

APPENDIX J

FISCAL AND ECONOMIC IMPACT ANALYSIS

Nelson Pope & Voorhis

April 21, 2011

**FISCAL AND ECONOMIC IMPACT ANALYSIS AND
ASSESSMENT OF PROJECT NEEDS AND BENEFITS**

New Frontier

North Amityville, New York

NP&V No. 09084

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1.0 INTRODUCTION AND PURPOSE

Nelson, Pope & Voorhis, LLC has been requested to prepare a fiscal and economic impact analysis as part of the Draft Generic Environmental Impact Statement (DGEIS) for New Frontier. NP&V is a professional environmental and planning firm with qualifications and expertise to prepare fiscal and economic impact analyses, and has a track record of similar completed projects, as well as residential and commercial market analysis and related economic development services to private and municipal clients. The economic qualifications of the firm and personnel are provided in **Attachment A**.

The ±20.26-acre subject property consists of nine parcels¹, identified as the following Suffolk County Tax Map numbers:

- District 100, Section 163, Block 1, Lots 54, 55, 56 and 57
- District 100, Section 164, Block 2, Lots 2, 5, 9 and 25

The subject property is currently developed as a trailer park with approximately 356 trailers, and is located east of Broadway (NYS Route 110) and south/west/north of Brefni Street/ Geraldine Avenue/ Nathalie Avenue, respectively, in North Amityville, Town of Babylon, Suffolk County, New York.

¹ There exist numerous sub-parcels located within the above-mentioned tax parcels, on which additional tax revenues are generated from applicable mobile housing units. Further information is available in **Section 5.0**.

New Frontier is proposed as a high quality, mixed use development, providing a considerable number of new rental housing units and retail employment opportunities for local residents. The development will be designed to provide walkability and a sense-of-place within the community, and is proposed to feature sidewalks, neighborhood parks and gathering areas to complement the mix of uses. As seen in **Table 1**, the development is proposed to include the construction of 500 rental housing units, of which 20% or 100 units will be made affordable in the local housing market. It is anticipated that 213 of the 500 housing units will be constructed and rented as one-bedroom units, with 43 such units deemed as affordable one-bedroom units. The remaining 287 units will be constructed and rented as two-bedroom units, with 57 such units deemed affordable two-bedroom units. In addition, the development will include 45,500 square feet of retail space.

**Table 1
SUMMARY OF PROPOSED DEVELOPMENT**

Type of Development	Number of Units	Size
1-BR Units	213	< 1,200 SF
<i>Affordable 1-BR Units</i>	43	
2-BR Units	287	< 1,200 SF
<i>Affordable 2-BR Units</i>	57	
Retail Space	--	45,500 SF

Source: New Frontier II, LLC; Analysis by Nelson, Pope & Voorhis, LLC

New Frontier will create strong economic activity by providing jobs and a solid tax base. Consumer activity will ripple through the local community, creating beneficial fiscal and economic impacts throughout North Amityville, the Town of Babylon, Suffolk County, and the region as a whole. The following analysis examines and quantifies the fiscal and economic impacts that are anticipated to result from the development of 500 residential units and 45,500 square feet of retail space at New Frontier. **Section 2.0** presents an executive summary and key findings of the fiscal and economic impact analysis. **Section 3.0** outlines the methodology and the sources of data used to project the fiscal and economic impacts generated in this analysis. **Section 4.0** describes the existing fiscal and economic conditions – including enrollment trends/population, budget, and current tax rates and levies for the Amityville Union Free School District. This section also examines the land use and tax base composition, detailed budgets and the current tax rates and levies for both the Town of Babylon and Suffolk County. **Section 5.0** details the fiscal impacts that are anticipated to result from the proposed development. These include beneficial impacts to the local school district as well as the generation of annual property tax revenues allocated to each of the taxing jurisdictions located within the boundary of the project site. **Section 6.0** depicts the economic impacts – on output, employment and labor income – during both the construction period and annually, upon a stabilized year of operations of the development. **Section 7.0** provides a conclusion with respect to the overall fiscal and economic impact analysis, and **Section 8.0** outlines the references utilized in this analysis.

2.0 EXECUTIVE SUMMARY

As noted in **Section 1.0**, this analysis examines the existing conditions and the fiscal and economic impacts that are associated with the development of 500 residential units and 45,500 square feet of retail space at New Frontier. Fiscal impacts include those on the local school district as well as the generation of property tax revenues and their distribution among local taxing jurisdictions. Economic impacts include direct, indirect and induced benefits on output, employment and associated labor income during the construction phase and during a stabilized year of annual operations of the proposed project.

A summary of findings is provided herein, with detailed methodologies and references provided in the subsequent sections of this analysis. This analysis was prepared using methods, data and information that are considered to be industry standard for such fiscal and economic impact analyses.

Statement of Need

New Frontier will establish a high quality mix of residential and retail uses on the property, while providing the community with numerous benefits including a considerable number of new affordable and market-rate rental housing units, as well as retail employment opportunities for local residents. The proposed project would rehabilitate the property by replacing several unsafe living conditions such as lack of connection to sewers, undocumented additions and the storage of combustible material and other fire safety concerns with a mixed-use and vibrant community having a sense of place that provides enjoyment for local residents, employees and consumers.

The mixed-use development will be constructed with smart growth principles, by incorporating features and characteristics including internal walkability, safe and convenient pedestrian access to public transit and consumer shopping needs, and on-site recreational facilities. Superior design elements will be utilized, with attractive and coordinated architectural treatments, extensive site improvements and landscaping features. The project will include several public gathering areas, as well as a pool and pool house for residents.

The proposed project will increase the distribution of tax ratables throughout the Amityville Union Free School District, the Town of Babylon and Suffolk County. Moreover, New Frontier will generate immediate construction jobs as well as permanent employment opportunities for Town and area residents. Such fiscal and economic benefits are most crucial during the current economic state throughout Long Island, New York State and the nation as a whole.

Definition of Economic Impacts

A *direct impact* arises from the first round of buying and selling. These direct impacts can be used to identify additional rounds of buying and selling for other sectors of the economy and to identify the impact of spending by local households. An *indirect impact* refers to the increase in sales of other industry sectors, which include further round-by-round sales. An *induced impact* accounts for the changes in output and labor income by those employed within the region, resulting from direct and indirect impacts. The *total impact* is the sum of the direct, indirect and induced impacts.

Key Findings

Existing Conditions

- According to the 2010 Census, there are 213,603 persons residing within the Town of Babylon.
- The vast majority of assessed parcels in the Town of Babylon are residential properties, comprising 78.4% of the total number of parcels. However, such properties comprise 62.6% of the Town's tax base and cause the greatest burden on community services.
- The Town created a balanced budget for 2010-11, with expenditures and revenues totaling approximately \$145.6 million.
- Suffolk County created a near balanced budget for 2011, with expenditures of over \$2.7 billion and revenues totaling roughly \$3.3 billion.
- Approximately 91.6% of all school-aged children residing within the Town of Babylon attend public schools; the remaining 8.4% of school-aged children in the Town attend private schools.
- Student enrollment within the Amityville Union Free School District (UFSD) has decreased by 12.5% – or by 384 students – over the ten years between 2000-01 and 2009-10.
- The Amityville UFSD adopted a balanced budget for the 2010-11 academic year, with revenues and expenditures totaling \$77.1 million.
- As of February 2011, approximately 9,400 persons – 8.4% of the Town's labor force – are unemployed. Such trends are comparable to those of Suffolk County, Long Island and New York State, reflective of the ongoing fiscal and economic constraints facing the state and the nation.
- Despite job loss in other industry sectors including local government, manufacturing and financial services, the Long Island Association indicates that the private-sector job growth is accelerating, with a net growth of approximately 5,700 jobs created on Long Island between October 2009 and October 2010. The industry sectors with the largest growth include retail trade, education, health services and wholesale trade.²
- It is important to note that economic conditions facing the Town of Babylon and the Long Island region are temporary and the local economy is showing signs of recovery. It is projected that consumers may begin to spend more freely, reflective of private-sector employment growth.³
- Property owners residing in this part of the Town of Babylon are currently taxed at a rate of between \$253.4857 and \$262.3724 per \$100 of assessed valuation of their property.
- The subject property is assessed at \$225,688 (1.19% of \$18,965,368). This translates into a current generation of approximately \$592,318 in tax revenues.

General Impacts

- New Frontier is proposed to include the development of 500 residential units and 45,500 square feet of retail space.
- It is projected that 1,021 persons will reside at the proposed development, of which 84 would be school-aged children. This compares to 528 adults and 59 children currently residing at the subject property.

Anticipated Fiscal Impacts

- The total estimated market valuation of the proposed project is approximately \$116 million. After applying an equalization rate and an assessment rate per \$100 of the project's market valuation, the estimated assessed valuation of the project upon full build-out and occupancy is \$1.38 million.

² Long Island Association Weekly Economic Update, LIA LINK, November 23, 2010.

³ Long Island Association Weekly Economic Update, LIA LINK, November 30, 2010.

- At full build-out, the proposed project is projected to generate over \$4.2 million in annual taxes. This represents nearly \$3.7 million – or seven (7) times more than the revenues generated under existing site conditions.
- The proposed development will levy property taxes for the Amityville UFSD in the amount of nearly \$2.2 million per year. This accounts for 46.2% of the total tax levy.
- The proposed project will generate over \$105,000 in annual tax revenues to the Library District, comprising 2.9% of the total revenues.
- Suffolk County is anticipated to generate nearly \$500,000 in property tax revenues each year, comprising 13.6% of the total tax levy. Of this, it is projected that the Suffolk County Police Department will levy \$335,376 in tax revenues each year.
- New Frontier is projected to generate \$140,213 in property taxes to the Town of Babylon, which makes up 3.8% of the tax levy.
- An additional \$1.3 million will be distributed among the Town's other special taxing jurisdictions. Of this, it is projected that the North Amityville Fire Department will levy over \$235,000 in tax revenues each year, accounting for 6.5% of the total tax levy. The remaining revenues will be distributed among various other local and special tax districts.
- Of the 84 school-aged children projected to reside within New Frontier, it is anticipated that seven (7) of the students will attend nonpublic schools. The other 77 school-aged children are likely to attend public schools, and would likely be enrolled within the Amityville UFSD.
- The 77 students will result in additional costs to the Amityville UFSD, totaling approximately \$1.26 million per academic year. When compared to estimated revenues of nearly \$2.2 million, the school district is projected to experience annual net revenue of approximately \$923,544 per year. This revenue will ease the district's need to tap into additional fund balances, and could also help alleviate an increased burden on other taxpayers throughout the district. Both of these alternatives are most crucial at a time of fiscal and economic hardship throughout Long Island, New York State and the nation.
- It is projected that the operation of New Frontier will generate approximately \$13 million in annual sales revenues, and over \$1.1 million in annual sales tax revenues. This is based upon median sales revenues per square foot of other types of retail establishments located in a sample of shopping centers in the United States.
- Of the roughly \$1.1 million in sales tax revenues, it is estimated that 4% or \$521,913 of the sales tax revenues would be allocated to New York State; 4.25% or \$554,532 would be retained by Suffolk County; and the New York State Metropolitan Commuter Transportation District would levy the remaining \$48,929 or 0.375% in annual sales tax revenues.

A summary of key fiscal findings is provided in **Table 2**. The methodologies and full derivation of the facts and figures presented in the above summary are fully described in subsequent sections of this analysis.

Table 2
SUMMARY OF KEY FISCAL FINDINGS

Fiscal Parameter	Impact
Existing Tax Revenue Generation: Subject Property	\$592,318
Total Residents	1,021
<i>School-Aged Children</i>	84
Total Estimated Assessed Valuation: New Frontier	\$1,380,400
Projected Total Tax Revenue: New Frontier	\$4,265,008
<i>To Amityville Union Free School District</i>	\$2,190,071
<i>To Library District</i>	\$105,642
<i>To Suffolk County Police Department</i>	\$335,376
<i>To Other Departments at Suffolk County</i>	\$163,000
<i>To Town of Babylon</i>	\$140,213
<i>To North Amityville Fire District</i>	\$235,082
<i>To Other Local and Special Taxing Jurisdictions</i>	\$1,095,623
Net Impact on School District	\$925,544
Projected Annual Sales Revenues	\$13,047,820
Projected Sales Tax Revenues	\$1,125,374
<i>To New York State</i>	\$521,913
<i>To Suffolk County</i>	\$554,532
<i>To New York State Metropolitan Commuter Transportation District</i>	\$48,929

Source: Analysis by Nelson, Pope & Voorhis, LLC

Anticipated Economic Impacts

- For the purpose of establishing a schedule as a basis for this analysis, construction of New Frontier is anticipated to commence during September 2012, and is expected to last approximately three (3) years in duration, with a projected completion in September 2015.
- The \$116 million in initial output is projected to generate an indirect impact of nearly \$35.2 million, and an induced impact of over \$46.1 million, bringing the total economic impact on output to over \$197.3 million during the three-year long construction period.
- It is projected that the construction period will necessitate 279.8 full time equivalent (FTE) employees. The majority of these employees will be hired from the Long Island labor force, with many from within the Town of Babylon. This job creation is most crucial during Long Island's present economic state, and presents an abundance of opportunities for the thousands of persons who are currently unemployed throughout the Town and the region.
- The 279.8 FTE jobs created during the construction period will have an indirect impact of 258.8 FTE employees and an induced impact of 331.0 FTE employees in other industry sectors, bringing the total impact of construction to 869.6 FTE jobs during the construction period.
- Labor income from the construction jobs are projected to amount to between \$65,741 and \$71,837 per year, per employee. This represents nearly \$58 million in collective earnings among the 279.8 FTE employees over the construction period. This labor income is projected to have an indirect impact of over \$14.6 million and an induced impact of over \$16.4 million, bringing the total economic impact of the construction to over \$89.1 million in labor income.
- New Frontier will begin the operational phase of development upon the completion of the three-year construction period, anticipated to occur in 2015.

