

ECONOMIC IMPACT ANALYSIS

Riverview Lofts, 221 East Main Street

Riverhead, New York

NP&V No. 16068

Submitted to: Georgica Green Ventures, LLC
c/o Alexandra Giorgos
50 Jericho Quadrangle, Suite 200
Jericho, New York 11753

Submitted by: Nelson, Pope & Voorhis, LLC,
Environmental Planning Consultants
572 Walt Whitman Road
Melville, New York 11747
Phone: (631) 427-5665

April 12, 2017





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1.0 INTRODUCTION AND PURPOSE

Nelson, Pope & Voorhis, LLC has prepared this economic impact analysis for Riverview Lofts, in downtown Riverhead, New York (herein also referenced as the “proposed project”). NP&V is a professional environmental and planning firm with qualifications and expertise to prepare economic impact analyses, and has a track record of similar completed fiscal and economic impact analysis, 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**.

Georgica Green Ventures, LLC, proposes the development of an approximately 0.85-acre project site, located at the southwestern corner of the intersection of East Main Street and McDermott Avenue, in downtown Riverhead, Suffolk County, New York. The property consists of two (2) tax lots, identified by Suffolk County Tax Map as District 0600, Section 129, Block 1, Lots 21 and 22. The proposed project includes the construction of a single five (5)-story mixed-use structure featuring 13,212 SF of first-floor commercial spaces, and four (4) floors of apartments totaling 118 units.

The proposed project is responsive to the need for new multifamily housing in the community, and conforms to the Town Comprehensive Plan in terms of providing workforce and downtown housing opportunities and ground floor retail spaces. The proposed project will contribute to the long-term economic health of the community through the provision of new rental housing

opportunities, through the provision of 118 rental units. In total, the proposed project includes a total of 30 studio units, 60 one (1)-bedroom units, and 28 two-bedroom units (one of which will be set aside for rent-free occupancy by the building superintendent). In addition, the proposed project includes the development of 13,212 SF of retail and commercial space.

The proposed project will create strong economic activity by providing new employment opportunities and local economic growth. Consumer activity will ripple through the local community, creating beneficial economic impacts throughout downtown Riverhead and other parts of the Town, Suffolk County, and the region as a whole. The analysis included herein examines and quantifies the economic impacts that are anticipated to result from the 118 rental units and 13,212 SF of retail and commercial space proposed at Riverview Lofts. **Section 2.0** presents an executive summary and key findings of the economic impact analysis. **Section 3.0** outlines the methodology and the sources of data used to project the economic impacts generated in this analysis. **Section 4.0** depicts the economic impacts – on output, employment and labor income – during both the construction period and annually, during a stabilized year of operations. **Section 5.0** provides a conclusion with respect to the overall economic impact analysis, and **Section 6.0** outlines the references utilized in this analysis.

2.0 EXECUTIVE SUMMARY

As noted in **Section 1.0**, this analysis examines the economic impacts that are associated with the construction and annual operations of the proposed project, located in downtown Riverhead, New York. Economic impacts include direct, indirect and induced benefits on output, employment and associated labor income during the construction phase and during a year of stabilized 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 economic impact analyses.

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

The proposed project is responsive to the need for new multifamily housing in the community, and conforms to the Town Comprehensive Plan in terms of providing workforce and downtown housing opportunities and ground floor retail spaces. The proposed project will contribute to the long-term economic health of the community through the provision of new rental housing opportunities, through the provision of 118 rental units. In total, the proposed project includes a total of 30 studio units, 60 one (1)-bedroom units, and 28 two-bedroom units (one of which will be set aside for rent-free occupancy by the building superintendent). In addition, the proposed project includes the development of 13,212 SF of retail and commercial space.

It is projected that the construction period and annual operations of the proposed project 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 annual operations of the proposed project, long term jobs will also offer direct, indirect and induced benefits to the local economy, Suffolk County and the region as a whole. The new jobs created during both the short-term construction period, as well as long-term annual operations 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 the local economy and into other parts of the region.

Anticipated Economic Impacts

- For the purpose of this analysis, it is anticipated that the construction of the proposed project will commence in the fall of 2017, with construction occurring over a period of 24 months. It is anticipated that the proposed project will be completed during the fall of 2019.
- The construction period is projected to represent a total of approximately \$30.882 million in

investment. The \$30.882 million in direct output is projected to generate an indirect impact of over \$13.0 million, and an induced impact of nearly \$14.4 million, bringing the total economic impact on output to over \$58.3 million during the 24-month long construction period.

- It is projected that the construction period will necessitate 116.0 full time equivalent (FTE) employees annually over the 24-month construction period.
- The 116.0 FTE jobs created annually during the construction period will have an indirect impact of 102.0 FTE employees and an induced impact of 99.7 FTE employees in other industry sectors, bringing the total impact of construction to 317.7 FTE jobs during the construction period. This job creation – direct, as well as indirect and induced – is most crucial during Long Island’s present economic state, and presents opportunities for persons who are unemployed throughout the region.
- Labor income from the construction jobs are estimated to amount to \$67,680 per year, per employee. Assuming that the construction period lasts 24 months in duration, this represents approximately \$135,360 per worker, for a total of over \$15.6 million in collective earnings among the 116.0 FTE construction workers. This labor income is projected to have an indirect impact of over \$4.6 million and an induced impact of over \$4.9 million, bringing the total economic impact of the construction to over \$25.2 million in labor income.
- It is assumed that the operational phase of development will begin upon the completion of the 24-month long construction period, anticipated to occur in the fall of 2019. For the purpose of this analysis, it is assumed that the first year of stabilized operations will occur in 2020. At that point in time, and for the purpose of this analysis, it is assumed that the proposed project will be operating at or near full occupancy, with the majority of its units and the commercial space leased and occupied.
- Direct output is estimated to total \$5.6 million per year. This includes revenue generated in the form of monthly rent for the residential units, as well as lease rates and sales revenues that occur within the commercial space.
- The direct operational revenues are projected to generate an indirect impact of over \$619,000 and an induced impact of over \$824,000 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 total economic impact on output of over \$4.3 million during annual operations.
- In total, it is estimated that the proposed project would create 27.0 FTE jobs during annual operations.
- The 27.0 FTE direct employment positions are projected to result in an indirect impact of 3.6 FTE jobs, and an induced impact of 5.4 FTE jobs throughout the region, bringing the total economic impact of operational employment to 36.0 FTE jobs during stabilized operations.
- The 27.0 FTE employees are anticipated to earn a total of \$945,920 in collective labor income. This direct labor income is projected to result in an indirect impact of over \$206,000 and an induced impact of over \$281,000, bringing the total economic impact of labor income to over \$1.4 million during annual operations.

