

---

# ECONOMIC & FISCAL IMPACT ANALYSIS

---

## Greybarn Patchogue Multifamily Residential Development

303 East Main Street  
East Patchogue, NY

NPV No.11092

**Prepared for:**

Rechler Equity Development LLC  
85 South Service Road  
Plainview, New York 11803  
Contact: Kristen McCabe

**Prepared by:**



**NELSON POPE VOORHIS**

*environmental • land use • planning*

70 Maxess Road  
Melville, NY 11747

Contact: Charles J. Voorhis, CEP, AICP  
o: 631.427.5665 | [cvoorhis@nelsonpopevoorhis.com](mailto:cvoorhis@nelsonpopevoorhis.com)

---

**June 20, 2022**

---

## TABLE OF CONTENTS

**Executive Summary..... 1**

**1.0 Introduction and Purpose ..... 3**

**2.0 Methodology ..... 6**

**3.0 Demographics and Local Trends..... 9**

    3.1 Demographics ..... 9

    3.2 National Regional and Local Housing Market Trends ..... 13

**4.0 Consistency with Existing Comprehensive Planning Documents..... 16**

**5.0 Summary of Economic and Fiscal Impacts ..... 18**

**6.0 References ..... 29**

### ATTACHMENTS

A NPV Qualifications

## EXECUTIVE SUMMARY

This analysis examines the economic and fiscal impacts that currently occur and are anticipated to occur through the construction and annual operations of a multifamily residential development known as Greybarn Patchogue. The report further includes demographic information and a review of planning documents that further support the need for the proposed project and its consistency with planning goals.

The subject site is located at 303 East Main Street in the **hamlet of East Patchogue**, Town of Brookhaven, Suffolk County, New York and is surrounded by a mix of commercial uses including restaurants, retail shops, banks, and a car dealership. The proposed project will provide a **91-unit multifamily residential development**, consisting of 37 one-bedroom market rate units, 36 two-bedroom market rate units, 5 one-bedroom workforce units, 5 two-bedroom workforce units, 4 one-bedroom affordable units, and 4 two-bedroom affordable units.

The proposed project responds to the public need for increased housing opportunities, including workforce and affordable housing opportunities. Housing costs have skyrocketed, housing availability has fallen, and local businesses and institutions are no longer able to fill essential positions to meet customer demand during what should be a post-pandemic recovery. The shortage of housing and demand for workers impacts many across the employment spectrum, especially essential lower- and middle-income workers such as retail and restaurant workers and hospital, school, and Town staff. Consumer activity from the increase in residents will ripple through the local community, creating beneficial economic and fiscal impacts throughout the hamlet of East Patchogue, the Town of Brookhaven, Suffolk County, and the region as a whole. The proposed project will provide a solid tax base at the time of full occupancy and full taxation as quantified in this report.

Economic benefit includes direct economic impacts, as well as those indirect and induced impacts that are projected to occur – on output, employment and labor income – during both the 18-month construction period, and annually upon stabilized operations of the proposed project. During **construction**, direct, indirect, and induced impacts of the proposed project will result in **\$47,348,138** in **total output**, **225.52 jobs** (total full-time equivalent [FTE] jobs), and **\$21,733,161** in **labor income** (total wages). During **annual operations**, direct, indirect, and induced impacts of the proposed project will result in **\$4,449,563** in **output** (total revenue), **6.27 jobs** (total FTE jobs), and **\$518,260** in **labor income** (total wages).

The Applicant will be applying to the Town of Brookhaven to participate in its Payment in Lieu of Taxes (PILOT) program. IDA tax deferral promotes beneficial development/redevelopment and creates jobs while supplementing taxes and meeting other goals such as housing options including affordable housing. Since the exact terms of the PILOT have not yet been negotiated, this study analyzes the projected fiscal impacts based on a stabilized year of operations and full taxation based on current assessments and projected revenues.