- The direct operational revenues are projected to generate an indirect impact of approximately \$3.2 million and an induced impact of over \$2.4 million per year. Such indirect and induced impacts are generated through round-by-round sales made through various merchants in other sectors of the regional economy. These include local retailers, service providers, banks, grocers, restaurants, financial institutions, insurance companies, health and legal service providers, and other establishments throughout the Town of Babylon and Suffolk County.
- The sum of the direct, indirect and induced impacts results in a total economic impact on output of nearly \$20.9 million during annual operations.
- New Frontier is anticipated to generate 75.0 FTE employees during annual operations. The 75.0 FTE direct employment positions are projected to result in an indirect impact of 18.4 FTE jobs, and an induced impact of 16.6 FTE jobs throughout the region, bringing the total economic impact of operational employment to roughly 110.0 FTE jobs during annual operations.
- The 75.0 FTE employees are anticipated to earn a total of roughly \$2.9 million in collective labor income. This direct labor income is projected to result in an indirect impact of over \$976,000 and an induced impact of over \$878,000, bringing the total economic impact of labor income to over \$4.7 million during annual operations.

A summary of key economic findings is provided in **Table 3**. The methodologies and full derivation of the facts and figures presented in the above summary are fully described in subsequent sections of this analysis.

**Table 3
SUMMARY OF KEY ECONOMIC FINDINGS**

Economic Impact Parameter	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
<i>Economic Impact of Construction</i>			
Direct Impact	\$116,000,000	279.8	\$58,000,000
Indirect Impact	\$35,180,457	258.8	\$14,674,271
Induced Impact	\$46,174,034	331.0	\$16,447,239
Total Economic Impact of Construction	\$197,354,491	869.6	\$89,121,510
<i>Economic Impact of a Stabilized Year of Operations</i>			
Direct Impact	\$15,217,755	75.0	\$2,901,374
Indirect Impact	\$3,219,331	18.4	\$976,451
Induced Impact	\$2,455,232	16.6	\$878,390
Total Economic Impact of a Stabilized Year of Operations	\$20,892,318	110.0	\$4,756,216

Source: Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software

3.0 METHODOLOGY

Various data and information from state and local sources was used to analyze the fiscal and economic impacts stemming from the proposed development of New Frontier.

New Frontier II, LLC supplied information regarding the proposed unit mix, construction costs, construction schedule, proposed amenities, selling prices for the residential units, and annual rental rates for the retail space.

Amityville Union Free School District provides data pertaining to the budget, enrollment trends, education costs and location of school buildings within the boundaries of the district.

The Town of Babylon and Suffolk County provides information regarding approved budgets and current tax rates for the nine (9) parcels and the numerous sub-parcels that comprise the subject property. This tax information was used to compare the existing revenues to those that are projected to be generated upon full build-out of New Frontier.

New York State Education Department provides New York State District Report Cards and the Comprehensive Information and the Accountability and Overview reports specific to the Amityville Union Free School District. This information allows for an analysis of how the development may affect the school district's enrollment and future budget.

New York State Office of the State Comptroller and New York State Office of Real Property Services both provide municipal tax information, and data pertaining to the existing tax base and tax revenues for the Town of Babylon and Suffolk County, New York. This information was used to better understand how local budgets and taxing jurisdictions will be affected by the development of New Frontier.

United States Bureau of Labor Statistics and New York State Department of Labor publish the Quarterly Census of Employment and Wages. This survey was used to estimate the wages earned among those employed within the construction industry. These wages were assumed for each of the employees during the construction of the proposed development. Moreover, the Occupational Employment Statistics survey was used to estimate the wages earned among those employed within various occupations during annual operations. Wages specific to the Long Island region were used for both construction and operations of the proposed development.

United States Census Bureau provides the latest population estimates and other pertinent demographic data for the Town of Babylon and Suffolk County.

Minnesota IMPLAN Group developed an economic impact modeling system called IMPLAN, short for “impact analysis for planning”. The program was developed in the 1970s through the United States Department of Agriculture's Forest Service, and was privatized in 1993.

IMPLAN is built on a mathematical input-output (I-O) model to express relationships between

various sectors of the economy in a specific geographic location. The I-O model assumes fixed relationships between producers and their suppliers based on demand, and the inter-industry relationships within a region largely determine how that economy will respond to change. In an I-O model, the increase in demand for a certain product or service causes a multiplier effect; increased demand for a product affects the producer of the product, the producer's employees, the producer's suppliers, the supplier's employees, and so on, ultimately generating a total impact in the economy that is greater than the initial change in demand.

The IMPLAN model is a method for estimating local economic multipliers, including those pertaining to production, value-added, employment, wage and supplier data. IMPLAN differentiates in its software and data sets between 440 sectors that are recognized by the United States Department of Commerce. Multipliers are available for all states, counties and zip codes, and are derived from production, employment and trade data from sources including the United States Census Bureau, County Business Patterns, Annual Survey of Government Employment, Annual Survey of Retail Trade; United States Bureau of Labor Statistics, Quarterly Census of Employment and Wages, Consumer Expenditure Survey; United States Department of Labor; Office of Management and Budget; United States Department of Commerce; Internal Revenue Service; United States Department of Agriculture, National Agricultural Statistical Service; Federal Procurement Data Center; and United States Bureau of Economic Analysis, Regional Economic Information System, Survey of Current Business, among other national, regional, state and local data sources.

IMPLAN is widely accepted as the industry norm in estimating how much a one-time or sustained increase in economic activity in a particular region will be supplied by industries located in the region. Federal government agencies such as the Army Corps of Engineers, Bureau of Economic Analysis, Bureau of Land Management, Environmental Protection Agency, Federal Reserve Bank, Fish and Wildlife Service, and National Park Service have used the multipliers to study the local impact of government regulation on specific industries and to assess the local economic impacts of Federal actions. State and local governments including New York State Department of Labor, New York State Division of the Budget, New York State Office of the State Comptroller, New York State Assembly and New York City Economic Development Corporation, have used the multipliers to estimate the regional economic impacts of government policies and projects and of events, such as the location of new businesses within their state, or to assess the impacts of tourism. Likewise, businesses, universities and private consultants have used the multipliers to estimate the economic impacts of a wide range of projects, such as building a new sports facility or expanding an airport; of natural disasters; of student spending; or of special events, such as national political conventions.

NP&V personnel have received formal IMPLAN training through the Minnesota Implan Group, and possess the qualifications to project economic impacts for a multitude of project types using this software. For the purpose of this analysis, multipliers specific to socio-economic data in Suffolk County were purchased and analyzed to determine the direct, indirect and induced economic impacts during both the short-term construction period and during annual operations of the New Frontier in the hamlet of North Amityville. The projected economic impacts can be found in **Section 6.0** of this analysis.

4.0 EXISTING CONDITIONS

4.1 Municipal Fiscal Conditions

While the largest land use category in the Town of Babylon is residential, the Town supports many retail and service businesses as well as office and industrial uses. According to the U.S. Census Bureau, there are 213,603 persons residing within 74,233 housing units located within the Town of Babylon.⁴ This large residential component is verified with land use classification data.⁵ As seen in **Table 4** and in **Chart 1**, the vast majority of assessed parcels in the Town are residential properties, comprising 78.4% of the total number of parcels. The majority of parcels are classified as residential; however, residential parcels comprise a smaller portion of the Town's tax base, at 62.6% of the total assessed valuation. Commercial properties are the second most abundant land use, comprising 8.1% of the Town's parcels, yet 13.5% of the local tax base. All other properties combine to constitute 13.6% of the number of parcels within the Town, yet make up 23.9% of the tax base.

Table 4
LAND USE AND TAX BASE COMPOSITION, TOWN OF BABYLON: 2009

Land Use Classification	Number of Parcels	Percent of Total Land Use	Assessed Valuation	Percent of Total Tax Base
Agricultural Properties	3	< 0.1%	\$17,070	< 0.1%
Residential Properties	54,708	78.4%	\$191,664,236	62.6%
Vacant Land	5,472	7.8%	\$3,271,592	1.1%
Commercial Properties	5,626	8.1%	\$41,421,490	13.5%
Recreation and Entertainment Properties	782	1.1%	\$1,933,980	0.6%
Community Service Properties	475	0.7%	\$18,831,431	6.1%
Industrial Properties	1,818	2.6%	\$33,825,933	11.0%
Public Service Properties	735	1.1%	\$11,845,189	3.9%
Public Parks, Wild, Forested and Conservation Properties	175	0.3%	\$3,558,185	1.2%
TOTAL: ALL PROPERTIES	69,794	100.0%	\$306,369,106	100.0%

Source: New York State Office of Real Property Services

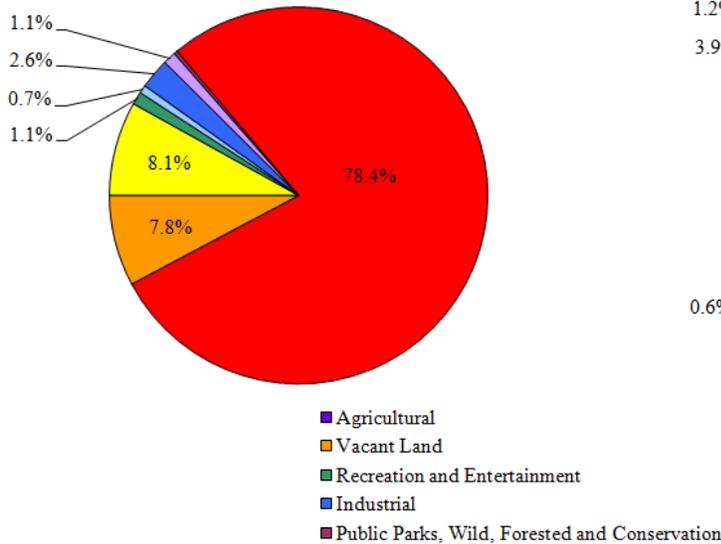
⁴ 2010 Decennial Census via the U.S. Census Bureau.

⁵ New York State Office of Real Property Services, 2009 Annual Assessment Rolls, 2009 Parcel Counts by Individual Property Class Code.

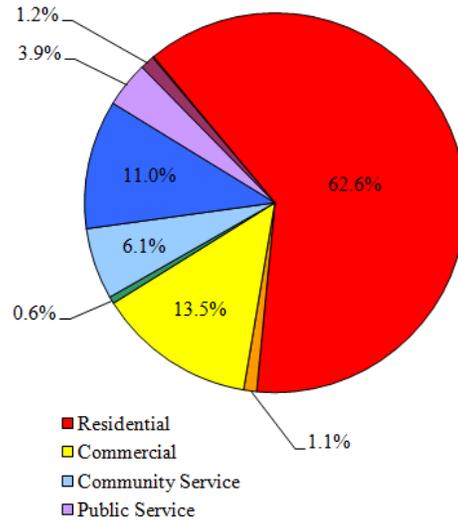
Chart 1
LAND USE AND TAX BASE COMPOSITION, TOWN OF BABYLON: 2009

Source: New York State Office of Real Property Services

Total Land Use, by Land Use Classification



Total Tax Base, by Land Use Classification



In 2010-11, the Town of Babylon created a balanced budget, with expenditures anticipated to equal the revenues in 2011. The Town budgeted for \$145,667,531, with funds levied and drawn from eleven (11) funds. These include the General Fund, the Highway #1 Fund, the Highway #2 Fund, the Highway #3 Fund, the Highway #4 Fund, the Part Town Fund, the Special Districts Fund, and East Farmingdale Water District Fund, the Special Lighting District Fund, the Special Lighting District Fund, and the Garbage Improvement District Fund. In addition, there exist numerous special district funds, which are only applicable to the municipalities that exist within their jurisdictions.⁶

Suffolk County created a 2011 budget with expenditures of over \$2.7 billion and revenues totaling roughly \$3.3 billion. This budget includes 55 funds, with the major operating funds being the General Fund and the Police District Fund.⁷

⁶ Town of Babylon 2011 Annual Budget.

⁷ "Responsible Budgeting to Benefit the Taxpayers of Suffolk County," 2011 Recommended Operating Budget: Narrative and Appropriations, County of Suffolk, NY.