A summary of key economic findings is provided in **Table 1**. 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 1
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	\$30,882,180	116.0	\$15,645,331
Indirect Impact	\$13,035,546	102.0	\$4,627,889
Induced Impact	\$14,397,807	99.7	\$4,949,571
Total Economic Impact of Construction	\$58,315,532	317.7	\$25,222,791
<i>Economic Impact of Annual Operations</i>			
Direct Impact	\$2,910,669	27.0	\$945,920
Indirect Impact	\$619,539	3.6	\$206,165
Induced Impact	\$824,101	5.4	\$281,254
Total Economic Impact of Annual Operations	\$4,354,309	36.0	\$1,433,339

Source: Project program provided by Georgica Green Ventures, LLC; New York State Department of Labor; International Council of Shopping Centers and Urban Land Institute; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

3.0 METHODOLOGY

Various data and information from state, local, and commercial data sources was used to analyze the existing and projected economic impacts stemming from the construction and annual operations of the proposed project.

Georgica Green Ventures, LLC supplied information regarding the construction cost and construction schedule, as well as the recommended program and mix of uses, monthly rental rates for each unit type, commercial lease rates, the number of employees and associated salaries during annual operations.

United States Bureau of Labor Statistics and New York State Department of Labor publish the Occupational Employment Statistics survey. This survey was used to estimate the wages earned among those employed within construction and extraction occupations in the Long Island labor market. These wages were assumed for each of the workers responsible for the construction of the proposed project.

In addition, the Quarterly Census of Employment and Wages survey was used to estimate the wages earned among those employed within the retail trade industry in the Long Island labor market. These wages were assumed for each of the employees during annual operations of the proposed project's retail component.

International Council of Shopping Centers and Urban Land Institute provides data pertaining to median sales revenues per square foot among various types of retail establishments in the United States. This data was applied to the proposed commercial component to project the annual sales revenues that the proposed project is anticipated to generate.

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 536 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 standard for 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's "*Construction of new multifamily residential structures*" and "*Construction of new commercial structures, including farm structures*" industries were purchased and analyzed to determine the direct, indirect and induced economic impacts during the construction period of the proposed project. Moreover, multipliers specific to socio-economic data in Suffolk County's "*Real estate*" and "*Retail – General merchandise stores*" industries were purchased and analyzed to determine the direct, indirect and induced economic impacts during the annual operations of the proposed project. Details economic impacts can be found in **Section 4.0** of this analysis.

4.0 ANTICIPATED ECONOMIC IMPACTS

For the purpose of this analysis, it is anticipated that the construction of the proposed project will commence in the fall of 2017, with construction occurring over a period of 24 months.¹ It is anticipated that the proposed project will be complete during the fall of 2019.

It is projected that the construction and operations of the proposed project 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 annual operations, long term jobs will also offer direct, indirect and induced benefits to downtown Riverhead and other parts of the Town, Suffolk County and the region as a whole. The new jobs created during both construction and long-term operations 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 the Town and into other parts of the region.

A detailed analysis of direct, indirect and induced impacts (as defined in **Section 2.0**) generated during the construction period is outlined in **Section 4.1**. It is important to note that each of these impacts are temporary and are projected to occur only during the 24 month construction-period. 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 4.2**.

4.1 Economic Impacts of Construction

During the construction period, *output* refers to the investment, or total costs associated with the construction of the proposed project. The construction period is projected to represent a total of approximately \$30.882 million² in investment, of which \$28.8 million is attributed to the construction of the residential component, and \$2.0 million is attributed to the commercial component of the proposed project, and includes construction and land development costs associated with the development of each.³ The \$30.882 million in direct output is projected to generate an indirect impact of over \$13.0 million, and an induced impact of nearly \$14.4 million, bringing the total economic impact on output to over \$58.3 million during the 24-month long

¹ Construction schedule estimate provided by Georgica Green Ventures, LLC, in April 2017.

² For the purpose of this analysis, this figure and all other figures in this section reflect 2017 dollars, the year in which construction is assumed to commence. Consequently, the projected economic impact is a conservative estimate as construction is anticipated to occur over a 24-month period.

³ Construction costs provided by the Georgica Green Ventures, LLC, in April 2017. It is important to note that all costs are estimates based upon market conditions as of the date of submission of this analysis.

construction period.⁴ A summary of the top industries affected during the construction period, sorted by the total impact on output is provided in **Table 2**.

TABLE 2
TOP INDUSTRIES AFFECTED DURING CONSTRUCTION PERIOD,
BY TOTAL IMPACT ON OUTPUT

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
IMPLAN Sector 60: Construction of new multifamily residential structures	\$28,839,784	107.0	\$14,419,893
IMPLAN Sector 407: Retail - Nonstore retailers	\$2,314,726	15.7	\$652,161
IMPLAN Sector 441: Owner-occupied dwellings	\$2,112,657	0.0	\$0
IMPLAN Sector 57: Construction of new commercial structures, including farm structures	\$2,042,396	9.0	\$1,225,438
IMPLAN Sector 440: Real estate	\$1,857,104	8.2	\$160,519

Source: Project program provided by Georgica Green Ventures, LLC; New York State Department of Labor; 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 proposed project. It is projected that the construction period will necessitate 116.0 full time equivalent (FTE) employees annually over the 24-month construction period.