This projection of tax revenues is useful in assisting with an understanding of existing and future taxes to help structure a PILOT agreement. Any tax deferral programs will delay and phase-in full taxation. At full build-out and during annual operations, the proposed project is projected to generate significantly more tax revenue than the current conditions of the property. It is estimated that the proposed project will generate **\$570,975** in **annual taxes** under full taxation of the property, of which **\$379,718** would be allocated to the **Patchogue-Medford Union Free School District**. The current taxes generated by the eight parcels that comprise the property are \$147,008 in annual taxes, of which \$97,766 is allocated to the school district.

In summary, the proposed project is beneficial to economic conditions in the hamlet of East Patchogue, the Town of Brookhaven, Suffolk County, and the region, as a result of job creation (construction and operations), and provides an increase in revenue to local taxing jurisdictions. Overall, the project is economically and socially beneficial as discussed in more detail in the full report.

## 1.0 INTRODUCTION AND PURPOSE

Nelson Pope Voorhis (NPV) has been requested to prepare an economic and fiscal impact analysis for the proposed multifamily residential development, known as Greybarn Patchogue, located at 303 East Main Street in East Patchogue, Town of Brookhaven, Suffolk County, New York. The location can be more specifically described as Suffolk County Tax Map District 200, Section 977.5, Block 2, Lots 28, 30, 31.1, 31.2, 32, 33, 34 & 35.

NPV is a professional environmental and planning firm with qualifications and expertise to prepare economic and fiscal 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**.

This analysis examines the fiscal and economic impacts that are anticipated to occur through the construction and annual operations of the proposed 91-unit multifamily residential development, consisting of 37 one-bedroom market rate units, 36 two-bedroom market rate units, 5 one-bedroom workforce units, 5 two-bedroom workforce units, 4 one-bedroom affordable units, and 4 two-bedroom affordable units.

The proposed project responds to the public need for additional quality housing, including workforce and affordable housing opportunities in the hamlet of East Patchogue and the Town of Brookhaven. The proposed project responds to the Town's desire to provide such rental housing opportunities in the area, as recognized in various comprehensive planning documents and evidenced by current conditions within the surrounding community. The project provides a positive contribution toward addressing demand for such housing needs.

As economic stability returns following the coronavirus pandemic of 2020-22, the proposed project is expected to contribute to the long-term economic health of the community. More specifically, the proposed project will advance the planning goals of the Town and will establish many new construction jobs and housing that will help in the post-pandemic recovery. Housing costs have skyrocketed and the shortage of housing and demand impacts many across the employment spectrum. The residents of the proposed housing units will support local businesses in the community, bringing increased patronage and spending power to the community. The proposed project will also create a short- and long-term economic benefit by providing revenue to taxing jurisdictions. Consumer activity will ripple through the local community, creating beneficial fiscal and economic impacts throughout the hamlet of East Patchogue, the Town of Brookhaven, 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 proposed Greybarn Patchogue multifamily residential development. **Section 2.0** outlines the methodology and the sources of data used to project the

fiscal and economic impacts generated in this analysis. **Section 3.0** examines and summarizes demographics and trends specific to the hamlet of East Patchogue, the Town of Brookhaven and Suffolk County. In addition, this section examines trends among the local, regional and national housing market. **Section 4.0** analyzes relevant town and local planning documents specific to the community and summarizes the proposed project’s consistency with such reports.

**Section 5.0** outlines the direct economic impacts, as well as those indirect and induced impacts that are estimated to occur – on output, employment and labor income – during both the 18-month construction period, and annually upon stabilized operations of the proposed Greybarn Patchogue residential development. These projections anticipate stabilization of the economy in post-pandemic conditions. A summary of these key economic findings is provided in **Table 1**.

**TABLE 1**  
**SUMMARY OF KEY ECONOMIC FINDINGS**

<b>Impact Type</b>	<b>Output (Total Revenue)</b>	<b>Employment (Total Number of FTE Jobs)</b>	<b>Labor Income (Total Wages)</b>
<b><i>Economic Impacts during Construction</i></b>			
Direct Impact	\$32,939,584	143.80	\$16,469,792
Indirect Impact	\$4,146,581	22.67	\$1,562,773
Induced Impact	\$10,261,973	59.05	\$3,700,596
<b>Total Impact</b>	<b>\$47,348,138</b>	<b>225.52</b>	<b>\$21,733,161</b>
<b><i>Projected Economic Impacts during Annual Operations</i></b>			
Direct Impact	\$3,404,430	2.00	\$171,899
Indirect Impact	\$792,633	2.88	\$255,046
Induced Impact	\$252,500	1.39	\$91,314
<b>Total Impact</b>	<b>\$4,449,563</b>	<b>6.27</b>	<b>\$518,260</b>