Table 5
MUNICIPAL BUDGETS: 2011

	Town of Babylon	Suffolk County
Total Expenditures	\$145,667,531	\$2,716,526,256
Total Revenues	\$145,667,531	\$3,318,047,779

Source: Town of Riverhead; Suffolk County; Analysis by Nelson, Pope & Voorhis, LLC

Municipal budgets are intended to be balanced; however, regardless of such intentions, this rarely occurs. A closer examination of the audited and reported 2009⁸ financial data for the Town of Babylon and Suffolk County reveals such trends. In 2009, the Town of Babylon expended approximately \$190.3 million. The two largest categories of the Town’s budget were sanitation – which comprised 25.6% of the total budget – and debt service, which accounted for 13.3% of the budget. There was less than one percent of the budget that was allocated to education, health, social services, community services, and utilities during the year.⁹

The Town levied over \$193.1 million in revenues in 2009. Not surprisingly, the two largest sources of income in the Town’s budget include real property taxes and assessments, and charges for services. Real property taxes and assessments generated approximately \$98.7 million and levied roughly 51.1% of the Town’s revenues, and charges for services levied nearly \$28.5 million, comprising 14.8% of Town revenues. Despite the \$2.8 million surplus, the Town of Babylon is indebted over \$135.2 million, as of the end of 2009.¹⁰

In 2009, Suffolk County’s finances were comparable to those of the Town of Babylon. The County expended nearly \$3.4 billion in 2009. Indicative of the different levels of government and services provided to its residents, Suffolk County reported public safety and social services as their top expenditures. Public safety expenses totaled \$663.3 million, and comprised 19.6% of the County budget. Likewise, approximately \$513.6 million was allocated to social services, which made up 15.2% of the annual budget. Similar to the Town’s expenditures, very little money was allocated to economic development, culture and recreation, community services and utilities, with less than one percent of the budget devoted to each.¹¹

During the same year, the County levied over \$3.36 billion in revenues. Not surprisingly, the largest source of income levied by the County was sales and use tax, which accounted for more than \$1.0 billion or 31.7% of total County revenues. Real property taxes and assessments levied \$538.7 million and comprised 16.0% of annual revenues. The near \$24.7 million deficit will contribute to the County’s debt, which exceeded \$1.9 billion as of the end of 2009.¹²

⁸ As of the date of submission of this analysis, this represents the most current year that such detailed financial data is available.

⁹ New York State Office of the State Comptroller, 2009 Report on Financial Data for Local Governments.

¹⁰ New York State Office of the State Comptroller, 2009 Report on Financial Data for Local Governments.

¹¹ New York State Office of the State Comptroller, 2009 Report on Financial Data for Local Governments.

¹² New York State Office of the State Comptroller, 2009 Report on Financial Data for Local Governments.

Table 6
ACTUAL MUNICIPAL EXPENDITURES AND REVENUES: 2009

	Town of Babylon	Percent of Town Budget	Suffolk County	Percent of County Budget
Total Expenditures	\$190,285,665	100.0%	\$3,385,172,475	100.0%
General Government	\$24,841,613	13.1%	\$267,384,181	7.9%
Education	\$8,778	0.0%	\$220,489,599	6.5%
Public Safety	\$19,157,078	10.1%	\$663,321,513	19.6%
Health	\$1,828,587	1.0%	\$192,859,623	5.7%
Transportation	\$15,183,371	8.0%	\$165,308,538	4.9%
Social Services	\$61,001	0.0%	\$513,562,844	15.2%
Economic Development	\$14,109,907	7.4%	\$34,572,395	1.0%
Culture and Recreation	\$15,783,958	8.3%	\$32,477,921	1.0%
Community Services	\$1,309,081	0.7%	\$27,732,983	0.8%
Utilities	\$1,148,428	0.6%	\$1,559,056	0.0%
Sanitation	\$48,752,781	25.6%	\$75,654,146	2.2%
Employee Benefits	\$14,447,201	7.6%	\$468,530,816	13.8%
Debt Service	\$25,398,142	13.3%	\$212,201,019	6.3%
Other Uses	\$8,255,739	4.3%	\$509,517,841	15.1%
Total Revenues	\$193,110,859	100.0%	\$3,360,480,800	100.0%
Real Property Taxes and Assessments	\$98,764,247	51.1%	\$538,770,454	16.0%
Other Real Property Tax Items	\$2,789,705	1.4%	\$42,277,529	1.3%
Sales and Use Tax	\$0	0.0%	\$1,065,836,065	31.7%
Other Non Property Taxes	\$2,593,933	1.3%	\$8,059,839	0.2%
Charges for Services	\$28,495,044	14.8%	\$210,210,886	6.3%
Charges to Other Governments	\$828,574	0.4%	\$4,660,938	0.1%
Use and Sale of Property	\$2,234,698	1.2%	\$26,574,399	0.8%
Other Local Revenues	\$2,730,142	1.4%	\$55,486,251	1.7%
State Aid	\$6,649,222	3.4%	\$312,781,306	9.3%
Federal Aid	\$11,989,555	6.2%	\$261,310,568	7.8%
Proceeds of Debt	\$27,780,000	14.4%	\$299,735,026	8.9%
Other Sources	\$8,255,739	4.3%	\$534,777,539	15.9%
Total Indebtedness	\$135,220,001	--	\$1,916,259,584	--

Source: New York State Office of the State Comptroller; Analysis by Nelson, Pope & Voorhis, LLC

4.2 School District Fiscal Conditions

According to the U.S. Census Bureau, there are 40,943 school-aged children residing within the Town of Babylon. Of this, 37,508 school-aged children residing in the Town of Babylon were enrolled in public school and 3,435 school-aged children residing in the Town were enrolled in private school.¹³ This equates to 91.6% of all school-aged children in the Town attending public schools; the remaining 8.4% of school-aged children in the Town attend private schools.

¹³ 2005-2009 American Community Survey 5-Year Estimates, via the U.S. Census Bureau.

New Frontier is located within the Amityville Union Free School District (UFSD). The district is comprised of five schools – Northeast School serves students enrolled in Pre-K and Kindergarten; Northwest Elementary School provides education to first and second graders; Park Avenue School serves third, fourth, fifth and sixth grade students; Edmund Miles Middle School provides education to students in grades seven through nine; and Amityville Memorial High School serves those enrolled in grades nine through twelve. According to the U.S. Census Bureau, there are 26,210 persons residing within 9,967 housing units located within the Amityville UFSD.¹⁴

Under existing conditions, 59 school-aged children reside at the subject property.¹⁵ It is unknown how many of these school-aged children attend nonpublic schools, or how many of these school-aged children attend public schools within the Amityville UFSD.

As seen in **Table 7** and **Chart 2**, the cumulative enrollment within the five schools has decreased by 384 students, or 12.5%, over the ten years between 2000-01 and 2009-10. Each of the five (5) schools witnessed a decline in student enrollment over this ten-year period. The largest decrease in enrollment was witnessed in the Northwest Elementary School, which experienced a decline of approximately 33.5% since 2000-01. Given these trends, there is no known capacity or overcrowding issues within the school system.

¹⁴ 2010 Decennial Census, via the U.S. Census Bureau.

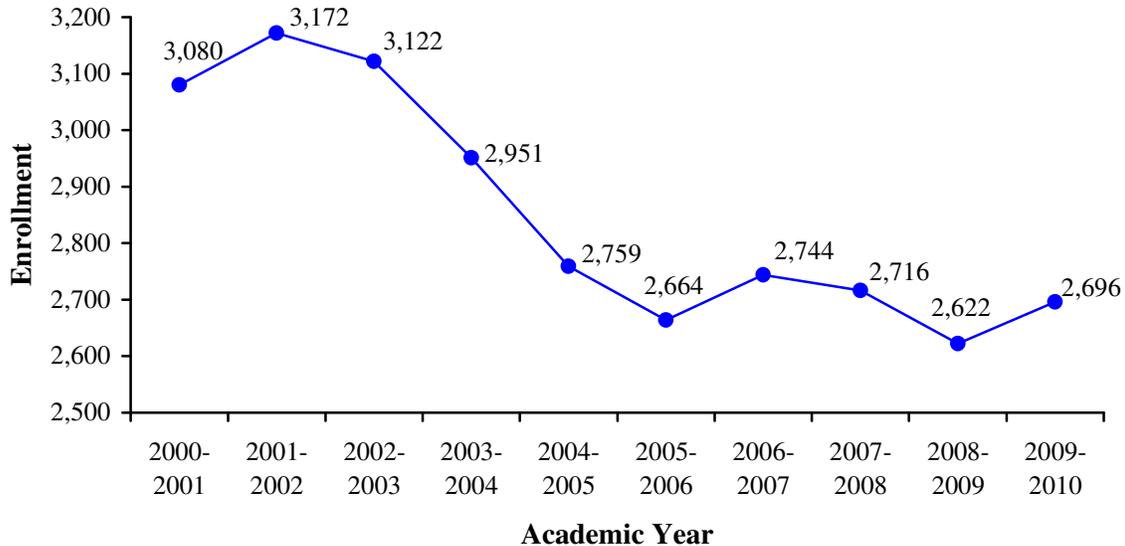
¹⁵ Provided by New Frontier II, LLC, July 2010.

Table 7
ENROLLMENT TRENDS: AMITYVILLE UNION FREE SCHOOL DISTRICT

Academic Year	Northeast School	Northwest Elementary School	Park Avenue School	Edmund Miles Middle School	Amityville Memorial High School	Total: Amityville Union Free School District
2000-2001	232	564	837	740	707	3,080
2001-2002	264	519	811	777	801	3,172
2002-2003	221	481	758	771	891	3,122
2003-2004	210	673	480	727	861	2,951
2004-2005	195	420	655	674	815	2,759
2005-2006	172	432	599	656	805	2,664
2006-2007	182	421	620	640	881	2,744
2007-2008	186	371	609	649	901	2,716
2008-2009	171	384	605	623	839	2,622
2009-2010	211	375	819	635	656	2,696
Change: 2000-01 to 2009-10	-21 students 9.1% decline	-189 students 33.5% decline	-18 students 2.2% decline	-105 students 14.2% decline	-51 students 7.2% decline	-384 students 12.5% decline

Source: New York State Education Department.

Chart 2
ENROLLMENT TRENDS
 Source: New York State Education Department



According to the New York State School Report Card, Fiscal Accountability Supplement for Amityville UFSD, expenditures averaged \$12,226 per general education student and \$41,601 per special education student during the 2008-09 academic year.¹⁶ During this year, 475 students, or 14.5% of the students within Amityville UFSD, were enrolled in the special education program.

The Amityville UFSD projected a balanced budget for the 2010-11 academic year, with revenues and expenditures totaling \$77,105,840. Of the projected expenditures, \$11.2 million is proposed to be spent on general support, \$56.3 million is proposed to be spent on instruction and supervision, just over \$1.0 million is proposed to be spent on extracurricular programs, over \$6.4 million is proposed to be spent on student transportation program, and an additional \$2.1 million is proposed to be spent on debt service and transfers to the Special Aid Fund. As a result of the current economic pressures facing New York State and local school districts on Long Island, this represents the leanest school budget created by Amityville UFSD in many years.¹⁷

Similar to municipal budgets, school district budgets are projected to be balanced. A closer examination of the audited and reported 2009¹⁸ Amityville UFSD financial data reveals that the district generated over \$78.3 million. Of this, approximately \$40 million was levied through

¹⁶ As of the date of submission of this analysis, this represents the most current year that such detailed financial data is available.

¹⁷ Amityville Union Free School District, *The Amityville TIDE*, Special 2010-2011 Budget Edition.

¹⁸ As of the date of submission of this analysis, this represents the most current year that such detailed financial data is available.

property taxes and assessments, \$24.15 million from state aid and nearly \$4 million from federal aid. In 2009, expenditures totaled over \$72.9 million, which included nearly \$51.4 million for education expenses and \$10.6 million for employee benefits. The school district generated more than it spent, creating a \$5.44 million surplus in 2009. This is reflective of a necessary step in paying off its outstanding debt; as of 2009, the school district was indebted \$14.48 million.¹⁹

**Table 8
SCHOOL DISTRICT BUDGET**

	2009 Actual	2010-2011 Adopted
Total Expenditures	\$72,915,667	\$77,105,840
Total Revenues	\$78,356,480	\$77,105,840

Source: Amityville Union Free School District; New York State Office of the State Comptroller; Analysis by Nelson, Pope & Voorhis, LLC.

4.3 Unemployment Trends

Unemployment data for the Town of Babylon, Suffolk County and Long Island were compared to that of New York State to illustrate the current economic state of the region. As evidenced in **Table 9** and **Chart 3**, unemployment rates in the Town of Babylon have increased substantially over the past few years. According to New York State Department of Labor, the Town’s unemployment rate doubled between 2007 and February 2011. As of February 2011, approximately 9,400 persons – 8.4% of the Town’s labor force – are unemployed. Such trends are comparable – yet slightly higher than those of Suffolk County and Long Island, yet slightly lower than New York State. This is indicative of the ongoing fiscal and economic constraints facing the state and the nation.

¹⁹ New York State Office of the State Comptroller, 2008 Report on Financial Data for Local Governments.