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 116.0 FTE jobs created annually during the construction period will have an indirect impact of 102.0 FTE employees and an induced impact of 99.7 FTE employees in other industry sectors, bringing the total impact of construction to 317.7 FTE jobs during the construction period.⁵ This job creation – direct, as well as indirect and induced – presents significant opportunities for those 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 3**.

⁴ According to IMPLAN, a multiplier of 1.837293 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 multifamily residential structures” (IMPLAN Sector 60) and a multiplier of 1.592125 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 commercial structures, including farm structures” (IMPLAN Sector 57) in Suffolk County, New York.

⁵ According to IMPLAN, a multiplier of 11.741229 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 multifamily residential structures” (IMPLAN Sector 60) and a multiplier of 10.463298 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 commercial structures, including farm structures” (IMPLAN Sector 57) in Suffolk County, New York.

TABLE 3
TOP INDUSTRIES AFFECTED DURING CONSTRUCTION PERIOD,
BY TOTAL IMPACT ON EMPLOYMENT

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
IMPLAN Sector 60: Construction of new multifamily residential structures	\$28,839,784	107.0	\$14,419,893
IMPLAN Sector 403: Retail - Clothing and clothing accessories stores	\$1,831,943	20.8	\$507,980
IMPLAN Sector 407: Retail - Nonstore retailers	\$2,314,726	15.7	\$652,161
IMPLAN Sector 406: Retail - Miscellaneous store retailers	\$444,780	9.9	\$284,063
IMPLAN Sector 57: Construction of new commercial structures, including farm structures	\$2,042,396	9.0	\$1,225,438

Source: Project program provided by Georgica Green Ventures, LLC; New York State Department of Labor; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

During the construction period, direct *labor income* refers 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 and 60% of the total cost of commercial construction; the remaining portion represents the cost of construction materials.⁶ Assuming the payment of the area standard wage, each of the construction workers are estimated to earn the average annual wage of \$67,680.⁷ Assuming that the construction period lasts 24 months in duration, this represents approximately \$135,360 per worker, for a total of over \$15.6 million in collective earnings among the 116.0 FTE construction workers.

This labor income is projected to have an indirect impact of over \$4.6 million and an induced impact of over \$4.9 million, bringing the total economic impact of the construction to over \$25.2 million in labor income.⁸ A summary of the top industries affected during the construction period, sorted by the total impact on labor income is provided in **Table 4**.

⁶ Construction labor and materials estimates per architectural design group Hawkins, Webb, Jaeger, PLLC.

⁷ New York State Department of Labor's Occupational Employment Statistics Survey reports an average wage of \$67,680 among those employed within the construction and extraction occupations in the Long Island labor market as of the first quarter of 2016. For the purpose of this analysis, and to present a conservative estimate, wages are projected to remain constant to their 2016 averages during the construction period.

⁸ According to IMPLAN, a multiplier of 0.674112 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 multifamily residential structures" (IMPLAN Sector 60) and a multiplier of 0.697540 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 commercial structures, including farm structures" (IMPLAN Sector 57) in Suffolk County, New York.

**TABLE 4
TOP INDUSTRIES AFFECTED DURING CONSTRUCTION PERIOD,
BY TOTAL IMPACT ON LABOR INCOME**

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
IMPLAN Sector 60: Construction of new multifamily residential structures	\$28,839,784	107.0	\$14,419,893
IMPLAN Sector 57: Construction of new commercial structures, including farm structures	\$2,042,396	9.0	\$1,225,438
IMPLAN Sector 407: Retail - Nonstore retailers	\$2,314,726	15.7	\$652,161
IMPLAN Sector 395: Wholesale trade	\$1,541,052	6.0	\$573,045
IMPLAN Sector 403: Retail - Clothing and clothing accessories stores	\$1,831,943	20.8	\$507,980

Source: Project program provided by Georgica Green Ventures, LLC; New York State Department of Labor; 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 5**.

**TABLE 5
ECONOMIC IMPACTS OF CONSTRUCTION**

Impact Type	Output (Revenue)	Employment (Number of FTE Jobs)	Labor Income (Wages)
Direct Impact	\$30,882,180	116.0	\$15,645,331
Indirect Impact	\$13,035,546	102.0	\$4,627,889
Induced Impact	\$14,397,807	99.7	\$4,949,571
Total Impact	\$58,315,532	317.7	\$25,222,791

Source: Project program provided by Georgica Green Ventures, LLC; New York State Department of Labor; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

4.2 Economic Impacts of Annual Operations

It is assumed that the operational phase of development will begin upon the completion of the 24-month long construction period, anticipated to occur in the fall of 2019. For the purpose of this analysis, it is assumed that the first year of stabilized operations will occur in 2020. At that point in time, and for the purpose of this analysis, it is assumed that the proposed project will be operating at or near full occupancy, with the majority of its units and the commercial space leased and occupied.

During operations, direct output refers to the total revenues derived from the annual operation of the proposed project. This includes revenue generated in the form of monthly rent for the residential units, as well as lease rates and sales revenues that occur within the commercial space. As seen in **Table 6**, output from the rental units is estimated to total over \$1.7 million per year.⁹

**TABLE 6
PROJECTED DIRECT OUTPUT**

Unit Type	Number of Units	Net Monthly Rent per Unit	Total Gross Annual Rent
<i>Tier I Apartments (60% of the AMI Income Limit)</i>			
Studio	24	\$976	\$281,088
1-BR	48	\$1,159	\$667,584
2-BR	17	\$1,389	\$283,356
<i>Tier II Apartments (90% of the AMI Income Limit)</i>			
Studio	4	\$1,126	\$54,048
1-BR	4	\$1,339	\$64,272
2-BR	5	\$1,530	\$91,800
<i>Tier III Apartments (130% of the AMI Income Limit)</i>			
Studio	2	\$1,226	\$29,424
1-BR	8	\$1,539	\$147,744
2-BR	5	\$1,755	\$105,300
<i>Non-Rent Bearing Units</i>			
2-BR	1	\$0	\$0
Total: All Residential Units	118	--	\$1,724,616

Source: Project program provided by Georgica Green Ventures, LLC; Analysis by Nelson, Pope & Voorhis.