Source: Data provided by Rechler Equity Development LLC; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

**Section 5.0** also summarizes the existing fiscal conditions – including enrollment, budget, and current tax rates and levies for the Patchogue-Medford Union Free School District (UFSD). This section summarizes the land use and tax base composition, detailed budgets and the current tax rates and levies for the Town of Brookhaven and Suffolk County. Moreover, this section summarizes the fiscal impacts that are anticipated to result from the proposed project. These include tax revenues that would be allocated to each of the local taxing jurisdictions. This information is useful in understanding the future tax benefit and structuring a PILOT agreement.

The Applicant will be applying to the Town of Brookhaven to participate in its PILOT program. Since the exact terms of the PILOT have not yet been negotiated, this study analyzes the projected fiscal impacts based on a stabilized year of operations and full taxation based on

current assessments and projected revenues. This projection of tax revenues is useful in assisting with an understanding of existing and future taxes to help structure a PILOT agreement. Any tax deferral programs will delay and phase-in full taxation.

At full build-out and during annual operations, the proposed project is projected to generate significantly more tax revenue than the current conditions of the property. It is estimated that the proposed project will generate \$570,975 in annual taxes under full taxation of the property, of which \$379,718 would be allocated to the Patchogue-Medford UFSD. The current taxes generated by the eight parcels that comprise the property are \$147,008 in annual taxes, of which \$97,766 is allocated to the school district. The distribution of anticipated tax revenues is shown in **Table 2**.

**TABLE 2**  
**TAX REVENUE COMPARISON**

Taxing Jurisdiction	Current Tax Revenue <sup>1</sup>	Projected Tax Revenue	Tax Revenue Percent Distribution
<b>Total School Taxes</b>	<b>\$105,068</b>	<b>\$408,081</b>	<b>71.5%</b>
School District- Patchogue-Medford UFSD	\$97,766	\$379,718	66.5%
Library District- Patchogue-Medford UFSD	\$7,303	\$28,363	5.0%
<b>Total County Taxes</b>	<b>\$16,377</b>	<b>\$63,609</b>	<b>11.1%</b>
County of Suffolk	\$1,089	\$4,230	0.7%
County of Suffolk - Police	\$15,288	\$59,379	10.4%
<b>Total Town Taxes</b>	<b>\$8,923</b>	<b>\$34,657</b>	<b>6.1%</b>
Town - Town Wide Fund	\$2,125	\$8,253	1.4%
Highway - Town Wide Fund	\$577	\$2,241	0.4%
Town- Part Town Fund	\$688	\$2,673	0.5%
Highway- Part Town Fund/Snow Removal	\$5,533	\$21,491	3.8%
<b>Other Taxes</b>	<b>\$16,640</b>	<b>\$64,629</b>	<b>11.3%</b>
New York State MTA Tax	\$52	\$204	0.0%
Open Space Preservation	\$811	\$3,148	0.6%
Fire Districts - Yaphank	\$13,926	\$54,087	9.5%
Lighting Districts- North Patchogue	\$428	\$1,663	0.3%
Real Property Tax Law	\$1,099	\$4,269	0.7%
Out of County Tuition	\$248	\$962	0.2%
Suffolk County Community College Tax	\$76	\$297	0.1%
<b>TOTAL: ALL TAXING JURISDICTIONS</b>	<b>\$147,008</b>	<b>\$570,975</b>	<b>100.0%</b>

Source: Data provided by the Town of Brookhaven Assessor's Office; Analysis by Nelson, Pope & Voorhis, LLC.

Lastly, **Section 6.0** outlines the references and sources of information utilized in this analysis.

<sup>1</sup> Current tax revenue for all parcels that comprise of the subject property.