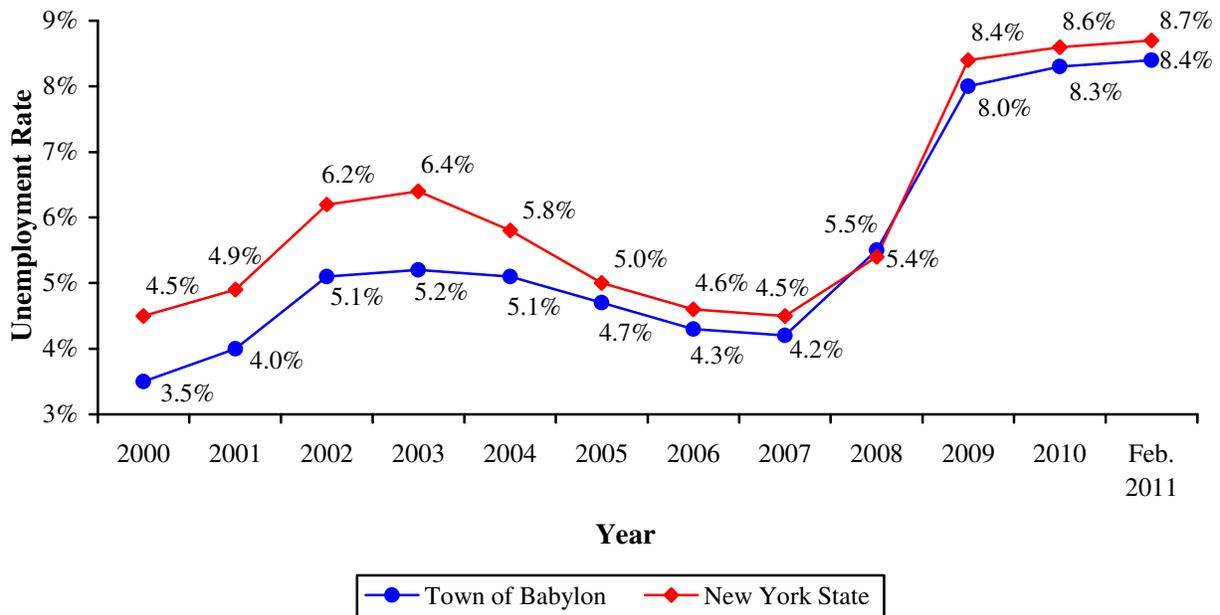
Table 9
UNEMPLOYMENT TRENDS

Year	Town of Babylon		Suffolk County		Long Island		New York State	
	Percent	Number	Percent	Number	Percent	Number	Percent	Number
2000	3.5%	3,800	3.4%	25,200	3.4%	47,600	4.5%	415,500
2001	4.0%	4,400	3.8%	28,500	3.8%	53,700	4.9%	449,300
2002	5.1%	5,600	4.7%	35,500	4.7%	67,200	6.2%	577,600
2003	5.2%	5,700	4.8%	36,800	4.8%	68,600	6.4%	595,100
2004	5.1%	5,700	4.7%	36,000	4.6%	67,000	5.8%	544,100
2005	4.7%	5,300	4.2%	33,100	4.2%	61,300	5.0%	475,100
2006	4.3%	4,800	4.0%	31,500	3.9%	58,200	4.6%	438,400
2007	4.2%	4,800	3.9%	30,900	3.8%	56,900	4.5%	433,900
2008	5.5%	6,200	5.0%	39,900	4.9%	72,900	5.4%	526,700
2009	8.0%	9,100	7.3%	57,900	7.1%	106,100	8.4%	813,400
2010	8.3%	9,400	7.6%	60,100	7.4%	109,100	8.6%	824,100
Feb. 2011	8.4%	9,400	8.2%	63,900	7.8%	112,800	8.7%	830,300

Source: New York State Department of Labor; Analysis by Nelson, Pope & Voorhis, LLC.

Chart 3
UNEMPLOYMENT TRENDS

Source: New York State Department of Labor; Analysis by Nelson, Pope & Voorhis, LLC



4.4 Existing Tax Revenue and Distribution of Subject Property

As evidenced in **Section 4.1** and **Table 6**, the majority of the Town's revenues are levied through property tax generation, which is based upon a rate per \$100 assessed valuation of a given parcel. As indicated in **Table 10**, property owners within this part of the Town of Babylon are currently²⁰ taxed at a rate between \$253.4857 and \$262.3724 per \$100 of assessed valuation, depending on whether a given parcel is within the jurisdiction and charged a Waste Management tax rate of \$8.8867 per \$100 assessed valuation. The additional tax rates account for property taxes paid to Amityville UFSD, Library District, Suffolk County, Suffolk County Police Department, the Town of Babylon, North Amityville Fire District, Metropolitan Transportation Authority and other local taxing jurisdictions. In addition, there are various local taxing jurisdictions that institute a 'per parcel' charge, and/or fees for services.

As seen in **Section 1.0**, the subject property consists of nine parcels on which approximately 356 trailers are located. According to the Town of Babylon Assessor's Office, the majority of the property taxes levied from the subject property are from these nine parcels. However, if individual homeowners qualify and file for an exemption such as senior-citizenship, veteran status or disability status, the Town Assessor's Office creates a new sub-parcel for their individual lot to be taxed separately. Currently, there are eighteen (18) such lots within the trailer park that qualify for this type of exemption.²¹ These are identified as the following Suffolk County Tax Map numbers:

- District 100, Section 163, Block 1, Lots 54.35, 54.37, 55.27, 55.31, 55.34, 55.4, 55.43, 56.33, 56.34, 56.39, 56.4, 56.41 and 56.43
- District 100, Section 164, Block 2, Lots 10.32, 10.35, 10.36, 10.38 and 10.39

According to the 2010-11 tax bills from the Town of Babylon's Receiver of Taxes, the nine (9) parcels and the eighteen (18) sub-parcels combine to assess at \$225,688 (1.19% of \$18,965,368). Combined, this translates into a current generation of \$592,318 in property tax revenues. Of this, \$273,914 or 46.2% of the total taxes generated by the site are distributed to the Amityville UFSD, and \$17,122 or 2.9% of the taxes are allocated to the Library District. An additional \$80,433 or 13.6% of the total tax revenues are distributed to Suffolk County, which includes the General Fund, the Police Department and the Highway Tax. Approximately 3.8% of the tax revenue is levied to the Town of Babylon, comprising \$22,646 in revenues. The North Amityville Fire District levies \$38,435, or 6.5% of the tax revenue, and the balance of the current property tax revenues are apportioned to various other local taxing jurisdictions, as seen in **Table 10**.

²⁰ The Town of Babylon's fiscal year is between December 1, 2010 and November 31, 2011.

²¹ Per correspondence with the Town of Babylon Assessor's Office, April 2011.

Table 10
EXISTING TAX REVENUES

Taxing Jurisdiction	Current Tax Rate (per \$100 Assessed Valuation)	Current Tax Revenue	Percent of Total Tax Revenue
Total: School Tax	166.3078	\$291,036	49.1%
Amityville Union Free School District	158.6548	\$273,914	46.2%
Amityville Union Free School District - Library District	7.6530	\$17,122	2.9%
Total: County Tax	36.1038	\$80,433	13.6%
Suffolk County General Fund	2.7043	\$6,023	1.0%
Suffolk County Police	24.2956	\$54,113	9.1%
Highway Tax No. 1	9.1039	\$20,297	3.4%
Total: Town Tax	10.1574	\$22,646	3.8%
Town Tax	9.8115	\$21,875	3.7%
Town Outside Villages	0.3459	\$771	0.1%
Total: Other Tax	49.8034	\$198,203	33.5%
FPD - N. Amityville No. 6	17.0300	\$38,435	6.5%
FD – Firemen’s Service Award	0.9580	\$2,162	0.4%
Babylon Town Lighting District	1.0442	\$2,357	0.4%
New York State Real Property Tax Law	8.0538	\$17,938	3.0%
Sewer District - County Sewer Rate	13.7134	\$30,949	5.2%
Sewer District - Per Parcel Charge*		\$882	0.1%
Commercial Garbage District – Res**		\$101,081	17.1%
Commercial Refuse District***		\$3,200	0.5%
Waste Management Fee	8.8867	\$937	0.2%
New York State MTA Tax	0.1173	\$261	0.0%
TOTAL: ALL TAXING JURISDICTIONS	262.3724	\$592,318	100.0%

Source: Town of Babylon Receiver of Taxes.

* This taxing jurisdiction does not impose a tax rate. However, each parcel is charged the amount of \$32.66 for the purpose of the Sewer District.

** This taxing jurisdiction does not impose a tax rate. However, taxes are levied by parcels 100-163-1-54, 100-163-1-55, 100-163-1-56, 100-164-2-5, 100-164-2-9, 100-164-2-10, and 100-164-2-25.

*** This taxing jurisdiction does not impose a tax rate. However, taxes are levied by parcels 100-163-1-57, and 100-164-2-2.

5.0 ANTICIPATED FISCAL IMPACTS

5.1 General Impacts

An analysis of new housing occupancy estimates allows for the determination of the population that would likely reside within New Frontier. According to residential demographic multipliers published by the Center for Urban Policy Research at Rutgers University, and as seen in **Table 11**, a newly constructed one-bedroom, renter-occupied residence with five or more units, with rent valued at greater than \$1,000 per month and located in New York State would generate approximately 1.67 persons. Of this new housing occupancy, it is estimated that 0.08 persons would be infants or toddlers, ranging between 0 and 4 years of age, 0.08 persons would be school-aged, or between five and 17 years old, and 1.51 persons would be adults aged 18 and older. Likewise, a newly constructed two-bedroom, renter-occupied residence with five or more units, with rent valued at greater than \$1,100 per month and located in New York State would generate approximately 2.31 residents, of which 0.19 persons would be infants or toddlers, an additional 0.23 persons would be school-aged and 1.89 persons would be over the age of 18 years old.

Given these assumptions and the proposed unit mix, it is projected that the development of New Frontier will create 1,021 residents. As seen in **Table 11**, approximately 356 persons will reside within the one-bedroom units, and 663 persons would reside within the two-bedroom units. Of the 1,021 residents, it is projected that 72 persons would be infants/toddlers, 84 persons would be school-aged and 865 persons would be adults. The relatively small number of school-aged children anticipated to reside at New Frontier is reflective of the type of households that typically reside within one- and two-bedroom apartment units.

**Table 11
PROJECTED IMPACT ON POPULATION**

	1-BR Units	2-BR Units	Total: New Frontier
Number of Units	213	287	500
Average Infants/Toddlers per Household	0.08	0.19	--
Average School-Aged Children per Household	0.08	0.23	--
Average Adults per Household	1.51	1.89	--
Projected New Residents	356	663	1,021
Infants/Toddlers	17.04	54.53	72
School-Aged Children	17.04	66.01	84
Adults	321.63	542.43	865

Source: Center for Urban Policy Research at Rutgers University; Analysis by Nelson, Pope & Voorhis, LLC.

5.2 Municipal Fiscal Impacts

Many of the Town and County’s community services and facilities are supported in large part by the revenues generated through property taxes. The Town of Babylon and Suffolk County, as well as other local taxing jurisdictions will greatly benefit from an increase in such property tax revenues, resulting from the development and operations of New Frontier.

For the purpose of this analysis, it is necessary to determine the assessed valuation for New Frontier. The value was determined based upon estimated building construction and land acquisition and development costs.²² Given these assumptions, and as seen in **Table 12**, the total estimated market valuation is approximately \$116 million. After applying an equalization rate and an assessment rate per \$100 of the project’s market valuation, the estimated assessed valuation of the project upon full build-out and occupancy is \$1,380,400.

Table 12
ESTIMATED ASSESSED VALUATION

Total Estimated Market Valuation	\$116,000,000
Equalization Rate	1.19%
Total Estimated Assessed Valuation	\$1,380,400

Source: New Frontier II, LLC; Analysis by Nelson, Pope & Voorhis, LLC

Current tax and equalization rates can be applied to the assessed valuation in order to project the impact that the development will have on the local tax base. **Table 13** shows the current tax rates and revenues that are projected to be levied from full build-out of the proposed development. The information provided in the table was derived from the current assessment factors and tax rates provided by the Town of Babylon’s Receiver of Taxes, as well as the total projected assessed valuation for the development upon full build-out. It is important to note that all analyses are based on current tax dollars, and the revenue allotted among taxing jurisdictions will vary from year to year, depending on the annual tax rates, assessed valuation and equalization rates. Further, the final assessment and levy will be determined by the sole assessor at the time of occupancy. Projections included herein are as accurate as possible using fiscal impact methodologies, for the purpose of the planning and the land use approval process.

²² Construction costs, as well as costs associated with the land development provided by New Frontier II, LLC, August 2010. It is important to note that all costs are estimates based upon market conditions as of the date of submission of this analysis.

Table 13
ANTICIPATED TAX REVENUE GENERATION

Taxing Jurisdiction	Current Tax Revenue	Projected Tax Revenue	Change in Tax Revenue	Percent of Total Tax Revenue
Total: School Tax	\$291,036	\$2,295,713	\$2,004,677	49.1%
Amityville Union Free School District	\$273,914	\$2,190,071	\$1,916,157	46.2%
Amityville Union Free School District - Library District	\$17,122	\$105,642	\$88,520	2.9%
Total: County Tax	\$80,433	\$498,377	\$417,944	13.6%
Suffolk County General Fund	\$6,023	\$37,330	\$31,307	1.0%
Suffolk County Police	\$54,113	\$335,376	\$281,263	9.1%
Highway Tax No. 1	\$20,297	\$125,670	\$105,373	3.4%
Total: Town Tax	\$22,646	\$140,213	\$117,567	3.8%
Town Tax	\$21,875	\$135,438	\$113,563	3.7%
Town Outside Villages	\$771	\$4,775	\$4,004	0.1%
Total: Other Tax	\$198,203	\$1,330,705	\$1,132,503	33.5%
FPD - N. Amityville No. 6	\$38,435	\$235,082	\$196,647	6.5%
FD – Firemen’s Service Award	\$2,162	\$13,224	\$11,062	0.4%
Babylon Town Lighting District	\$2,357	\$14,414	\$12,058	0.4%
New York State Real Property Tax Law	\$17,938	\$111,175	\$93,237	3.0%
Sewer District - County Sewer Rate	\$30,949	\$189,300	\$158,350	5.2%
Sewer District - Per Parcel Charge*	\$882	\$5,394	\$4,512	0.1%
Commercial Garbage District – Res**	\$101,081	\$618,253	\$517,172	17.1%
Commercial Refuse District***	\$3,200	\$19,573	\$16,373	0.5%
Waste Management Fee	\$937	\$122,672	\$121,735	0.2%
New York State MTA Tax	\$261	\$1,619	\$1,358	0.0%
TOTAL: ALL TAXING JURISDICTIONS	\$592,318	\$4,265,008	\$3,672,690	100.0%

Source: Town of Babylon Receiver of Taxes; Analysis by Nelson, Pope & Voorhis, LLC.

