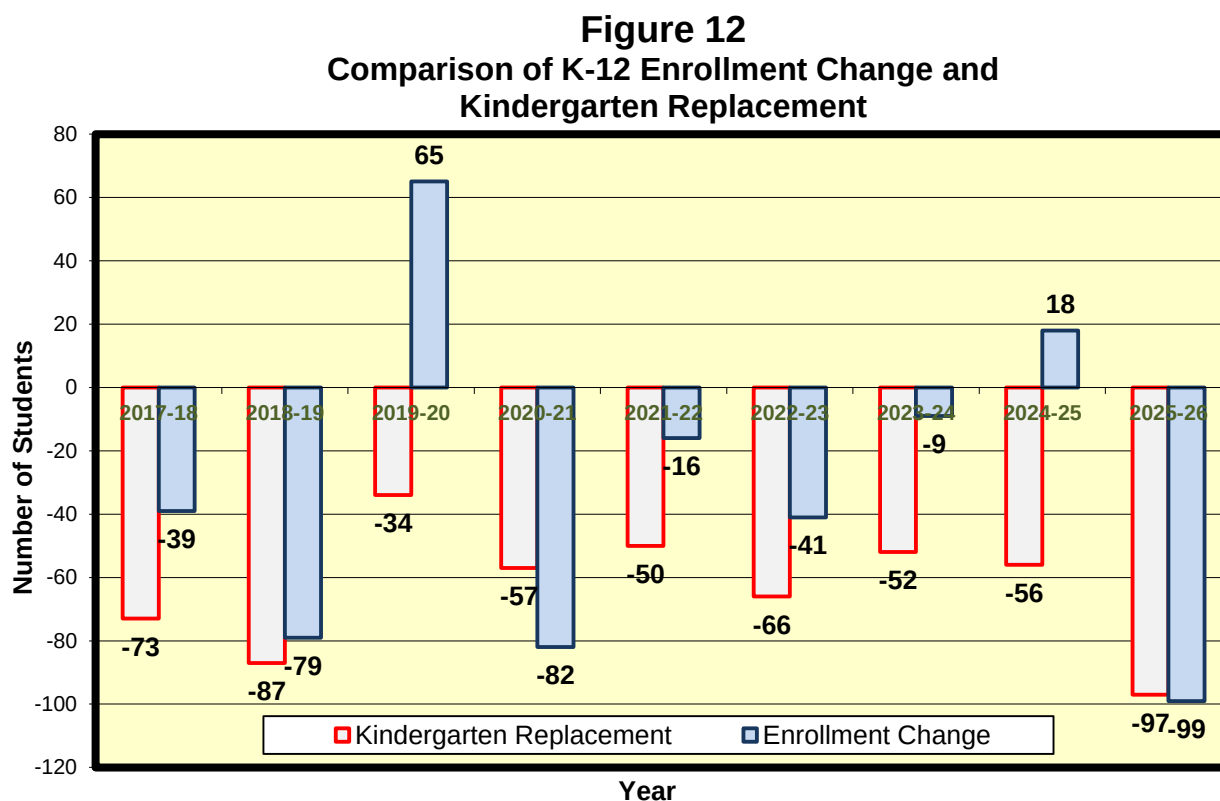


Figure 12 shows the annual change in total enrollment compared to kindergarten replacement. As the figure demonstrates, there appears to be a strong relationship, statistically speaking, between the overall change in enrollment and kindergarten replacement. Although this data represents a small sample, the correlation coefficient between the two variables was +0.833. Correlation coefficients measure the relationship or association between two variables; this does not imply that there is cause and effect between the two variables. Other variables, known as lurking variables, may have an effect on the true relationship between kindergarten replacement and total enrollment change. Negative correlation coefficients indicate that as one variable is increasing (decreasing), the other variable is decreasing (increasing). Positive correlation coefficients indicate that as one of the variables increases (decreases), the other variable increases (decreases) as well. The computed linear correlation coefficient is always between -1 and +1. Values near -1 or +1 indicate a strong linear relationship between the variables while values near zero indicate a weak linear relationship. Based on the correlation of +0.833, there appears to be a strong relationship between enrollment change and kindergarten replacement in the school district in the last nine years.