## 2.0 METHODOLOGY

Various data and information from federal, state, local, and commercial data sources was used to analyze the existing conditions and projected fiscal and economic impacts stemming from the construction and annual operation of the proposed development at Greybarn Patchogue.

Rechler Equity Development LLC supplied information regarding the estimated rental rates, unit mix, construction cost and construction schedule, as well as the estimated employment and employee salaries during the annual operations of the proposed project.

Patchogue-Medford Union Free School District provided data pertaining to the district budget, enrollment trends and per-pupil education costs.

The Town of Brookhaven and Suffolk County provided information regarding approved budgets and current tax rates for the 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 and full taxation of proposed project.

CoStar provided the Central Suffolk Retail Report which included vacancy rates for rental apartments on Long Island.

New York State Education Department provided New York State District Report Cards and the Fiscal Accountability Summary reports specific to the Patchogue-Medford UFSD. This information allows for an analysis of how the development may affect the school district's enrollment.

New York State Office of Real Property Services supplied data pertaining to the existing tax base and tax revenues for the Town of Brookhaven. This information was used to better understand how local budgets and taxing jurisdictions will be affected by the proposed project.

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.

United States Census Bureau provided the latest population counts and other pertinent demographic data for East Patchogue, the Town of Brookhaven, and Suffolk County.

Environmental Systems Research Institute, Inc. (ESRI) generated on-demand demographic reports specific to hamlet of East Patchogue, the Town of Brookhaven and Suffolk County through their *Business Analyst Online* program. Specifically, data was collected for the 2000 Census, 2010

Census and 2021 estimates for population and housing characteristics, as well as five-year (2026) population and housing projections for the East Patchogue hamlet, Town of Brookhaven and Suffolk County. All estimates and projections provided by ESRI draw upon data from sources including the Current Population Survey, American Community Survey, Census of Retail Trade (all via the United States Census Bureau), Consumer Expenditure Survey (via the United States Bureau of Labor Statistics), United States Postal Service, Internal Revenue Service, National Bureau of Economic Research, and other commercial and federal data sources.

Rutgers University, Center for Urban Policy Research provides residential demographic multipliers specific to the occupants of new housing in New York State. The data is specific to the number of bedrooms within various housing types and housing values, and allows for a projection of the number of residents and school-aged children (SAC) anticipated to live within the proposed project. Other demographic studies are considered in the determination of school-aged child population including studies by the Long Island Housing Partnership and the Stony Brook University Real Estate Institute. The most appropriate determination of SAC is based on review and assessment of the specifics of the project in consideration of these references.

IMPLAN (formerly known as the 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 546 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 IMPLAN, 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" industry were 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 "Tenant-occupied housing" industry was analyzed to determine the direct, indirect and induced economic impacts during the annual operations of the proposed project. A summary of these economic impacts can be found in **Section 5.0** of this analysis.

### 3.0 DEMOGRAPHICS AND HOUSING TRENDS

As noted in **Section 1.0**, this section examines demographics and socioeconomic characteristics, as well as trends specific to the East Patchogue community, the Town of Brookhaven and Suffolk County. In addition, this section summarizes trends among the local, regional and national housing market.

#### 3.1 Demographics

##### *Population*

Trends in the residential population and in the number of households were examined for East Patchogue,<sup>2</sup> the Town of Brookhaven and Suffolk County. An analysis of past data, coupled with current estimates and projections, illustrate the changing needs of the community, and how such needs can be addressed within the local housing market – including the proposed Greybarn Patchogue development.

As seen in **Table 3** and **Chart 1**, the populations within East Patchogue, the Town of Brookhaven, and Suffolk County all increased between 2000 and 2010. Between 2000 and 2010, the population of East Patchogue increased by 7.47%, or by approximately 1,561 persons. Similarly, the population within the Town of Brookhaven grew by 8.43%, or by nearly 38,000 residents. Suffolk County witnessed population growth of nearly 74,000 persons, increasing by approximately 5.2% between 2000 and 2010.<sup>3</sup>