* This taxing jurisdiction does not impose a tax rate. Under existing conditions, each parcel is charged the amount of \$32.66 for the purpose of the Sewer District. For the purpose of this analysis, the ratio of the current tax revenue was assumed to remain constant under the development conditions of the proposed project, comprising the same percentage of the total tax revenues generated by the subject property.

** This taxing jurisdiction does not impose a tax rate. Under existing conditions, taxes are levied by parcels 100-163-1-54, 100-163-1-55, 100-163-1-56, 100-164-2-5, 100-164-2-9, 100-164-2-10, and 100-164-2-25. For the purpose of this analysis, the ratio of the current tax revenue was assumed to remain constant under the development conditions of the proposed project, comprising the same percentage of the total tax revenues generated by the subject property.

*** This taxing jurisdiction does not impose a tax rate. Under existing conditions, taxes are levied by parcels 100-163-1-57, and 100-164-2-2. For the purpose of this analysis, the ratio of the current tax revenue was assumed to remain constant under the development conditions of the proposed project, comprising the same percentage of the total tax revenues generated by the subject property.

The proposed project will significantly increase taxes generated by the site, resulting in a substantial rise in revenues distributed to each taxing jurisdiction. At full build-out, the proposed project is projected to generate over \$4.2 million in annual taxes. This represents a net increase of over \$3.6 million per year – over seven (7) times the generation under existing site conditions.

Upon full build-out, New Frontier will levy nearly \$2.2 million to the Amityville UFSD, representing 46.2% of the total tax generated by the site. Likewise, the proposed development will levy over \$105,000 to the Library District, comprising 2.9% of the tax levy. Suffolk County – which includes taxes generated for the General Fund, the Police Department and the Highway Tax – is projected to levy \$498,377, comprising 13.6% of the total generation. Moreover, the Town of Babylon is projected to generate over \$140,000 in annual property tax revenues under the proposed development, representing 3.8% of the tax generation. In excess of an additional \$1.3 million, or 33.5%, will be generated by the proposed development and distributed among the Town’s special taxing jurisdictions, including the North Amityville Fire District, the Firemen’s Service Award, the Babylon Town Lighting District, the New York State Real Property Tax Law, the Sewer District, Garbage District, Waste Management, and the New York State Metropolitan Transportation Authority Tax.

5.3 School District Fiscal Impacts

As seen in **Section 4.2**, 91.6% of all school-aged children in the Town of Babylon attend public schools; the remaining 8.4% of school-aged children in the Town of Babylon attend private schools. For the purpose of this analysis, and when applying this factor to the 84 students projected to reside within New Frontier, seven (7) students are projected to attend nonpublic schools; the remaining 77 students are likely to attend public schools.

There are many nonpublic schooling options available to students in Suffolk County, and as such it is unknown where the seven (7) students are likely to enroll. However, the 77 students projected to attend public schools would likely be enrolled within the Amityville UFSD.

As illustrated in **Section 4.2**, the ratio of special education students to the total enrollment at Amityville UFSD is approximately 14.5%. For lack of any other statistics to use as a basis for projection, it is assumed that the portion of special education students will remain constant with the development of the proposed project. When applied to the 77 school-aged children that are projected to attend public schools, it is anticipated that 11 of the school-aged children residing at the proposed development would require enrollment within the district’s special education program. The remaining 66 students are likely to be enrolled within the general education program at Amityville UFSD.

The 77 students will result in additional costs to the Amityville UFSD. According to the New York State School Report Card, Fiscal Accountability Supplement for Amityville UFSD, expenditures averaged \$12,226 per general education student and \$41,601 per special education student during the 2008-09²³ academic year. Given these assumptions, it is estimated that the 66 general education students will cost the school district approximately \$806,916, while the 11 special education students will cost the school \$457,611. Combined, the students will result in additional costs to the Amityville UFSD amounting to \$1.26 million per academic year. However, as seen in **Table 14** (and as presented in greater detail in the following section), it is

²³ As of the date of submission of this analysis, this represents the most current year that such detailed financial data is available.

estimated that the school district will revenue nearly \$2.2 million in taxes – covering the associated expenses incurred by the 77 students. This results in a net revenue to the Amityville UFSD of approximately \$925,544 per year.

**Table 14
FISCAL IMPACT ON SCHOOL DISTRICT**

Parameter	General Education	Special Education	Total: All Students
Student Enrollment	2,791	475	3,266
Percentage of Enrollment	85.5%	14.5%	100.0%
Number of Additional Students	66	11	77
Expenditure per Pupil	\$12,226	\$41,601	--
Additional Expenditures Incurred by District	\$806,916	\$457,611	\$1,264,527
Projected Tax Revenue Allocated to Schools (excludes Library District)	--	--	\$2,190,071
Net Revenue	--	--	\$925,544

Source: Amityville Union Free School District; Town of Babylon Receiver of Taxes; Analysis by Nelson, Pope & Voorhis, LLC.

5.4 Sales Revenues and Sales Tax Impacts

The construction and operation of the proposed development will generate a considerable amount of consumer spending and resultant sales and sales tax revenues. Short-term sales tax generation is expected to occur during the construction period as the construction workers will purchase equipment, supplies, food, beverages and other pertinent items from local hardware stores, restaurants and convenience stores.

Once the project is constructed, it is anticipated that the proposed project will have developed 45,500 square feet of general retail space. According to the International Council of Shopping Centers and the Urban Land Institute, the average retailer in the United States generates median sales of \$286.77 per square foot of gross leasable area (GLA).²⁴ As seen in **Table 15**, this is projected to result in approximately \$13 million in annual sales revenues.

²⁴ Median sales revenues per square foot derived from all types of retail establishments located in a sample of 148 super regional shopping centers, 38 regional shopping centers, 264 super community/community shopping centers, 212 neighborhood shopping centers, 79 convenience shopping centers, 564 open air shopping centers and 177 enclosed shopping centers in the United States. It is important to note that the figures do not represent industry averages; however, the participating shopping centers are a representative group, and the results provide benchmarks that can be valuable in analyzing shopping center operations. All figures reported and published in “*Dollars and Cents of Shopping Centers*,” Urban Land Institute and International Council of Shopping Centers, June 2008.

Table 15
PROJECTED ANNUAL SALES REVENUES

Size	Median Sales Revenues	Annual Sales Revenues
45,500 SF	\$286.77/SF	\$13,047,820

Source: New Frontier II, LLC; International Council of Shopping Centers; Urban Land Institute; Analysis by Nelson, Pope & Voorhis, LLC.

As of April 2011, the sales tax rate in Suffolk County was 8.625%, with 4% retained by New York State, 4.25% allocated to Suffolk County and an additional 0.375% distributed to the New York State Metropolitan Commuter Transportation District. Assuming that this sales tax rate remains constant, annual sales revenues of \$13 million would result in the generation of over \$1.1 million in annual sales tax revenues from the proposed 45,500 SF of commercial space. As seen in **Table 16**, it is estimated that 4% or \$521,913 of the sales tax revenues would be allocated to New York State; 4.25% or \$554,532 would be retained by Suffolk County; and the New York State Metropolitan Commuter Transportation District would levy the remaining \$48,929 or 0.375% in annual sales tax revenues.

Table 16
DISTRIBUTION OF SALES TAX REVENUES

Sales Taxing Jurisdiction	Sales Tax Rate	Sales Tax Levy
New York State	4.000%	\$521,913
Suffolk County	4.250%	\$554,532
New York State Metropolitan Commuter Transportation District	0.375%	\$48,929
TOTAL: ALL SALES TAXING JURISDICTIONS	8.625%	\$1,125,374

Source: New Frontier II, LLC; International Council of Shopping Centers; Urban Land Institute; New York State Department of Taxation and Finance; Analysis by Nelson, Pope & Voorhis, LLC.

6.0 ANTICIPATED ECONOMIC IMPACTS

For the purpose of this analysis, it is anticipated that construction of New Frontier, will commence during September 2012, and is expected to last approximately three (3) years in duration.²⁵ It is anticipated that the construction will be complete during September 2015. Upon culmination of the construction period, New Frontier will operate 500 residential units and 45,500 square feet of retail space.

It is projected that the construction and operations of New Frontier will contribute positively to the local economy. During the construction period, opportunities for employment will offer direct, indirect and induced benefits among businesses and households located throughout the region. During the operation of the development, long term jobs will also offer direct, indirect and induced benefits to the Hamlet of North Amityville, the Town of Babylon, Suffolk County and the region as a whole. The new jobs created during both construction and operation of the development will help to increase business and household income in the community. In turn, as spending increases, this creates additional jobs and further increases business and household income throughout Suffolk County.

A detailed analysis of direct, indirect and induced impacts (as defined in **Section 2.0**) generated during the construction period is outlined in **Section 6.1**. It is important to note that each of these impacts are temporary, projected to occur only while the proposed project is being constructed. Economic impacts generated during operations, however, are permanent and on-going and they are projected on an annual basis, assuming continued stabilized operations. A detailed analysis of direct, indirect and induced impacts during annual operations is described in **Section 6.2**.

6.1 Economic Impacts of Construction

During the construction period, *output* refers to the investment, or total costs associated with the construction of New Frontier. The construction period is projected to represent a total of \$116 million in investment. This output includes hard and soft construction costs, land development and other costs associated with the development of 500 residential units and 45,500 square feet of retail space.²⁶ The \$116 million²⁷ in direct output is projected to generate an indirect impact of nearly \$35.2 million, and an induced impact of over \$46.1 million, bringing the total economic impact on output to over \$197.3 million during the three-year long construction period.²⁸ A summary of the top industries affected during the construction period, sorted by the

²⁵ Construction schedule provided by New Frontier II, LLC, March 2011.

²⁶ Construction costs provided by New Frontier II, LLC, August 2010. It is important to note that all costs are estimates based upon market conditions as of the date of submission of this analysis.

²⁷ This figure and all other figures in this section reflect 2012 dollars, the year in which construction is anticipated to commence.

²⁸ According to IMPLAN, a multiplier of 1.618405 represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand through the “Construction of new residential permanent site single- and multi-family structures” (IMPLAN Sector 37) in Suffolk County, New York.

total impact on output is provided in **Table 17**.

Table 17
TOP INDUSTRIES AFFECTED DURING CONSTRUCTION PERIOD,
BY TOTAL IMPACT ON OUTPUT

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
37: Construct of new residential permanent site single- and multi-family structures	\$116,000,000	279.8	\$58,000,000
361: Imputed rental activity for owner-occupied dwellings	\$6,589,857	0.0	\$0
319: Wholesale trade businesses	\$5,562,211	27.5	\$2,377,531
360: Real estate establishments	\$3,922,086	29.3	\$379,469
394: Offices of physicians, dentists, and other health practitioners	\$3,298,141	24.8	\$1,829,632

Source: Direct impact of output (construction costs) provided by New Frontier II, LLC; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

During the construction period, direct *employment* refers to the number of short-term jobs necessary to build the 500 residential units and 45,500 square feet of retail space. It is projected that the construction period will necessitate 279.8 full time equivalent (FTE) employees. It is assumed that the same basic construction crew will be utilized from the commencement until the culmination of construction. Since it is the policy of the Suffolk County Industrial Development Agency (SCIDA) to encourage the use of local labor during construction of this and other projects throughout the County, it is likely that the majority of these construction workers will be hired from within the local labor force.

Direct employment creates additional opportunities for job creation throughout other sectors of the economy through expenditures derived from labor income and output. As such, the 279.8 FTE jobs created during the construction period will have an indirect impact of 258.8 FTE employees and an induced impact of 331.0 FTE employees in other industry sectors, bringing the total impact of construction to 869.6 FTE jobs during the construction period.²⁹ This job creation – direct, as well as indirect and induced – is most crucial during Long Island’s current economic state, and presents significant opportunities for the thousands of persons who are unemployed throughout the region. A summary of the top industries affected during the construction period, sorted by the total impact on employment is provided in **Table 18**.

²⁹ According to IMPLAN, a multiplier of 10.204122 represents the total change in the number of jobs that occurs in all industries for each additional one million dollars of output delivered to final demand through the “Construction of new residential permanent site single- and multi-family structures” (IMPLAN Sector 37) in Suffolk County, New York.

Table 18
TOP INDUSTRIES AFFECTED DURING CONSTRUCTION PERIOD,
BY TOTAL IMPACT ON EMPLOYMENT

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
37: Construct of new residential permanent site single- and multi-family structures	\$116,000,000	279.8	\$58,000,000
324: Retail Stores - Food and beverage	\$2,269,430	37.4	\$1,228,047
413: Food services and drinking places	\$2,416,232	35.4	\$937,595
360: Real estate establishments	\$3,922,086	29.3	\$379,469
329: Retail Stores - General merchandise	\$1,559,237	28.4	\$844,390

Source: Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

During the construction period, direct *labor income* refer to the earnings, wages, or salary paid to each of the construction workers. Labor income typically comprises approximately 50% of the total cost of residential construction; the remaining 50% represents the cost of construction materials.³⁰ It is the policy of the SCIDA to encourage the payment of the area standard wage during construction of this and other projects throughout Suffolk County. As such, and assuming wages remain constant (with the exception of a three percent [3%] annual inflation adjustment) through the construction period, each of the construction workers will earn the projected average wage³¹ of \$21,914 during the four (4) months of employment during 2012³², \$67,713 during the year long construction in 2013, \$69,744 during the year long construction in 2014, and \$47,891 during the eight (8) months of construction during 2015.³³ This represents approximately \$207,262 per employee, and \$58 million in collective earnings among the 279.8 FTE employees over the construction period. This labor income is projected to have an indirect impact of over \$14.6 million and an induced impact of over \$16.4 million, bringing the total economic impact of the construction to over \$89.1 million in labor income.³⁴ A summary of the top industries affected during the construction period, sorted by the total impact on labor income is provided in **Table 19**.