In addition, output in the form of commercial leases is estimated at \$15 per square foot of space, per year. Assuming 13,212 SF of rentable commercial space, this totals an additional \$198,180 per year. Output in the form of sales revenues will also contribute positively to the local economy. According to the Urban Land Institute, and the International Council of Shopping Centers, the average retailer generates between approximately \$190 and \$340 per square foot, depending on the location and the type of shopping center.¹⁰ Since traditional downtowns do not necessarily fit within one of the deemed shopping center classifications, an average of the lowest and highest price points was utilized for the purpose of estimating sales revenues; this equates to sales of approximately \$284.30 per square foot. When applied to 13,212 SF of commercial space, it is projected that the retail component of the proposed project will generate approximately \$3.7 million in sales revenues per year.

⁹ Estimated monthly residential rental rates and commercial lease rates provided by Georgica Green Ventures, LLC, in April 2017.

¹⁰ Median sales revenues per square foot derived from all types of retail establishments located in a sample of various types of shopping centers in the United States. It is important to note that the figures do not represent the industry average; however, the participating shopping centers are a representative group, and the results provide benchmarks that can be valuable in analyzing shopping center operations. These data are reported and published in "Dollars and Cents of Shopping Centers," Urban Land Institute and International Council of Shopping Centers, June 2008.

Combined, direct output is projected to total over \$5.6 million.¹¹ The direct operational revenues¹² are projected to generate an indirect impact of over \$619,000 and an induced impact of over \$824,000 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 total economic impact on output of over \$4.3 million during annual operations.¹³ A summary of the top industries affected during annual operations, sorted by the total impact on output is provided in **Table 7**.

TABLE 7
TOP INDUSTRIES AFFECTED DURING ANNUAL OPERATIONS,
BY TOTAL IMPACT ON OUTPUT

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
IMPLAN Sector 440: Real estate	\$2,122,232	3.8	\$155,062
IMPLAN Sector 405: Retail - General merchandise stores	\$1,000,176	24.2	\$812,589
IMPLAN Sector 441: Owner-occupied dwellings	\$121,927	0.0	\$0
IMPLAN Sector 62: Maintenance and repair construction of nonresidential structures	\$59,056	0.3	\$23,149
IMPLAN Sector 461: Management of companies and enterprises	\$49,893	0.2	\$22,071

Source: Project program provided by Georgica Green Ventures, LLC; New York State Department of Labor; International Council of Shopping Centers and Urban Land Institute; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

¹¹ For the purpose of this analysis, this figure and all other figures in this section reflect 2020 dollars, the year in which the first year of stabilized operations is anticipated to commence.

¹² The direct operational revenues include monthly rental income from the residential units as well as annual tenant leases and sales revenues from the commercial space. This totals approximately \$5.6 million per year, which includes over \$3.7 million in annual sales revenues from the commercial 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 \$3.7 million in sales revenues occurring within the commercial space. This results in a direct impact of retail sales equal to approximately \$845,503 per year – representing the “profit” among the businesses located in the commercial space. The difference between this figure and the annual sales revenues is attributed to the cost to produce the items being purchased at each establishment.

¹³ According to IMPLAN, a multiplier of 1.275683 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” (IMPLAN Sector 440) and a multiplier of 1.595229 represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand by “Retail – General merchandise stores” (IMPLAN Sector 405) in Suffolk County, New York.

During operations, direct *employment* refers to the number of persons that are employed by the proposed project. For the purpose of this analysis, it is assumed that the residential component of the proposed project will create three (3.0) FTE jobs during stabilized operations: a manager, a maintenance supervisor and a grounds porter. In addition, and assuming that one (1) FTE job will be created per each 550 square feet of retail space, it is estimated that the commercial component of the proposed project would generate approximately 24.0 FTE jobs during annual operations.¹⁴ In total, it is estimated that the proposed project would create 27.0 FTE jobs during annual operations.

The 27.0 FTE direct employment positions are projected to result in an indirect impact of 3.6 FTE jobs, and an induced impact of 5.4 FTE jobs throughout the region, bringing the total economic impact of operational employment to 36.0 FTE jobs during stabilized operations.¹⁵ A summary of the top industries affected during annual operations, sorted by the total impact on employment is provided in **Table 8**.

TABLE 8
TOP INDUSTRIES AFFECTED DURING ANNUAL OPERATIONS,
BY TOTAL IMPACT ON EMPLOYMENT

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
IMPLAN Sector 405: Retail - General merchandise stores	\$1,000,176	24.2	\$812,589
IMPLAN Sector 440: Real estate	\$2,122,232	3.8	\$155,062
IMPLAN Sector 464: Employment services	\$43,597	0.6	\$29,235
IMPLAN Sector 501: Full-service restaurants	\$23,360	0.4	\$11,096
IMPLAN Sector 468: Services to buildings	\$22,880	0.3	\$9,658

Source: Project program provided by Georgica Green Ventures, LLC; New York State Department of Labor; International Council of Shopping Centers and Urban Land Institute; 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 27.0 FTE employees. It is assumed that the salaries for the residential-centered jobs will collectively total \$138,200 per year, during a stabilized year of operations of the proposed

¹⁴ Estimated number of operational jobs provided by Georgica Green Ventures, LLC, in April 2017. The number of retail jobs projected via employee-to-square foot ratios, which are averages specific to a given industry, as published in various sources. Such sources include but not limited to the Commercial Buildings Energy Consumption Survey by the Energy Information Administration, Long Island Business News, CEQR Technical Manual, as well as Federal, State and local planning standards and design publications. Such ratios are considered to be industry standard for such economic impact analyses.