In seven of the last nine years, the district's losses due to negative kindergarten replacement were partially offset (or totally, resulting in an enrollment increase) by a net inward migration of students in the other grades (K to 1, 1 to 2, 2 to 3, etc.). This was confirmed previously as nine (9) of the 13 average survival ratios in the five-year trend were above 1.000. The exceptions occurred in 2020-21, when negative kindergarten replacement was compounded by outward migration that was likely related to the COVID-19 pandemic, and in the most recent year (2025-26).



Birth Data

Birth data were needed to compute kindergarten enrollments, which were calculated as follows. Birth data, lagged five years behind their respective kindergarten classes, were used to calculate the survival ratio for each birth-to-kindergarten cohort. For instance, in 2020, there were 198 births in the Brewster Central attendance area. Five years later (the 2025-26 school year), 199 children enrolled in kindergarten, which is equal to a survival ratio of 1.005 from birth-to-kindergarten. Birth counts and birth-to-kindergarten survival ratios are displayed in Table 7. Values greater than 1.000 indicate that some children are born outside of a school district's attendance boundaries and are attending kindergarten in the school district five years later, i.e., an inward migration of children. This type of inward migration is typical in school districts with excellent reputations, because the appeal of a good school district draws families into the community. Inward migration is also seen in communities where there are a large number of new housing starts (or home resales), with families moving into the community having children of age to attend kindergarten. Birth-to-kindergarten survival ratios that are below 1.000 indicate that a number of children born within a community are not attending kindergarten in the school district five years later. This is common in communities where a high proportion of children attend private, parochial, charter, or out-of-district special education facilities, or where there is a net migration of families moving out of the community. It is also common in school districts that have a half-day kindergarten program where parents choose to send their child to a private full-day kindergarten for the first year.

Table 7
Birth Counts and Historical Birth-to-Kindergarten Survival Ratios
Brewster Central School District

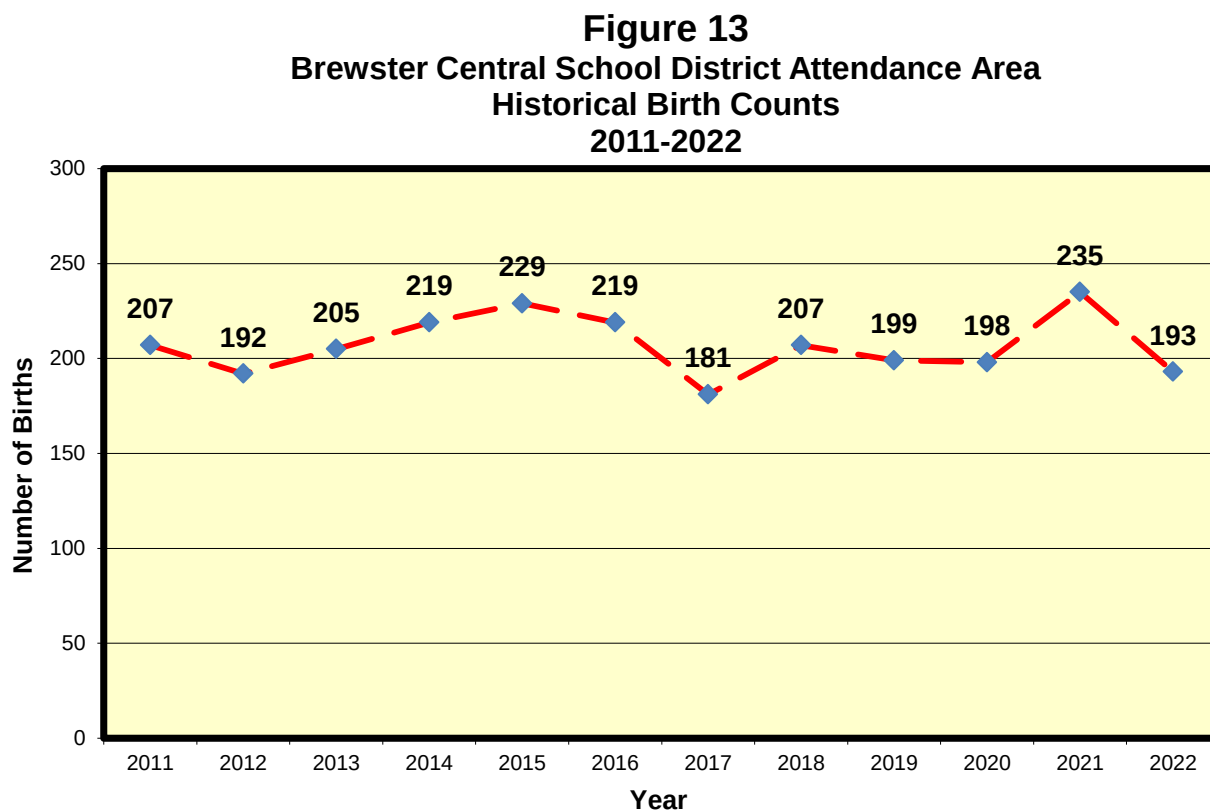
Birth Year	Births in Brewster Central Attendance Area¹	Kindergarten Students Five Years Later	Birth-to- Kindergarten Survival Ratio
2011	207	192	0.928
2012	192	192	1.000
2013	205	194	0.946
2014	219	212	0.968
2015	229	197	0.860
2016	219	215	0.982
2017	181	172	0.950
2018	207	186	0.899
2019	199	187	0.940
2020	198	199	1.005
2021	235	N/A	N/A
2022	193	N/A	N/A