³⁰ Construction labor and materials estimates per architectural design group Hawkins, Webb, Jaeger, PLLC.

³¹ New York State Department of Labor's Quarterly Census of Employment and Wages reports an average wage of \$60,162 among those employed within the construction industry in the Long Island labor market in 2009. For the purpose of this analysis, an additional annual inflation factor of three percent was applied to the average wage, to reflect wages during the construction period.

³² This assumes an average annual wage of \$65,741 applied to a construction period of four (4) months in 2012.

³³ This assumes an average annual wage of \$71,837 applied to a construction period of eight (8) months in 2015.

³⁴ According to IMPLAN, a multiplier of 0.548916 represents the total dollar change in labor income of households employed by all industries for each additional dollar of output delivered to final demand through the "Construction of new residential permanent site single- and multi-family structures" (IMPLAN Sector 37) in Suffolk County, New York.

Table 19
TOP INDUSTRIES AFFECTED DURING CONSTRUCTION PERIOD,
BY TOTAL IMPACT ON LABOR INCOME

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
37: Construct of new residential permanent site single- and multi-family structures	\$116,000,000	279.8	\$58,000,000
319: Wholesale trade businesses	\$5,562,211	27.5	\$2,377,531
369: Architectural, engineering, and related services	\$3,272,397	22.0	\$1,864,330
394: Offices of physicians, dentists, and other health practitioners	\$3,298,141	24.8	\$1,829,632
320: Retail Stores - Motor vehicle and parts	\$1,747,830	18.6	\$1,269,520

Source: Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

A summary of the derivation of the collective economic benefits during the construction period is provided in **Table 20**.

Table 20
ECONOMIC IMPACTS OF CONSTRUCTION

Impact Type	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
<i>IMPLAN Sector 37: Construction of new residential permanent site single- and multi-family structures</i>			
Direct Impact	\$116,000,000	279.8	\$58,000,000
Indirect Impact	\$35,180,457	258.8	\$14,674,271
Induced Impact	\$46,174,034	331.0	\$16,447,239
Total Impact	\$197,354,491	869.6	\$89,121,510

Source: Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

6.2 Economic Impacts of a Stabilized Year of Operations

For the purpose of this analysis, it is assumed that New Frontier will begin the operational phase of development upon the completion of the three-year construction period, anticipated to occur in 2015. It is assumed that New Frontier will be operating at near full occupancy at this time.

During operations, direct *output* refers to the total revenues derived from the annual operation of New Frontier. This includes monthly rent from residents as well as annual leases and sales revenue from tenants of the retail space. As seen in **Table 21**, output in the form of rental revenue is estimated at \$1,600 per month from each of the one-bedroom units, \$1,350 per month from each of the affordable one-bedroom units, \$2,000 per month from each of the two-bedroom

units, and \$1,650 per month from each of the affordable two-bedroom units.³⁵ In total, output from rental revenue is projected to equal \$10.6 million per year for all 500 units.

Output will also be generated in the form of annual leases generated from tenants of the retail space; these are estimated at \$23 per square foot, totaling \$1,046,500 per year.³⁶ Lastly, output will be generated in the form of annual sales revenue. As seen in **Section 5.4**, the proposed retail space is projected to result in approximately \$13 million in annual sales revenues. As seen in **Table 21**, in total, the rental revenue, annual leases and sales revenues are estimated at approximately \$24.7 million in annual output.

**Table 21
PROJECTED ANNUAL OUTPUT**

Type of Development	Number of Units	Size	Projected Output	Annual Output
<i>Residential</i>				
Market-Rate 1-BR Units	170	< 1,200 SF	\$1,600/month	\$3,264,000
Affordable 1-BR Units	43	< 1,200 SF	\$1,350/month	\$696,600
Market-Rate 2-BR Units	230	< 1,200 SF	\$2,000/month	\$5,520,000
Affordable 2-BR Units	57	< 1,200 SF	\$1,650/month	\$1,128,600
<i>Retail</i>				
Annual Leases	--	45,000 SF	\$23/SF	\$1,046,500
Sales Revenues	--	45,000 SF	\$286.77/SF	\$13,047,820
Total: All Development	--	--	--	\$24,703,520

Source: New Frontier II, LLC; Analysis by Nelson, Pope & Voorhis, LLC

The direct operational revenues³⁷ are projected to generate an indirect impact of approximately \$3.2 million and an induced impact of over \$2.4 million per year. This additional output is generated through round-by-round sales made at various merchants in other sectors of the regional economy. These include local retailers, service providers, banks, grocers, restaurants, financial institutions, insurance companies, health and legal services providers, and other establishments in the region. The sum of the direct, indirect and induced impacts results in a

³⁵ Rental rates provided by New Frontier II, LLC, April 2011.

³⁶ Annual leases provided by New Frontier II, LLC, April 2011.

³⁷ The direct operational revenues include annual rental revenue from the 500 residential units, as well as annual tenant leases and sales revenues at the 45,500 SF of retail space proposed. This totals approximately \$24.7 million per year, which includes \$10.6 million in rental revenue, over \$1 million in annual tenant leases, and over \$13 million in annual sales revenues from the proposed retail space. It is important to note however, that the effect of retail/wholesale margins must be taken into account when projecting the economic impact of sales occurring within retail establishments. Margins represent the difference between producer and purchaser prices, or the mark-up that each retailer applies to a given product over and above the cost to produce. For the purpose of this analysis, margins specific to retail establishments in Suffolk County, New York, were applied to the economic impact of over \$13 million in sales revenues occurring within the proposed retail space. This results in a direct impact of retail sales equal to over \$3.5 million per year – representing the “profit” among retail establishments at New Frontier. The difference between these figure and the annual sales revenues of \$13 million is attributed to the cost to produce the items being purchased.

total economic impact on output of nearly \$20.9 million during annual operations.³⁸ A summary of the top industries affected during annual operations, sorted by the total impact on output is provided in **Table 22**.

Table 22
TOP INDUSTRIES AFFECTED DURING ANNUAL OPERATIONS,
BY TOTAL IMPACT ON OUTPUT

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
360: Real estate establishments	\$12,583,172	16.3	\$672,945
329: Retail Stores - General merchandise	\$3,593,213	65.6	\$2,332,380
355: Nondepository credit intermediation and related activities	\$372,675	0.7	\$77,750
361: Imputed rental activity for owner-occupied dwellings	\$311,617	0.0	\$0
357: Insurance carriers	\$259,293	0.5	\$51,738

Source: Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

During operations, direct *employment* refers to the number of persons that are employed by New Frontier. It is estimated that the development will generate 65.0 FTE employees during annual operations of the retail component³⁹, and ten (10.0) FTE employees during annual operations of the residential component, which includes management of the retail space. These ten (10.0) FTE employees include one (1) property manager, one (1) office manager, one (1) sales/leasing agent, one (1) administrative assistant, three (3) persons responsible for landscaping, and three (3) persons responsible for maintenance. The 75.0 FTE direct employment positions are projected to result in an indirect impact of 18.4 FTE jobs, and an induced impact of 16.6 FTE jobs throughout the region, bringing the total economic impact of operational employment to roughly 110.0 FTE jobs during annual operations.⁴⁰ A summary of the top industries affected during annual operations, sorted by the total impact on employment is provided in **Table 23**.

³⁸ According to IMPLAN, a multiplier of 1.354183 represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand by “Real Estate Establishments” (IMPLAN Sector 360) in Suffolk County, New York. A multiplier of 1.490246 represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand by “Retail Stores – General Merchandise” (IMPLAN Sector 329) in Suffolk County, New York.

³⁹ This figure assumes a ratio of one (1) employee will be generated for every 700 square feet of retail space at the proposed project.

⁴⁰ According to IMPLAN, a multiplier of 10.721200 represents the total change in the number of jobs that occurs in all industries for each additional one million dollars of output delivered to final demand by “Real Estate Establishments” (IMPLAN Sector 360) in Suffolk County, New York. A multiplier of 22.299072 represents the total change in the number of jobs that occurs in all industries for each additional one million dollars of output delivered to final demand by “Retail Stores – General Merchandise (IMPLAN Sector 329) in Suffolk County, New York.

Table 23
TOP INDUSTRIES AFFECTED DURING ANNUAL OPERATIONS,
BY TOTAL IMPACT ON EMPLOYMENT

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
329: Retail Stores - General merchandise	\$3,593,213	65.6	\$2,332,380
360: Real estate establishments	\$12,583,172	16.3	\$672,945
413: Food services and drinking places	\$164,059	2.2	\$63,120
388: Services to buildings and dwellings	\$210,118	2.1	\$86,063
394: Offices of physicians, dentists, and other health practitioners	\$184,598	1.2	\$97,687

Source: Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

During operations, direct *labor income* refers to annual wages, earnings or salary that is paid to the 75.0 FTE employees during annual operations at New Frontier. Collectively, this represents roughly \$2.9 million in labor income among the 75.0 FTE employees.⁴¹ This direct labor income is projected to result in an indirect impact of over \$976,000 and an induced impact of over \$878,000, bringing the total economic impact of labor income to over \$4.7 million during annual operations.⁴² A summary of the top industries affected during annual operations, sorted by the total impact on labor income is provided in **Table 24**.

⁴¹ New York State Department of Labor’s Quarterly Census of Employment and Wages reports an average wage of \$29,826 among those employed within the retail trade industry in the Long Island labor market in 2009. Moreover, New York State Department of Labor’s Occupational Employment Statistics Survey reports a mean wage of \$97,830 among those employed within “Property, Real Estate and Community Association Managers” (Property Manager) occupations in the Long Island labor market in 2010; a mean wage of \$58,050 among those employed within “First-Line Supervisors/Managers of Office and Administrative Support Workers” (Office Manager) occupations in the Long Island labor market in 2010; a mean wage of \$97,720 among those employed within “Real Estate Brokers” (Sales/Leasing Agent) occupations in the Long Island labor market in 2010; a mean wage of \$37,110 among those employed within “Office and Administrative Support” (Administrative Assistant) occupations in the Long Island labor market in 2010; a mean wage of \$28,940 among those employed within “Landscaping and Groundskeeping Workers” (Landscaping Staff) occupations in the Long Island labor market in 2010; and a mean wage of \$42,790 among those employed within “Maintenance and Repair Workers, General” (Maintenance Staff) occupations in the Long Island labor market in 2010. For the purpose of this analysis, an additional annual inflation factor of three percent was applied to each of these average wages, to reflect wages during operations, anticipated to begin in 2015.

⁴² According to IMPLAN, a multiplier of 0.215315 represents the total dollar change in labor income of households employed by all industries for each additional dollar of output delivered to final demand by “Real Estate Establishments” (IMPLAN Sector 360) in Suffolk County, New York. A multiplier of 0.695289 represents the total dollar change in labor income of households employed by all industries for each additional dollar of output delivered to final demand by “Retail Stores – General Merchandise (IMPLAN Sector 329) in Suffolk County, New York.

Table 24
TOP INDUSTRIES AFFECTED DURING ANNUAL OPERATIONS,
BY TOTAL IMPACT ON LABOR INCOME

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
360: Real estate establishments	\$12,583,172	16.3	\$672,945
329: Retail Stores - General merchandise	\$3,593,213	65.6	\$2,332,380
355: Nondepository credit intermediation and related activities	\$372,675	0.7	\$77,750
361: Imputed rental activity for owner-occupied dwellings	\$311,617	0.0	\$0
357: Insurance carriers	\$259,293	0.5	\$51,738

Source: Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

A summary of the derivation of the collective economic benefits during a stabilized year of operations is provided in **Table 25**.

Table 25
ECONOMIC IMPACTS OF A STABILIZED YEAR OF OPERATIONS

Impact Type	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
<i>IMPLAN Sector 360: Real Estate Establishments</i>			
Direct Impact	\$11,655,700	10.0	\$586,477
Indirect Impact	\$2,713,403	15.4	\$806,652
Induced Impact	\$885,881	6.0	\$316,885
Total Impact	\$15,254,984	31.4	\$1,710,014
<i>IMPLAN Sector 329: Retail Stores – General Merchandise</i>			
Direct Impact	\$3,562,055	65.0	\$2,314,897
Indirect Impact	\$505,928	3.0	\$169,799
Induced Impact	\$1,569,351	10.6	\$561,505
Total Impact	\$5,637,334	78.6	\$3,046,202
Total: Economic Impacts of a Stabilized Year of Operations			
Direct Impact	\$15,217,755	75.0	\$2,901,374
Indirect Impact	\$3,219,331	18.4	\$976,451
Induced Impact	\$2,455,232	16.6	\$878,390
Total Impact	\$20,892,318	110.0	\$4,756,216

Source: Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

7.0 CONCLUSION

New Frontier will establish a high quality mix of residential and retail uses on the property, while providing the community with numerous benefits including a considerable number of new affordable and market-rate rental housing units, as well as retail employment opportunities for local residents. The proposed project would rehabilitate the property by replacing several unsafe living conditions such as lack of connection to sewers, undocumented additions and the storage of combustible material and other fire safety concerns with a mixed-use and vibrant community having a sense of place that provides enjoyment for local residents, employees and consumers alike.