¹⁵ According to IMPLAN, a multiplier of 6.994124 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” (IMPLAN Sector 440) and a multiplier of 17.470563 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 – General merchandise stores” (IMPLAN Sector 405) in Suffolk County, New York.

project. Moreover, and assuming an industry average annual salary of \$33,655 for the retail jobs, this component of the proposed project is anticipated to generate \$807,720 in salaries.¹⁶ Combined, the jobs from the proposed project are projected to create salaries of \$945,920 per year. The \$945,920 in direct labor income is projected to result in an indirect impact of over \$206,000 and an induced impact of over \$281,000, bringing the total economic impact of labor income to over \$1.4 million during annual operations.¹⁷ A summary of the top industries affected during annual operations, sorted by the total impact on labor income is provided in **Table 9**.

TABLE 9
TOP INDUSTRIES AFFECTED DURING ANNUAL OPERATIONS,
BY TOTAL IMPACT ON LABOR INCOME

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
IMPLAN Sector 405: Retail - General merchandise stores	\$1,000,176	24.2	\$812,589
IMPLAN Sector 440: Real estate	\$2,122,232	3.8	\$155,062
IMPLAN Sector 464: Employment services	\$43,597	0.6	\$29,235
IMPLAN Sector 475: Offices of physicians	\$31,376	0.2	\$23,892
IMPLAN Sector 62: Maintenance and repair construction of nonresidential structures	\$59,056	0.3	\$23,149

Source: Project program provided by Georgica Green Ventures, LLC; New York State Department of Labor; International Council of Shopping Centers and Urban Land Institute; 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 10**.

¹⁶ Estimated salaries provided by Georgica Green Ventures, LLC, in April 2017. Salaries for the retail jobs provided by New York State Department of Labor’s Quarterly Census of Employment and Wages. Wages reflect the 2015 annual average among employees specific to the retail trade industry in the Long Island labor market.

¹⁷ According to IMPLAN, a multiplier of 0.186877 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” (IMPLAN Sector 440) and a multiplier of 0.568543 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 – General merchandise stores” (IMPLAN Sector 405) in Suffolk County, New York.

TABLE 10
ECONOMIC IMPACTS OF ANNUAL OPERATIONS

Impact Type	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
Direct Effect	\$2,910,669	27.0	\$945,920
Indirect Effect	\$619,539	3.6	\$206,165
Induced Effect	\$824,101	5.4	\$281,254
Total Effect	\$4,354,309	36.0	\$1,433,339

Source: Project program provided by Georgica Green Ventures, LLC; New York State Department of Labor; International Council of Shopping Centers and Urban Land Institute; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

5.0 CONCLUSION

The proposed project is responsive to the need for new multifamily housing in the community, and conforms to the Town Comprehensive Plan in terms of providing workforce and downtown housing opportunities and ground floor retail spaces. The proposed project will contribute to the long-term economic health of the community through the provision of new rental housing opportunities, through the provision of 118 rental units. In total, the proposed project includes a total of 30 studio units, 60 one (1)-bedroom units, and 28 two-bedroom units (one of which will be set aside for rent-free occupancy by the building superintendent). In addition, the proposed project includes the development of 13,212 SF of retail and commercial space. The expected public benefits of the proposed project are significant and beneficial, in that it will provide for new and needed housing opportunities in downtown Riverhead. Moreover, future occupancy of the proposed project will broaden the local consumer base for area businesses. The proposed project will generate immediate construction jobs as well as permanent employment opportunities for area residents.

The proposed project is projected to create strong economic activity through the provision of jobs and housing opportunities. As seen in **Section 4.0**, it is projected that the construction and annual operations of the proposed project will contribute positively to the local economy. During the construction period, opportunities for employment will offer direct, indirect and induced benefits for residents of downtown Riverhead, and for those residing throughout the greater region. During the operation of the proposed project, long term jobs will also offer direct, indirect and induced benefits to the Town of Riverhead, Suffolk County and the region as a whole. The new jobs created during both construction and annual operations 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 and presents significant opportunities for persons who are unemployed throughout the region. A summary of key economic findings is provided in **Table 11**.

TABLE 11
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	\$30,882,180	116.0	\$15,645,331
Indirect Impact	\$13,035,546	102.0	\$4,627,889
Induced Impact	\$14,397,807	99.7	\$4,949,571
Total Economic Impact of Construction	\$58,315,532	317.7	\$25,222,791
<i>Economic Impact of Annual Operations</i>			
Direct Impact	\$2,910,669	27.0	\$945,920
Indirect Impact	\$619,539	3.6	\$206,165
Induced Impact	\$824,101	5.4	\$281,254
Total Economic Impact of Annual Operations	\$4,354,309	36.0	\$1,433,339

Source: Project program provided by Georgica Green Ventures, LLC; New York State Department of Labor; International Council of Shopping Centers and Urban Land Institute; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

6.0 REFERENCES

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Minnesota IMPLAN Group, Inc., 2009. IMPLAN Economic Modeling System, Version 3.0.2.1, Revised 2009. Hudson, Wisconsin.

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ATTACHMENT A
Nelson, Pope & Voorhis, LLC
Economic Analysis Qualifications

NELSON POPE & VOORHIS

ABOUT NELSON, POPE & VOORHIS...

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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 (13 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 and economic analysts, 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.



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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 30 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 differential global positioning systems (GPS), AutoCAD analysis/mapping, ESRI geographic information systems (GIS) programs including ArcMap and 3D Analyst and Spatial Analyst, 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



THE THREE DIVISIONS OF NP&V...

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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 SketchUp (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, economic analysts 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, AICP 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 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



SUMMARY OF SERVICES...

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What we do at Nelson, Pope & Voorhis...