Note: ¹ Birth data were provided by the New York State Department of Health.

Birth-to-kindergarten survival ratios have been below 1.000 in eight of the last ten years and have been fairly consistent, ranging from 0.860-1.005. The low birth-to-kindergarten survival ratio in 2020-21 (0.860) was likely due to the COVID-19 pandemic, as parents sought alternative educational experiences for their children, or may have had to relocate. As the birth-to-kindergarten survival ratios have been typically below 1.000, this indicates that some children who were born in the school district's attendance area have likely enrolled in private or parochial schools, or moved out before school age and are attending other public school districts for kindergarten, reflecting outward migration. In years where the birth-to-kindergarten survival ratios were above 1.000, this indicates that children who were born in other communities are moving into the Brewster Central attendance area to enroll in kindergarten in the school district, reflecting inward migration.

Births by the school district's attendance area were provided by the New York State Department of Health from 2011-2022. Birth counts from 2023-2025 were not yet available. Births for these years were estimated using a five-year rolling average as these cohorts will become the kindergarten classes of 2028-2030.

Figure 13 shows the annual number of births in the Brewster Central attendance area from 2011-2022. From 2011-2020, the annual number of births ranged from 181-229 before increasing outside of the historical range in 2021 (235). However, in 2022, there were 193 births, which is within the historical range from 2011-2020.



Regarding fertility rates, the fertility rate in the Brewster Central attendance area is lower than that of Putnam County and the State of New York. According to the 2019-2023 ACS, the fertility rate of women aged 15 to 50 in the Brewster Central attendance area was 34 births per 1,000 women. In comparison, the 2024 fertility rate in Putnam County was 40 births per 1,000 women and was 47 births per 1,000 women in New York State. However, it should be noted that while the school district attendance area, county, and state data are all based on a sample, the school district attendance area data has a margin of error that is much higher than the county and state data and may not reflect the “true” fertility rate in the attendance area.

New Housing in the Brewster Central School District Attendance Area

Municipal representatives from Brewster, Carmel, Patterson, and Southeast were contacted regarding current and future residential development in each community. A list of approved and proposed developments, municipality, number of units, housing type, bedroom distribution (if available), and project status is shown in Table 8. Changes in the status of a development since the November 2024 demographic study have been bolded. Three developments have been added to the table since the last study and are shaded blue. The table excludes new houses to be built on single in-fill lots, or the subdivision of existing lots, or homes that are built after the demolition of an existing older home. In the latter instance, there is no net gain in the number of housing units.

In total, there is the potential for 824 housing units in the Brewster Central attendance area. There are no residential developments under construction in the section of Patterson that sends to Brewster Central, nor are there development applications before the planning board.