The mixed-use development will be constructed with smart growth principles, by incorporating features and characteristics including internal walkability, safe and convenient pedestrian access to public transit and consumer shopping needs, and on-site recreational facilities. Superior design elements will be utilized, with attractive and coordinated architectural treatments, extensive site improvements and landscaping features. The project will include several public gathering areas, as well as a pool and pool house for residents.

The proposed project will increase the distribution of tax ratables throughout the Amityville UFSD, the Town of Babylon and Suffolk County. Moreover, New Frontier will generate immediate construction jobs as well as permanent employment opportunities for Town and area residents. Such fiscal and economic benefits are most crucial during the current economic state throughout Long Island, New York State and the nation as a whole.

The development at New Frontier is projected to create strong fiscal and economic activity through the provision of jobs, housing opportunities and an improved tax base. As seen in **Section 5.0**, the proposed project will have a beneficial impact on local fiscal conditions through the increased distribution of tax ratables throughout the Amityville UFSD, the Town of Babylon and Suffolk County. At full build-out, the proposed project is projected to generate over \$4.2 million in annual property taxes. This represents a net increase of nearly \$3.7 million per year – over seven (7) times the revenues generated under existing site conditions. These annual property taxes will be distributed among all local taxing jurisdictions throughout the Town.

It is projected that the operation of commercial components of New Frontier will generate approximately \$13 million in annual sales and over \$1.1 million in annual sales tax revenues. These annual sales taxes will be distributed among all local sales taxing jurisdictions, including New York State, Suffolk County and the New York State Metropolitan Commuter Transportation District.

Moreover, as described in **Section 6.0**, it is projected that the construction and annual operations of New Frontier will contribute positively to the local economy. The proposed project will generate both immediate and permanent employment opportunities for the Town of Babylon and area residents. During the construction period, opportunities for employment will offer direct, indirect and induced benefits for residents of the Town of Babylon, as well as for those residing

throughout the region. During the operation of the development, long term jobs will also offer direct, indirect and induced benefits to the Town of Babylon, Suffolk County and the region as a whole. The new jobs created during both construction and annual operations of the proposed development will help to increase business and household income in the community. In turn, as spending increases, this creates additional jobs and further increases business and household income. This job creation – direct, as well as indirect and induced – is most crucial during Long Island’s current economic state, and presents significant opportunities for the thousands of persons who are unemployed throughout the Town and the region.

8.0 REFERENCES

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ATTACHMENT A
Nelson, Pope & Voorhis, LLC
Economic Qualifications

NELSON POPE & VOORHIS

ABOUT NELSON, POPE & VOORHIS...

*ENVIRONMENTAL
PLANNING
CONSULTING*

*MUNICIPAL PLANNING
SEQRA COMPLIANCE
HARBOR MANAGEMENT
PLANNING
FEASIBILITY STUDIES
DUE DILIGENCE
ASSISTANCE*

*REGIONAL PLANNING
ECONOMIC PLANNING
ENVIRONMENTAL SITE
ASSESSMENT
ENVIRONMENTAL SCIENCE &
ANALYSIS
WETLAND PERMITTING
STORM WATER
MANAGEMENT PLANS
WATERFRONT & COASTAL
ZONE PROJECTS
MAPPING
WATERSHED MANAGEMENT
& WATER SUPPLY
PERMITTING & PROCESSING*

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Nelson, Pope & Voorhis, LLC was formed in 1997 and has grown in capabilities and size since that time. The merging of Charles Voorhis & Associates (9 year history) with Nelson & Pope (a 50-year tradition in engineering and related services) created an environmental planning firm with a wealth of experience to bring to complex environmental problem solving, planning and feasibility, resource assessment and site investigations.

Nelson, Pope & Voorhis serves governmental and private sector clients in preparing creative solutions in the specialized area of complex environmental project management and land use planning and analysis.

Nelson, Pope & Voorhis has the benefit of knowledge of local issues, local resources, and the passion to provide the very best solutions and strategies for the local area. This provides unparalleled knowledge of the application of the community planning process, comprehensive planning and SEQRA Administration. The result is a team of highly compatible land use professionals that will get the job done in a manner that ensures real and implementable solutions.

Nelson, Pope & Voorhis employees are recognized as experts in environmental, land use and planning issues and have provided consulting services to various municipalities. NP&V encourages continuing education through participation in conferences and seminars for all staff and holds regular training luncheons utilizing APA and other training packages.

Nelson, Pope & Voorhis has a capable staff of professionals, including planners, ecologists, hydrologists, wetlands specialists and environmental professionals. When integrated with technical staff of Nelson & Pope, the team is expanded to include civil, sanitary and transportation engineers and land surveyors.

Nelson, Pope & Voorhis would appreciate the opportunity to discuss how we can assist you in achieving your goals. We are committed to providing quality environmental, planning and consulting services to all clients. This statement of qualifications is an introduction to the many services we provide with a focus on municipal services; the following pages contain a more detailed presentation of services offered by **Nelson, Pope & Voorhis**, as well as a sampling of completed projects and key staff resumes.

Call us at (631) 427-5665. We welcome the opportunity to serve your environmental, planning and consulting needs.



NELSON POPE & VOORHIS

MORE ABOUT NELSON, POPE & VOORHIS...

*ENVIRONMENTAL
PLANNING
CONSULTING*

*MUNICIPAL PLANNING
SEQRA COMPLIANCE
HARBOR MANAGEMENT
PLANNING*

*FEASIBILITY STUDIES
DUE DILIGENCE
ASSISTANCE*

*REGIONAL PLANNING
ECONOMIC PLANNING
ENVIRONMENTAL SITE
ASSESSMENT*

*ENVIRONMENTAL SCIENCE
& ANALYSIS*

*WETLAND PERMITTING
STORM WATER*

*MANAGEMENT PLANS
WATERFRONT & COASTAL
ZONE PROJECTS*

MAPPING

*WATERSHED
MANAGEMENT & WATER
SUPPLY*

*PERMITTING &
PROCESSING*

**NELSON POPE
& VOORHIS**

572 Walt Whitman Road
Melville, New York
11747

PHONE: 631-427-5665
FAX: 631-427-5620
NPV@NELSONPOPE.COM

Charles Voorhis is managing partner and is a member of the American Institute of Certified Planners (AICP) and is a Certified Environmental Professional (CEP), having over 28 years of experience in environmental planning on Long Island and the New York area. Mr. Voorhis oversees the business in terms of management, marketing and expertise, provides expert testimony in hearings and court proceedings, and ensures that client needs are served to the best of the firm's ability.

The firm has significant expertise in applied use of the State Environmental Quality Review Act (SEQRA) with understanding of the practical and legal use of this law from both the private and municipal perspective. Staffing includes environmental professionals assembled to work together as a team with complementary expertise and interests. NP&V personnel maintain wildlife collection permits in New York State, and are active contributors to the Long Island Geographic Information System (GIS) user group meetings and publications.

The firm has developed a number of copyright protected computer models for environmental analysis in the areas of: wildlife and ecology; water budget analysis and groundwater impacts; economic and market analysis; and stormwater impact prediction. The reports and graphics generated for projects are high in quality and professionally prepared through the use of state-of-the-art technology in digital aerial photography, geocoding and mapping of site features using global positioning systems, AutoCAD analysis/mapping, geographic information systems (GIS), CommunityViz, custom spreadsheet models for regional land use impact assessment, and related technological tools for advanced data management and word processing. The seamless integration of environmental and engineering services with Nelson & Pope is accomplished by direct communication and computer networking to ensure that projects are managed through the review process to the development stage.

NP&V features three divisions, created to better serve clients with high quality, innovative and responsive consulting services in all aspects of environmental planning.



THE THREE DIVISIONS OF NP&V...

ENVIRONMENTAL PLANNING CONSULTING

*MUNICIPAL PLANNING
SEQRA COMPLIANCE
HARBOR MANAGEMENT
PLANNING
FEASIBILITY STUDIES
DUE DILIGENCE
ASSISTANCE
REGIONAL PLANNING
ECONOMIC PLANNING
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The division of **ENVIRONMENTAL & COMMUNITY PLANNING** specializes in comprehensive local and regional planning. Technology is key in today's planning field and NP&V continues to keep pace with the most current tools available for planning applications. Use of Geographic Information System (GIS) software, 3D Analyst, ArcScene and Spatial Analyst, as well as CommunityViz (3-D simulation and analysis software), architectural modeling software, AutoCAD, and planning and analysis software and spreadsheets, results in rapid, accurate and high quality data, analysis, illustration and reporting. This division conducts planning studies, revitalization plans, community development/public participation activities, and human resource analysis including noise, air, demographic, socio-economic and visual resource assessment (including 3D simulations, photo simulations and shadow studies). The division is directed by Kathryn Eiseman, AICP and includes planners and GIS specialists with environmental, planning and architectural backgrounds.

The division of **ENVIRONMENTAL RESOURCE & WETLANDS ASSESSMENT** provides quality services in the preparation of Environmental Impact Statements (EIS's), Environmental Assessments (EA's), planning and zoning law review and preparation, stormwater permitting and erosion control compliance, and wetland delineation, assessment, mitigation and permitting. This division is headed by Carrie O'Farrell and has a capable staff including environmental scientists, wetland ecologists and environmental professionals to ensure timely delivery of quality products.

The division of **PHASE I/II ASSESSMENTS & REMEDIATION** performs Phase I and II Environmental Site Assessments (ESA's), voluntary cleanup, brownfields cleanup, RI/FS and all aspects of site remediation and investigation. The division is headed by Steven McGinn, CEI, AICP, a member of Nelson & Pope's environmental services branch for 13 years with significant experience in preparation of Phase I/II ESA's field investigations and remediation. This division includes a staff of hydrogeologists and environmental professionals and coordinates required field equipment and laboratory services. NP&V has performed large and small assessments and provides the fastest possible turnaround to meet due diligence periods and deadlines which are often a factor in real estate transactions. NP&V Phase I/II ESA services are known and accepted by lending institutions throughout the tri-state area. NP&V owns, maintains and operates GPR (Ground Penetrating Radar) and PowerProbe units to provide expanded services in site investigations. A description of NP&V qualifications and resumes of personnel proposed for the project and specific project experience is included in the following pages.



SUMMARY OF SERVICES...

**ENVIRONMENTAL
PLANNING
CONSULTING**

**MUNICIPAL PLANNING
SEQRA COMPLIANCE
HARBOR MANAGEMENT
PLANNING
FEASIBILITY STUDIES
DUE DILIGENCE
ASSISTANCE
REGIONAL PLANNING
ECONOMIC PLANNING
ENVIRONMENTAL SITE
ASSESSMENT
ENVIRONMENTAL SCIENCE
& ANALYSIS
WETLAND PERMITTING
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MUNICIPAL PLANNING: Full environmental and planning review services for municipalities including site plan and subdivision review, zoning board review and SEQRA Administration...

REGIONAL AND COMMUNITY PLANNING: Conceptual site development planning; public outreach: visioning workshops and charrettes; development alternatives; zoning; site yield studies; build-out analysis; visual analysis (3-D modeling; photo simulations) and comprehensive regional and hamlet planning studies...

FEASIBILITY AND DUE DILIGENCE ASSISTANCE: Comprehensive research into site development related issues affecting project implementation, timing and costs...

ECONOMIC PLANNING: Housing incentives and programs; community development; and economic impact and market studies...

ENVIRONMENTAL SITE ASSESSMENT: Phase I, II and III environmental site assessments; geophysical surveys; GPR services; remedial investigation and feasibility studies; Brownfield investigations; voluntary cleanup program; oil spill closure; groundwater investigations and modeling; asbestos and lead testing and abatement...

ENVIRONMENTAL SCIENCE AND ANALYSIS: Environmental impact statements (EIS); assessment forms (EAF); ecological and wildlife studies; noise and air emission impact studies; and compliance with Federal, State & local environmental regulations & laws...

WETLAND PERMITTING: Flagging and identification of fresh water and tidal wetlands; preparation of wetland permitting; and wetland restoration plans...

STORM WATER MANAGEMENT PLANS: Design of management plans for storm water and erosion control compliance with latest Federal and State regulations; preparation and processing of NOI; and site compliance during construction...

WATERFRONT AND COASTAL ZONE PROJECTS: Planning; permitting of waterfront improvement projects; water quality data management and studies; and docking facilities...

MAPPING: Inventory of physical features; GIS mapping; data management and analysis; and ground penetrating radar for identification of subsurface conditions...

WATERSHED MANAGEMENT AND WATER SUPPLY: Comprehensive regional watershed and water supply management and planning studies...

PERMITTING AND PROCESSING: Preparation and processing of environmental applications for submittal; client representation before municipal agencies and departments and expert testimony for legal support and hearings...