- **SEQRA Compliance and Environmental 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.
- **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: Fiscal** and economic impact analyses, market analyses & feasibility studies, economic development strategies, niche market and branding planning, tax base analysis, housing incentives and programs and community development.
- **Grants Administration:** Preparation of federal and state funded municipal grant applications, project management; including the preparation of all reporting documents.
- **Environmental Site Assessment:** Phase I, II and III environmental site assessments; geophysical surveys; remedial investigation and feasibility studies; Brownfield investigations; voluntary cleanup program; oil spill closure; asbestos and lead testing and abatement.
- **Soil Borings & Subsurface Investigations:** Soil borings, Ground Penetrating Radar; groundwater investigations, modeling; and flow studies; monitoring well and piezometer installation.



SUMMARY OF SERVICES...

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- **STORM WATER MANAGEMENT PLANS (SWPPPS):** 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...
- **Wetland Permitting:** Flagging and identification of fresh water and tidal wetlands; preparation of wetland permitting; and wetland restoration plans.

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 feasible solutions.



ECONOMIC AND FISCAL IMPACT ANALYSIS, DEMOGRAPHIC AND COMMUNITY NEEDS ASSESSMENTS

ENVIRONMENTAL PLANNING CONSULTING

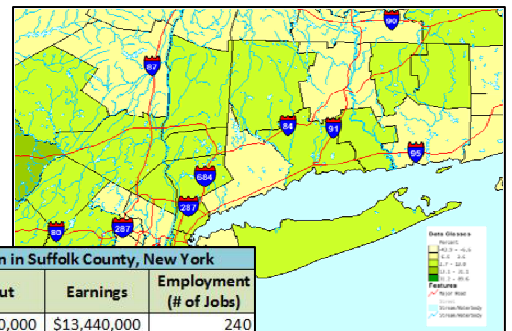
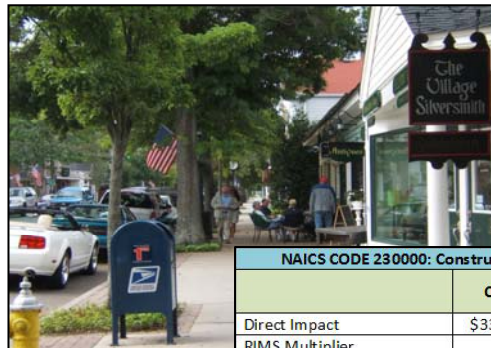
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- FISCAL ANALYSIS
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- MARKET POSITIONING & BRANDING
- MAIN STREET REVITALIZATION
- COMPREHENSIVE COMMUNITY NEEDS ASSESSMENTS
- SOCIOECONOMIC ANALYSIS
- DEMOGRAPHIC ANALYSIS
- TAX BASE ANALYSIS



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.

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.

MARKET ANALYSIS

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- WETLAND PERMITTING**
- STORM WATER MANAGEMENT PLANS**
- WATERFRONT & COASTAL ZONE PROJECTS MAPPING**
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572 Walt Whitman Road
Melville, New York
11747

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FAX: 631-427-5620
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NP&V is a professional environmental and planning firm with qualifications and expertise to prepare various types of residential and commercial market analyses and feasibility studies, and has a track record of such completed projects throughout Long Island.

In the preparation of a market analysis, NP&V strives to identify and quantify the need for a specific type of development – be it a shopping center, office space, a new residential subdivision or an assisted living community, among others – that can be accommodated at a given location. NP&V is able to analyze the relationship between the supply and demand and reveal whether or not a given development could be supported in a specified location. This is accomplished through the definition of a target market area, a critical evaluation of demographics, socioeconomic characteristics and consumer trends, and an analysis of existing and comparable developments.



Findings and recommendations of our market analyses are tailored to each community, and provide the facts necessary to determine the viability of a given project, attract specific types of businesses, and market projects to possible investors. As such, our market analyses have proven to be a valuable tool in the decision-making process – for both the public sector and private developers.

NICHE MARKET AND BRANDING PLAN & BUILD-OUT/TAX BASE ANALYSIS TOWN OF BROOKHAVEN

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572 Walt Whitman Road
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11747

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Nelson, Pope & Voorhis (NP&V) is working with the Town of Brookhaven on a niche market and branding plan for Greater Bellport community. The focus of this plan is to form a set of recommendations that outline the necessary steps that members in the Greater Bellport community can take in order to successfully create a sense of place, community pride and positive perceptions through a more niche-oriented position in the local market. NP&V recommended various initiatives to make the Greater Bellport community unique and marketable, creating a place that people want to be, where people are comfortable, and a place that people remember and come back to time and again. The niche market and branding plan strives to promote the community's niche market to new residents, visitors and economic development opportunities alike, offering the Greater Bellport community the opportunity to develop a theme that they want to be known for.

NP&V is also working with the Town of Brookhaven on a build-out/tax base analysis, to analyze how the local school district could be impacted by growth. NP&V is working on the creation of a GIS model to compare tax assessments for various land use scenarios to ensure an adequate tax base to support increased growth in school population without disproportionate increases in residential tax rates. This model will be used to test assumptions for future development and analyze various alternatives in an automated fashion, allowing for easily comparison of scenarios and results. Ultimately, the model will provide a reality check for future planning with respect to provision of quality community services, and may provide support for creating additional commercial tax base within the district. The project is underway, and is nearing completion.

ECONOMIC DEVELOPMENT CHAPTER OF THE COMPREHENSIVE PLAN UPDATE TOWN OF SOUTHOLD

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



In an effort to achieve the Town's vision, five goals and numerous objectives were formed to provide direction for future decision-making pertaining to the Town's economy. Much of the Town's economic vitality is based on the Town's unique rural, historic and maritime-based character as well as its natural resources. It is critical that these qualities be recognized, enhanced and protected. NP&V is currently working on the preparation of the economic chapter of the Comprehensive Plan Update for the Town of Southold to allow for the formation of appropriate recommendations and implementation strategies focused on long-term economic sustainability throughout the Town.