In Brewster, there are plans to redevelop the Brewster Urban Renewal Area (“Renewal Area”), which is generally located on both sides of Main Street. The Urban Renewal Plan,⁴ which was developed in 2016, is a ten-year project to redevelop deteriorating and underutilized properties with residential, retail, commercial, parking, and open space. The first residential project, Brewster Crossings, will consist of 430 market-rate apartment units, where the majority will be studios or one-bedroom units, and will be targeted to young adults and empty nesters. While the project has been approved, the developer of the project has passed away since our prior study and the project has now been paused until another developer is selected.

Due to the Renewal Area’s proximity to the Brewster Train Station, it could be considered as a Transit Oriented Development (“TOD”). Historically, TODs have fewer students than housing developments not located near mass transit. In a Rutgers University Center for Urban Policy Research (“CUPR”) study, ten recently constructed TODs were analyzed to determine the number of public school children per housing unit. Nine of the ten developments had yields of 0.10 public school children or less for each housing unit. In the 2,183 units they analyzed, there were a total of 47 public school children, which is a yield of 0.02 students per housing unit. If a yield of 0.05 students per housing unit is used instead for the proposed units from Brewster Crossings (a slightly higher estimate than the CUPR TOD average of 0.02), 22 public school children are estimated to come from the development.

⁴ VHB Engineering, Surveying, and Landscape Architecture P.C. *Urban Renewal Plan for the Brewster Urban Renewal Area*. 2016, http://www.brewstervillage-ny.gov/images/edocman/urban-renewal-plan/Urban_Renewal_Plan_Adopted_5-18-2016.pdf.

Table 8
Approved and Proposed Residential Developments in the
Brewster Central School District Attendance Area

Subdivision/ Developer	Town	Number of Units	Housing Type	Bedroom Distribution	Status/Notes
Brewster Crossings	Brewster	430	Apartments	Primarily studio and 1-BR units	Mixed-use development with retail spaces and residential units. Exact distribution bedroom distribution was unavailable. Project has been approved yet has paused due to the passing of the developer. A new developer needs to be selected before the project can restart.
99-101 Main Street	Brewster	10	Apartments	1-BR	Developer proposes to combine former Brewster Iron Building and existing two-story apartment building that are currently on two separate parcels. Project would be mixed-use residential and commercial building. 101 Main Street currently has 4 apartment units. Construction has not begun as a new retaining wall needs to be constructed first. Construction may begin in 2026.
Brewster Total		440			
Overlook by Toll Brothers (Formerly The Fairways and Gateway Summit)	Carmel	186	Townhouse	84 2-BR 102 3-BR	Final site plan approval granted in February 2022. Under construction. Does not include 114 age-restricted townhouses/cottages.
Centennial Golf (Fair Street/ John Simpson Road)	Carmel	60	Townhouse	3-BR	Under Planning Board review
Carmel Total		246			
Farm to Market LLC	Southeast	10	Detached Single-Family	N/A	Approved and under construction. Two parcels were approved to be subdivided into 10 lots in 2015. One home has received a certificate of occupancy.
Ross Nursery Subdivision	Southeast	5	Detached Single-Family	N/A	Approved but not yet under construction. One parcel will be subdivided into five lots.
Fortune Ridge at Southeast	Southeast	103	Detached Single-Family	N/A	Approved and under construction. Approximately 73 units have already been constructed. 30 units are yet to be constructed.
Baker Farm (Enoch Crosby Road)	Southeast	4	Detached Single-Family	N/A	Approved in June 2022 but is not yet under construction.
234 Old Nichols Road	Southeast	8	Detached Single-Family	N/A	Approved in September 2024 but is not yet under construction. Developer will take 3 existing partials and subdivide into 8 lots.
301 Milltown Road	Southeast	4	Detached Single-Family	N/A	Under Planning Board review
Varela Subdivision (181-183 Doansburg Road)	Southeast	4	Detached Single-Family	N/A	Under Planning Board review
Southeast Total		138			
Brewster Central Total		824			

Sources: Village of Brewster, Town of Carmel, and Town of Southeast

Notes: Blue-shaded developments are new from the November 2024 demographic study.