ECONOMIC AND FISCAL IMPACT ANALYSIS, MARKET STUDIES, DEMOGRAPHIC AND COMMUNITY NEEDS ASSESSMENTS

ENVIRONMENTAL PLANNING CONSULTING

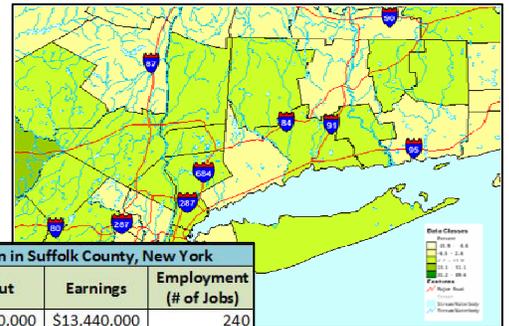
FEASIBILITY & DUE DILIGENCE ASSISTANCE
 REGIONAL & SITE PLANNING
 ECONOMIC PLANNING
 ENVIRONMENTAL SITE ASSESSMENT
 ENVIRONMENTAL SCIENCE & ANALYSIS
 WETLAND PERMITTING
 STORM WATER MANAGEMENT PLANS
 WATERFRONT & COASTAL ZONE PROJECTS MAPPING
 WATERSHED MANAGEMENT & WATER SUPPLY
 PERMITTING & PROCESSING
 SUSTAINABILITY & LEED
 PROJECT PLANNING & SUPPORT

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- FISCAL ANALYSIS
- ECONOMIC IMPACT ANALYSIS
- ECONOMIC DEVELOPMENT STRATEGIES
- MARKET ANALYSIS
- MARKET POSITIONING & BRANDING
- MAIN STREET REVITALIZATION
- COMPREHENSIVE COMMUNITY NEEDS ASSESSMENTS
- SOCIOECONOMIC ANALYSIS
- DEMOGRAPHIC ANALYSIS
- TAX BASE ANALYSIS
- INDUSTRIAL CLUSTER ANALYSIS
- MARKET FEASIBILITY STUDIES



NAICS CODE 230000: Construction in Suffolk County, New York			
	Output	Earnings	Employment (# of Jobs)
Direct Impact	\$33,600,000	\$13,440,000	240
RIMS Multiplier	1.9793	0.5803	14.0154
Indirect and Induced Impact	\$66,504,480	\$7,799,232	100
Total Impact	\$100,104,480	\$21,239,232	340

Many of our clients know of our quality services in tax revenue and demographic impact analysis including demographic and school district impact assessments. This expertise combined with our expert use of Geographic Information System (GIS) and census data has allowed NP&V to complete quality fiscal and economic impact studies since the company was formed in 1997.

Our fiscal impact analyses identify project benefits in terms of tax revenue projections and demand for community services from various providers. We have expanded our capabilities and recently, our economic impact analyses concentrate on an expanded quantification of project benefits including job generation during the construction and operation of development, projected salaries, consumer spending, sales tax generation from spending and other economic “ripple effect” benefits. It is critically important to understand the full benefits of economic development projects during difficult economic times.

We now offer market analyses and feasibility studies to determine potential success of projects related to demand for a given business model, within a trade area, in consideration of consumer spending, competition and market demand. Such studies are invaluable in assessing project feasibility and assist with addressing potential socio-economic impacts.

NP&V has a track record of completed, successful and built projects involving fiscal impact analysis, demographic assessment, market studies and customized analyses of community service related impacts in nearly all Towns in Nassau and Suffolk Counties. NP&V’s economic planning expertise can be integrated into economic development strategies, project feasibility, balancing of mixed-use project scenarios, community development and assistance programs and needs assessments. Please contact us for more information on how we can assist with the economic planning aspects of your development, re-development, revitalization or community needs assessment project.



RESUMES

Nelson, Pope & Voorhis

CHARLES J. VOORHIS, AICP, CEP

PERSONAL PROFESSIONAL QUALIFICATIONS

Licensing and Certification:

- Certified Environmental Professional (CEP)
- American Institute of Certified Planners (AICP)
- Certified Environmental Inspector, Environmental Assessment Association
- US Coast Guard Master Steam and Auxiliary Sail Vessels

Experience:

- Managing Partner of Firm, Nelson, Pope & Voorhis, LLC; Melville, New York (1/97-Present)
- Principal of Firm, Charles Voorhis & Associates, Inc.; Miller Place, New York (8/88-1/97)
- Director, Division of Environmental Protection, Department of Planning, Environment and Development; Town of Brookhaven, New York (3/86-8/88)
- Environmental Analyst, Division of Environmental Protection, Department of Planning, Environment and Development; Town of Brookhaven, New York (8/82-3/86)
- Private and Public Consultant, Planning and Environmental Issues (8/82-3/87)
- Public Health Sanitarian, Suffolk County Department of Health Services; Hauppauge, New York (1/80-8/82)
- Environmentalist I, Suffolk County Department of Environmental Control, Central Islip, New York (2/78- 8/79)

Education:

- SUNY at Stony Brook; Master of Science in Environmental Engineering, concentration in Water Resource Management, 1984
- Princeton Associates; Groundwater Pollution and Hydrology Short Course, Princeton, New Jersey, 1983
- New York State Health Department, Environmental Health Training Course, Hauppauge, New York, 1982
- Southampton College of Long Island University; Bachelor of Science in Environmental Geology, 1977

Significant Professional Achievements:

- Lake Agawam Comprehensive Management Plan, 2008
- Southold TDR Planning Report and GEIS, 2008
- Suffolk County North Shore Embayments Watershed Management Plan, 2007
- Mt. Sinai Harbor Management Plan, 2006
- The Residences at North Hills, DEIS and FEIS, 2005-06
- Shelter Island Water Supply Study, 2005
- Town of Southold Comprehensive Implementation Strategy, 2003
- Lower Port Jefferson Harbor Action Plan, 2002
- Setauket Fire District Needs Analysis, 2001
- Southampton Agricultural Opportunities Subdivision, DEIS, FEIS and Findings, 2001
- Old Orchard Woods, DEIS and FEIS, 2000
- Town of Smithtown Armory Park, DEIS, 2000
- Town of Southold Water Supply Management & Water Protection Strategy, 2000
- CVS @ Greenlawn, DEIS and FEIS, 1998
- Knightsbridge Gardens, DEIS and FEIS, 1997
- Camelot Village @ Huntington, DEIS, 1997
- Airport International Plaza, DEIS and FEIS, 1996
- Price Club @ New Rochelle, DEIS and FEIS, 1995
- Commack Campus Park @ Commack DEIS and FEIS, 1994
- Water Mill Shops @ Water Mill DEIS, 1993
- PJ Venture Wholesale Club @ Commack DEIS and FEIS, 1993
- Dowling College NAT Center DEIS and FEIS, 1992
- Final EIS Angel Shores @ Southold, 1991
- Town of Brookhaven Boat Mooring Plan, 1991
- Draft EIS Round Hill @ Old Westbury, 1990
- GEIS Commercial Rezoning on the Towns Own Motion, 1988
- Draft EIS St. Elsewhere @ Nesconset, 1989
- EQBA, Acquisition Study for Brookhaven Town, 1987
- Award for Environmentally Sensitive Land Design, Pine Barrens Review Comm., 1988
- Town of Brookhaven Land Use Plan, 1987
- Discussion of Hydrogeologic Zone Boundaries in the Vicinity of S. Yaphank, LI, NY, 1986
- Comprehensive Review of Industrial Zoned Land in the Sensitive Hydrogeologic Zone, Brookhaven, 1983

Professional & Other Organizations (past and present):

- American Planning Association, Washington, D.C.
- National Association of Environmental Professionals, Alexandria, VA
- Environmental Assessment Association, Scottsdale, Arizona
- American Water Resources Association, Syracuse, New York
- New York Water Pollution Control Association, Riverdale, New York
- Water Pollution Control Federation, Washington, D.C.
- Long Island Seaport & EcoCenter, Inc., Director, Port Jefferson, NY
- Boy Scouts of America, Trained Scoutmaster, Nathaniel Woodhull District, NY
- Historical Society of Port Jefferson, Trustee, Port Jefferson, NY
- Environmental Conservation Board, Village of Port Jefferson, NY
- Port Jefferson Village, Waterfront Advisory Committee, Port Jefferson, NY
- Town of Brookhaven Mount Sinai Harbor Advisory Committee, Medford, NY
- Brookhaven Conservation Advisory Council, Medford, NY

KATHRYN J. EISEMAN, AICP

PERSONAL PROFESSIONAL QUALIFICATIONS

Licensing and Certification:

- American Institute of Certified Planners (AICP)

Experience:

- Partner/Division Manager of the Environmental & Community Planning Division, Nelson, Pope & Voorhis, LLC (Melville, NY) and Charles Voorhis & Associates, Inc. (Miller Place, NY) (7/93 to Present). Project management, preparation of planning studies, downtown revitalization plans, visual preference surveys and public workshop planning and facilitation, environmental impact statements, Geographic Information Systems analysis and mapping, air impact studies, air dispersion modeling (CAL3QHC), noise impact analysis and mitigation, conduct planning studies for land use compatibility/precedent, school and fiscal analysis, testimony at Planning Board meetings.
- Arlington Central School District; Poughkeepsie, NY. (9/91 - 6/93). Mathematics teacher, grade 7.
- Hyde Park Central School District; Hyde Park, NY. (9/89 - 6/91). Mathematics teacher, grades 7 and 8. Yearbook and Mathcounts Club advisor.

Education:

- State University of NY at Stony Brook, Masters Degree in Environmental and Waste Management, 12/96.
- State University of New York at New Paltz; New York (9/89- 6/93). Graduate studies in mathematics, education, computer science, environmental studies and liberal arts.
- Syracuse University; Syracuse, New York. Bachelors Degree. Dual Majors: Mathematics and Education, 5/88.
- Université de Grenoble; Grenoble, France. French language certificate program for foreign students, 5/84.

Significant Professional Achievements:

- Planning Consultant to the Village of Southampton, ongoing
- Eastern Waterfront Community Vision & Revitalization Plan , 6/09
- Lake Ronkonkoma Clean Lakes Study Update, 7/08
- Suffolk County North Shore Embayments Watershed Management Plan, (Final), 11/07
- Syosset Downtown Redevelopment & Revitalization Plan, 9/05
- East Hills Architectural Review Board Planning Study, 1/05
- East Hills Residential Bulk Regulations Review & Study, 1/05
- Custom 3D computer model of proposed Korean Church, Lake Success, 3/04
- Stormwater Outfall and Conveyance Inventory and Mitigation Plan for Town of Islip, 2003
- Mt. Sinai Harbor Shellfish Closure Area Investigation, Town of Brookhaven, 2/03
- Hicksville Fire District Mapping and Spatial Analysis, 2003.
- Visual Preference Survey, Port Jefferson Village, 6/02
- Setauket Fire District Needs Analysis, Setauket, New York, 2001
- Review of Past Water Quality Studies, Port Jefferson Village, 2000
- Stormwater Study, Inventory & Analysis of Stormwater Outfalls for the Town of Brookhaven South Shore Bays, 1996, West Meadow Creek, 2000, and Town of Islip, 2001
- Draft & Final EIS, Colony @ Plainview, 1998
- Noise Studies for Pep Boys & Sears Automotive Centers, 1997-1998

Professional Organizations, Certifications & Training:

- APA Metro Long Island Section Treasurer
- Boys & Girls Club of Bellport Advisory Council Member
- American Institute of Certified Planners since July 2000
- American Planning Association Member since 1997
- IAP2 Certificate Course in Public Participation, January 2004
- CommunityViz Scenario Constructor, SiteBuilder 3D™, Policy Simulator training, November 2002
- Introduction to ArcView GIS, ESRI 16 hour course, 4/00
- Fundamentals of Dispersion Modeling and Computer Modeling Laboratory, June, 1998
- Rutgers University, Methodology of Delineating Wetlands, July 1987

NICOLE L. DELLAVECCHIA

PERSONAL PROFESSIONAL QUALIFICATIONS

Experience:

- **Economic Analyst/Planner, Nelson, Pope & Voorhis, LLC (March 2009-Present)**
 - Completed fiscal impact and economic impact analyses, as well as property tax and sales tax analyses on planned development districts, as well as residential, commercial, recreational and mixed-use developments
 - Prepared market feasibility analyses, zoning analyses and needs assessments
 - Completed analyses to assess and quantify impacts to local community service providers
 - Involved with the preparation of SEQR review documents including Environmental Assessment Forms and Environmental Impact Statements
 - Conducted demographic and socioeconomic analyses
 - Prepared proposals and other marketing efforts
- **Urban Planner/Economic Analyst, Saratoga Associates, Saratoga Springs, NY (2006-2008)**
 - Completed comprehensive/master plans in urban, suburban and rural communities
 - Conducted comprehensive community needs assessments, and demographic and socioeconomic analyses at the county, municipal and neighborhood level
 - Heavily involved in economic development strategies, mall redevelopment, and tourism plans
 - Prepared market analyses and feasibility studies, as well as fiscal and economic impact analyses on residential, commercial, office space and alternative energy developments
 - Prepared corridor management plans, environmental impact statements, brownfield and industrial park redevelopment plans, local waterfront revitalization programs, parking demand analyses
 - Facilitated public participation and community visioning processes, as well as public forums regarding housing, public safety and economic development
 - Created maps, images, graphics and other visuals for various plans and presentations
 - Prepared and reviewed grants for federal, state and local funding sources

Education:

- **Master of Urban Planning, Specialization in International and Economic Development**
State University of New York, University at Buffalo, 2006
- **Dual Major - Bachelor of Arts in Economics/International Relations**
Specialization in Economic Development
State University of New York, College at Geneseo, 2004

Technical Expertise and Skills:

- Microsoft Access, Excel, Frontpage, Publisher, Word & Works
- Adobe Acrobat, Illustrator, InDesign and Photoshop
- ESRI ArcMap 9.3
- SPSS
- MobileMapper and GPS Pathfinder Office
- Trimble and Thales GPS Units

Professional Organizations and Interests:

- American Planning Association, Member
- United States Green Building Council, Member
- Ronald McDonald House of Long Island, Volunteer
- Special Olympics of New York, Long Island Region, Volunteer
- Alpha Phi Omega, Alumni