One of the specific tasks involved with the economic chapter of the Town's Comprehensive Plan is the zoning/build-out analysis. The Town of Southold is facing development pressure and is concerned about the impact that the current zoning may have on the Town's resources. The Town of Southold prepared a build-out analysis of several zoning districts, and NP&V funneled these findings into a model to assess the regional impact of full build-out and modified development scenarios. Ensuring quality of life, protection of environmental resources, housing needs and maintenance of the tax base were key elements of the model. This project involved the creation of a spreadsheet model to synthesize multiple evaluation factors to analyze the impact of full build out of the Town of Southold under its current zoning. This project is an update to a similar project completed for the Town in 2003.

NELSON POPE & VOORHIS

572 Walt Whitman Road
Melville, New York
11747

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



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

STEVEN J. MCGINN, CEI

PERSONAL PROFESSIONAL QUALIFICATIONS

Licensing and Certification:

- Licensed Asbestos Inspector
- OSHA 40 Hour HAZWOPER
- Certified Environmental Inspector, Environmental Assessment Association (CEI)
- Lead Based Paint Risk Assessor
- Radon Measurement Specialist

Experience:

- Partner/Division Manager, Nelson, Pope & Voorhis, LLC (July 2005 to Present)
- Senior Environmental Analyst, Nelson, Pope & Voorhis, LLC (January 1997 to July 2005)
- Environmental Analyst, Nelson & Pope, LLP (July 1989 to January 1997)
- Project Manager, Middleton Kontokosta & Associates (May 1988 to July 1989)
- Planning Aide, Town of Huntington Planning Department (January 1987 to May 1988)

Education:

- 8-Hour HAZWOPER Refresher Course
- 40-Hour Course Hazardous Materials Training
- Performing Phase I Environmental Inspections, Environmental Assessment Association, Sept. 1997
- Environmental Regulations Course, Executive Enterprises, June 1996
- Environmental Impact Statements, Cook College/Rutgers University, December 1994
- State University of New York at Cortland - Bachelor of Science in Geography, January 1986

Significant Professional Achievements:

- Village of Hempstead Urban Renewal Project - Phase I ESA
- Coram Plaza, Coram - Phase I, II & III ESA and Asbestos Survey
- 744 Clinton Street, Brooklyn - Phase I & II ESA
- Middle Island Country Club, Middle Island - Phase I & II ESA
- Tyrolean Auto Sport, Northport - Phase II & III ESA
- Long Island Children's Museum, Westbury - Phase I & II ESA
- 940 Bryant Avenue, Bronx - Phase I ESA
- 1345 Seneca Avenue, Bronx - Phase I ESA
- Red Roof Farms, Rye Brook - Phase I & II ESA
- Thomas Dodge Subaru, Port Jefferson - Phase I & II ESA
- 221 Skip Lane, Bay Shore - Phase I & II ESA
- 950 West Main Street, Riverhead - Phase I ESA
- Long Island Galleria/Price Club Plaza, Westbury - DEIS & FEIS
- Currans Road Development, Middle Island - DEIS & FEIS
- Timber Ridge at the Plains, Greenlawn - DEIS & FEIS
- Greene's Creek Marina, Sayville - DEIS
- Town of Brookhaven Marine Reconstruction Projects, Patchogue, Blue Point, Port Jefferson, Mount Sinai, - Tidal Wetland Permits
- Village of Lake Success, Lake Success - Land Use and Zoning Analyses

Professional Responsibilities:

- Division Manager for Phase I and Phase II Environmental Site Assessments, Site Remediation Coordination and Supervision, Lead-Based Paint sampling and Asbestos Surveys for lending institutions
- Author of numerous Phase I & II ESA reports, remediation & brownfield projects work plans, and closure reports in both draft and final formats for major large scale, high-profile projects.
- Other responsibilities include the preparation of various environmental, planning and zoning studies and the preparation of various state and federal applications such as: land use and zoning studies, noise and air quality assessments, feasibility studies, economic analyses, freshwater and tidal wetland permits, etc.
- Interaction with various Town, County, State and Federal officials, attorneys, developers, engineers, Town Boards, Planning Boards, and Zoning Boards of Appeals.

Professional & Other Organizations (past and present):

- American Planning Association, Washington, D.C.
- National Association of Environmental Professionals, Alexandria, VA
- Environmental Assessment Association, Scottsdale, Arizona
- National Groundwater Association, Assoc. of Groundwater Scientists and Engineers

CARRIE O'FARRELL, AICP

PERSONAL PROFESSIONAL QUALIFICATIONS

Experience:

- Partner/Division Manager of the Environmental Resource & Wetland Assessment Division, Nelson, Pope & Voorhis, LLC Melville, New York (3/2004 - present).
- Environmental Planner; Nelson, Pope & Voorhis, LLC, Melville, NY (10/2002 to 2/2004). Preparation of environmental assessments, environmental impact statements and various other land use and feasibility studies. Development of land use plans for town zoning and planning purposes, and coordinate reviews with various town and state officials. Preparation of freshwater & tidal wetlands permits & permit plans, NYSDEC Stormwater Pollution Prevention Plans and Stormwater General Permit filings.
- Consultant and Environmental Policy Analyst, Booz Allen Hamilton, Inc., Washington, D.C. (1999 to 2002). Provide program management, planning, on-site support, and data analysis for various federal agency environmental programs including U.S. Department of Energy, Federal Aviation Administration (FAA), and U.S. Department of Defense. Prepared policy recommendations, program information briefings, Congressional testimony, and various program support activities. Reviewed and prepared sections of environmental impact analyses, policy language, responses to public comments, press releases, and fact sheets; and coordinated interagency meetings and comment resolution between various federal offices.