Bolded text reflects a change in status from the November 2024 demographic study.

A second project in Brewster, 99-101 Main Street, proposes to convert the former Brewster Iron Building and an existing two-story apartment building with four units into 10 one-bedroom apartment units as part of a mixed-use building. Construction may begin in 2026.

In Carmel, there is the potential for 186 two- and three-bedroom townhouse units in Overlook by Toll Brothers, which is currently under construction. The project will also contain 114 age-restricted townhouse units and cottages, which would have no impact on the school district. Due to the project's location, some of the children would attend Brewster Central while others would attend the Carmel School District. According to the project's EAF,⁵ approximately 73% of children are projected to attend Brewster Central while 27% are projected to attend the Carmel School District. However, Brewster Central has been in discussion with the Carmel School District to modify each school district's boundary lines whereby all students from these developments would attend Brewster Central. For the purpose of the enrollment projections, it was assumed that all students from this development would attend Brewster Central. A second proposed development, Centennial Golf, would consist of 60 three-bedroom townhouse units on Fair Street and John Simpson Road. The application is currently being heard by the Planning Board.

In Southeast, there is the potential for 138 housing units in seven separate developments. The largest development, Fortune Ridge at Southeast ("Fortune Ridge"), which has been under construction for many years, has approximately 73 homes constructed of the 103 detached single-family homes that are planned. Since the November 2024 demographic study, 13 homes were constructed. In addition, there is the potential for six small subdivisions (Farm to Market LLC, Baker Farm, Ross Nursery Subdivision, 234 Old Nichols Road, 301 Milltown Road, and Varela Subdivision) consisting of detached single-family homes. Several of these developments have been approved for a number of years but have had no construction activity. Two of these developments have not been approved (301 Milltown Road and Varela Subdivision) and are currently being reviewed by the Planning Board.

It should be noted that Table 8 does not include the EE Brewster LLC age-restricted development of 100 one-bedroom apartment units in Southeast, nor the 114 age-restricted townhouses in Overlook by Toll Brothers in Carmel, which would have no impact on the school district. While there should be no direct impact on the school district, there could be an indirect impact if current residents in the Brewster Central attendance area move into the new housing units and sell their existing homes to families with children. While the potential for new schoolchildren exists under this scenario, it is unknown whether current residents will purchase/rent these units and what the demographic characteristics of the buyers will be of the existing homes in the sending communities.

⁵ EAF Part 3, dated December 20, 2021

Estimate of Public School Children from New Housing

In the process of determining how many children will come from the new housing units, statewide multipliers published by Econsult Solutions Inc. (“ESI”) ⁶ were utilized. The resource provides housing multipliers (student yields) based on housing type, number of bedrooms, and housing tenure (ownership versus rental). The multipliers project the number of children based on information collected from a sample of households in New York from the 2011-2015 American Community Survey Public Use Microdata Series (“PUMS”). Student multipliers are greatest for detached single-family homes and smallest for apartments, townhouses, and condominiums. As ESI does not publish student multipliers for townhouses by bedroom distribution, *Who Lives in New Jersey Housing?*,⁷ published by the Rutgers University Center for Urban Policy Research (“CUPR”), was also utilized.

To project the number of children from the new housing units, several assumptions were made:

1. The student yield multipliers used from ESI and CUPR would be from a sample of New York and New Jersey households, respectively, and these multipliers would be representative of the families moving into Brewster, Carmel, or Southeast. (No developments are currently planned in the section of Patterson that sends to Brewster Central).
2. The estimated number of students reflects units yet to be completed (e.g., 30 units in Fortune Ridge at Southeast have yet to be constructed).
3. All detached single-family homes were assumed to have four bedrooms and have the following student yield multiplier: 0.924.
4. All market-rate 1-bedroom apartment units in 99-101 Main Street were assumed to have the following student yield multiplier: 0.112.
5. All market-rate townhouse units were assumed to have the following student yield multipliers: 2-bedroom = 0.226 and 3-bedroom = 0.477.
6. All units in Brewster Crossings were assumed to have the following student yield multiplier of a Transit Oriented Development: 0.05.
7. The full build-out and occupation of Brewster Crossings would be completed over a three-year period (2028-29 through 2030-31).
8. The full build-out and occupation of 99-101 Main Street, Baker Farm, 301 Milltown Road, Ross Nursery Subdivision, Varela Subdivision, Centennial Golf,

⁶ Retrieved from <https://econsultsolutions.com/wp-content/uploads/2018/04/NY.pdf>

⁷ Listokin, David, and Voicu, Alexandru. (2018). *Who Lives in New Jersey Housing?* Updated New Jersey Demographic Multipliers. Rutgers University Center for Urban Policy Research.

and 234 Old Nichols Road would be completed over a two-year period (2027-28 and 2028-29).

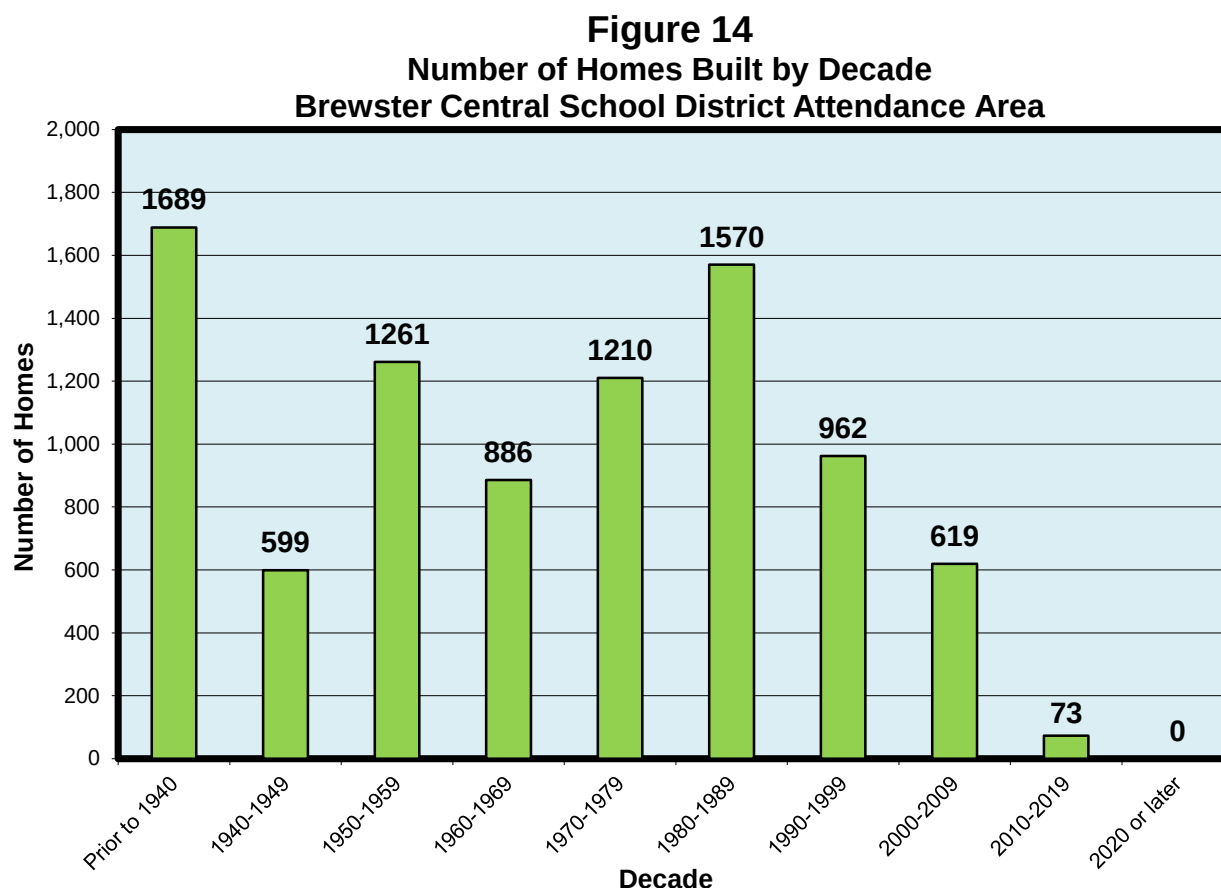
9. The full build-out and occupation of Fortune Ridge and Farm to Market LLC would be completed over a three-year period (2026-27 through 2028-29).
10. The full build-out and occupation of Overlook by Toll Brothers would be completed over a two-year period (2026-27 and 2027-28).