Education:

- Bachelor of Science: University of Rochester, Environmental Science, May 1999

Significant Professional Achievements:

- Environmental Impact Statements (EIS): Lighthouse@Long Island, Kensington Estates, Woodbury; Roslyn Landing@Roslyn; Tiana Commons PDD, Town of Southampton; Glen Harbor Partners Town of N. Hempstead; The Residences @ North Hills, Village of North Hills; Lands End, Village of Sands Point; Korean Church of Long Island, Village of Lake Success; Sandy Hills, Town of Brookhaven;
- Draft Generic EIS and Mixed Use Planned Development District legislation: Gabreski Airport PDD; North Sea Mixed Use Development District, Southampton, NY.
- Planned Development District Master Plan & Planned Development District (PDD) Legislation: Gabreski Airport Master Plan, Town of Southampton; North Sea PDD, Town of Southampton; Poxabogue Golf Course PDD, Town of Southampton
- Expanded Part I & Part III Environmental Assessments: Parrish Art Museum, Town of Southampton; Cenacle Manor, Ronkonkoma; The Seasons at East Meadow; Laurel Hollow Subdivision; Greenport Marina, Greenport, NY; Engel Burman @ Plainview; Shaw Estates at Manorville
- DEC SPDES Phase II Permits & Municipal Compliance: Village of Poquott, Village of Port Jefferson, & Village of Bellport Stormwater Management Plans; Completion of DEC annual reports; completion of 75+ Stormwater Pollution Prevention Plans for Stormwater Discharges from Construction Activity (GP-0-08-001) for construction sites throughout Nassau & Suffolk Counties.
- Municipal Planning Studies: Mount Sinai Harbor Management Plan, Town of Brookhaven; NYSDOS Beaverdam Creek Watershed Management Plan; NYSDOS Barriers to Fish Passage in six South Shore Estuary Reserve Tributaries; Town of North Hempstead, North Sheets Creek Beach Shoreline & Park Improvements; Town of Shelter Island Water Supply Study; Village of Manorhaven Nature Preserve.
- Wetlands Permits & Feasibility Studies: Fire Island Pines Property Owner's Association, Brookhaven; Bedford Ponds, Bedford, NY; Kismet Walks, Town of Islip; Mooney Pond, Coram, Town of Brookhaven; Port Washington Yacht Club, Port Washington;
- Site plan/subdivision review: Town of Southampton, Town of Southold, & Village of Poquott.
- US Department of Energy Yucca Mountain Project Draft, Supplemental, and Final EIS. Conducted headquarters policy review, prepared draft language, and coordinated interagency comment/review of documents for nationwide NEPA project.
- U.S. Department of Energy Yucca Mountain Site Recommendation. Assisted in the development and review of U.S. Secretary of Energy's Yucca Mountain Site Recommendation Decision and Congressional approval.
- NYC CEQR Environmental Assessments: Briarwood Plaza Bell Boulevard Rezoning; Hatzolah of Boro Park
- NEPA Environmental Assessment: Heckscher Museum, Huntington, 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:

- Montauk Highway Corridor Study & Land Use Plan for Mastic and Shirley Phase II , 2009
- East Hampton Commercial Districts Study, 2009
- Oyster Bay LWRP, in progress
- Town of Brookhaven Athletic Fields Needs Assessment, in progress
- 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
- 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

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 (2009-Present)

- Completed fiscal impact analyses and economic impact analyses for planned development districts, as well as residential, commercial, recreational and mixed-use developments
- Prepared market analyses, feasibility studies, and needs assessments on small and large-scale shopping centers, mixed use developments, as well as residential developments, including independent senior living, assisted living facilities, continuing care retirement communities (CCRC) and other senior housing developments
- Completed property tax and sales tax analyses
- Prepared niche market/branding plans
- Conducted tax base, build-out, and zoning analyses
- Completed analyses to assess and quantify impacts to school districts and other 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
 - 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 variety of uses
- Involved with the preparation of corridor management plans, environmental impact statements, brownfield and industrial park redevelopment plans, local waterfront revitalization programs, parking demand analyses
 - Facilitated public participation, community visioning processes and public forums
 - Created maps, images, graphics and other visuals for various plans and presentations
 - Prepared and reviewed grants for federal, state and local funding sources

Significant Professional Achievements:

- Waterfront Market Analysis: *Town of Oyster Bay Eastern Waterfront Area (2011)*
- Commercial Market Analysis: *The Meadows at Yaphank PDD (2011)*, *Mt. Sinai Village Centre (2011)*, *Artist Lake Plaza (2010)*, *Eastport Hamlet Centre (2009)*
- Residential Market Analysis: *The Uplands at St. Johnland CCRC (2011)*, *Assisted Living Community in Speonk (2010)*
- School District Analysis: *Jefferson Meadows (2011)*, *North Manor Estates (2011)*
- Comprehensive Master Plan: *Village of Poquott (2011)*, *Town of Southold - Economic Development Chapter and Demographics Chapter (2011)*
- Niche Market and Branding Plan: *North Bellport Community (2011)*
- Fiscal Impact Analysis: *The Meadows at Yaphank PDD (2011)*, *Mt. Sinai Village Centre (2011)*, *New Frontier (2011)*, *Eastport Hamlet Centre (2010)*, *The Hamptons Club at Eastport (2009)*
- Economic Impact Analysis: *The Meadows at Yaphank PDD (2011)*, *Mt. Sinai Village Centre (2011)*, *New Frontier (2011)*, *Assisted Living Community at East Northport (2009)*, *The Hamptons Club at Eastport (2009)*
- Planning Analysis in Support of Use Variance: *Edwards Avenue Property, Calverton (2011)*
- Received formal training in the IMPLAN Economic Modeling System through the Minnesota Implan Group, 2009

Education:

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

Professional Organizations and Interests:

- American Planning Association, Member
- United States Green Building Council, Member
- State University of New York, College at Geneseo, Long Island Regional Alumni Committee, Member
- Ronald McDonald House of Long Island, Volunteer
- Special Olympics of New York, New York City Region and Long Island Region, Volunteer
- Alpha Phi Omega, Alumni