A total of 177 public school children (K-5 = 87, 6-8 = 40, and 9-12 = 50) in grades K-12 are projected according to the following distribution:

- Baker Farm – 4 (K-5 = 2, 6-8 = 1, 9-12 = 1)
- Brewster Crossings – 21 (K-5 = 10, 6-8 = 3, 9-12 = 8)
- Overlook by Toll Brothers – 67 (K-5 = 35, 6-8 = 14, 9-12 = 18)
- Centennial Golf – 29 (K-5 = 15, 6-8 = 7, 9-12 = 7)
- Farm to Market LLC – 8 (K-5 = 4, 6-8 = 2, 9-12 = 2)
- Fortune Ridge at Southeast – 28 (K-5 = 12, 6-8 = 8, 9-12 = 8)
- Ross Nursery Subdivision – 4 (K-5 = 2, 6-8 = 1, 9-12 = 1)
- 99-101 Main Street – 1 (K-5 = 0, 6-8 = 0, 9-12 = 1)
- 234 Old Nichols Road – 7 (K-5 = 3, 6-8 = 2, 9-12 = 2)
- 301 Milltown Road – 4 (K-5 = 2, 6-8 = 1, 9-12 = 1)
- Varela Subdivision – 4 (K-5 = 2, 6-8 = 1, 9-12 = 1)

Distribution of Homes by Decade Built

Figure 14 shows the number of homes built by decade in the Brewster Central attendance area as provided by the 2019-2023 ACS. As shown in the figure, the Brewster Central attendance area has a slightly older housing stock, as 64% of the homes were built before 1980. The number of homes built per decade generally increased through the 1980s before reversing trend. Since then, the number of homes built per decade has been declining. Of the decades shown, the largest number of homes was built in the 1980s, which is 18% of the housing stock.



Enrollment Projections

In two separate projections, enrollments were calculated from 2026-27 through 2030-31, a five-year period. The first set of projections (referred to as “baseline”) do not reflect the anticipated housing growth in the Brewster Central attendance area. If the housing developments shown previously do not come to fruition or are not built within the anticipated construction timeline (while many of the developments have been in the pipeline for several years, there has been no construction activity), the baseline enrollment projections would best reflect the future enrollments in the school district. The second set of projections (referred to as “adjusted”) reflects projected enrollments adjusted for housing growth, assuming the timeline of construction and occupancy discussed previously. In the latter projections, it was also assumed that the number of special education students shown in the baseline projections would remain the same.

Enrollments for the self-contained special education/ungraded classes were computed by calculating the historical proportion of self-contained special education/ungraded students with respect to the regular education subtotals in each school and multiplying that value by the future regular education subtotals.

Projected PK-12 enrollments follow in Table 9. In the baseline projections, enrollments are projected to be fairly stable throughout the projection period. Enrollment is projected to be 2,826 in 2030-31, which would be slightly lower (-11) than the 2025-26 enrollment of 2,837. In the adjusted projections, enrollments are projected to increase for the next three years before stabilizing. Enrollment is projected to be 2,912 in 2030-31, which would be a gain of 75 students from the 2025-26 enrollment.

For the elementary grades (PK-5), which aggregates the enrollments at JFK and Starr, enrollments are projected to be fairly stable for the next four years before increasing near the end of the projection period in the baseline projections. Enrollment is projected to be 1,244 in 2030-31, which would be a gain of 30 students from the 2025-26 enrollment of 1,214. In the adjusted projections, enrollments are projected to generally increase throughout the projection period. Enrollment is projected to be 1,277 in 2030-31, which would be a gain of 63 students from the 2025-26 enrollment. Projections for the elementary and intermediate schools follow in the forthcoming section.

For grades 6-8 at Wells, enrollments are projected to increase for the next two years before reversing trend in both the baseline and adjusted projections. In the baseline projections, enrollment is projected to be 607 in 2030-31, which would be a decline of 43 students from the 2025-26 enrollment of 650. In the adjusted projections, enrollment is projected to be 634 in 2030-31, which would be slightly lower (-16) than the 2025-26 enrollment.

Table 9
Brewster Central School District Projected Enrollments
2026-27 to 2030-31

Year	K	1	2	SE ¹	K-2 Total	3	4	5	SE ²	3-5 Total	6	7	8	SE ³	6-8 Total	9	10	11	12	SE ⁴	9-12 Total	K-12 Total
Baseline																						
2026-27	224	204	189	0	617	192	193	218	3	606	236	219	211	6	672	231	235	235	250	12	963	2,858
2027-28	184	229	208	0	621	189	191	195	3	578	226	239	218	6	689	227	232	231	239	11	940	2,828
2028-29	197	188	234	0	619	208	188	193	3	592	202	228	238	6	674	235	228	228	235	11	937	2,822
2029-30	197	202	192	0	591	234	207	189	3	633	200	204	227	6	637	256	236	225	232	11	960	2,821
2030-31	199	202	206	0	607	192	233	209	3	637	196	202	203	6	607	245	257	232	229	12	975	2,826
2026-27	227	206	192	0	625	194	196	220	3	613	238	220	213	6	677	233	236	236	252	12	969	2,884
2027-28	189	236	214	0	639	196	197	202	3	598	231	243	222	6	702	231	237	234	242	11	955	2,894
2028-29	200	195	243	0	638	217	197	201	3	618	211	234	244	6	695	241	233	235	240	11	960	2,911
2029-30	198	205	200	0	603	243	217	198	3	661	208	213	233	6	660	262	242	231	239	11	985	2,909
2030-31	200	203	209	0	612	200	243	219	3	665	206	210	212	6	634	252	263	238	236	12	1,001	2,912

Notes: ¹ Self-contained special education enrollment/ungraded students at the elementary school level

² Self-contained special education enrollment/ungraded students at the intermediate school level

³ Self-contained special education enrollment/ungraded students at the middle school level

⁴ Self-contained special education enrollment/ungraded students at the high school level

For grades 9-12 at Brewster High School, enrollments are projected to decline for the next 2-3 years before reversing trend in both the baseline and adjusted projections. In the baseline projections, enrollment is projected to be 975 in 2030-31, which would be nearly identical (+2) to the 2025-26 enrollment of 973. In the adjusted projections, enrollment is projected to be 1,001 in 2030-31, which would be a gain of 28 students from the 2025-26 enrollment.

Elementary and Intermediate School Projected Enrollments

In Table 10, projected enrollments are shown for JFK and Starr. Ungraded special education students were reassigned into each of the schools. At JFK, containing grades K-2, enrollments are projected to increase for the next two years before reversing trend in both the baseline and adjusted projections. In the baseline projections, enrollment is projected to be 607 in 2030-31, which would be a gain of 31 students from the 2025-26 enrollment of 576. In the adjusted projections, enrollment is projected to be 612 in 2030-31, which would be a gain of 36 students from the 2025-26 enrollment.

At Starr, containing grades 3-5, enrollments are projected to decline for the next two years before reversing trend in both the baseline and adjusted projections. In the baseline projections, enrollment is projected to be 637 in 2030-31, which would be nearly identical (-1) to the 2025-26 enrollment of 638. In the adjusted projections, enrollment is projected to be 665 in 2030-31, which would be a gain of 27 students from the 2025-26 enrollment.

Table 10
Elementary and Intermediate School Projected Enrollments
2026-27 to 2030-31

Historical	K-2 (JFK)		3-5 (Starr)	
2025-26	576		638	
Projected	K-2 Baseline	K-2 Adjusted	3-5 Baseline	3-5 Adjusted
2026-27	617	625	606	613
2027-28	621	639	578	598
2028-29	619	638	592	618
2029-30	591	603	633	661
2030-31	607	612	637	665
5-yr. Change	+31	+36	-1	+27