Current estimates and projections suggest a slight decline in population for East Patchogue and Suffolk County through 2026, while estimates suggest that Brookhaven had a slight increase in population through 2021 and is projected to decrease in population by 2026. Based on the available standard demographic references, population within the East Patchogue community is expected to decrease by 404 persons, declining by 1.8% between 2010 and 2021, followed by a decline of 375 persons or 1.7% between 2021 and 2026. The population within the Town of Brookhaven is estimated to have increased by 1,142 residents, with 0.23% growth estimated between 2010 and 2021. Between 2021 and 2026 it is projected that the population of the Town will decrease by approximately 4,200 persons, a decline of 0.87%. Population growth within Suffolk County is projected to decrease by 0.04% (542 persons) between 2010 and 2021, and 0.91% (13,541 persons) between 2021 and 2026.<sup>4</sup>

It is important to note that this population projection does not account for specific developments currently in the planning or approval process. Moreover, while such factors are examined at the local level, projections are not based solely upon specific build-out scenarios or land use analyses. Rather, the projections are based upon historical trends and current estimates at the county

---

<sup>2</sup> East Patchogue demographics are based on the East Patchogue Census Designated Place (CDP) per the US Census.

<sup>3</sup> ESRI, *Community Profile Report*. All reports accessed via ESRI Business Analyst Online, April 11, 2022.

<sup>4</sup> ESRI, *Community Profile Report*. All reports accessed via ESRI Business Analyst Online, April 11, 2022.

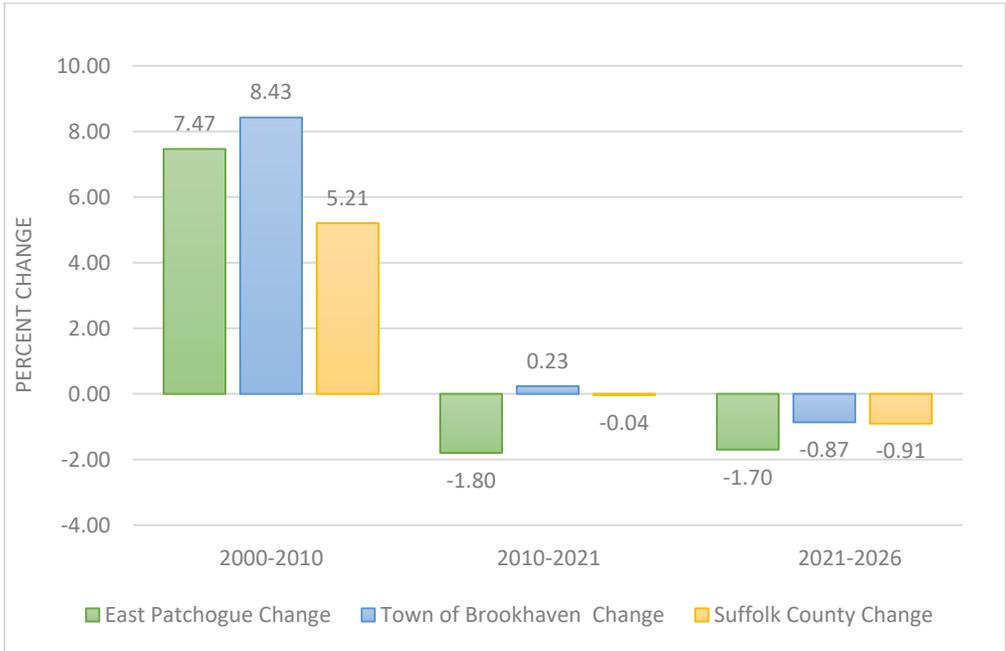
level, a time series of county-to-county migration data, an historical analysis of residential building permit data and residential postal delivery counts. Such data is supplemented with available information generated by nationwide databases, statistics providers and demographic and spatial analysis tools.

**TABLE 3  
 POPULATION TRENDS**

Year	East Patchogue	Town of Brookhaven	Suffolk County
2000	20,908	448,245	1,419,369
2010	22,469	486,040	1,493,350
2021 (Estimate)	22,065	487,182	1,492,708
2026 (Projection)	21,690	482,958	1,479,167

Source: United States Bureau of the Census; ESRI Business Analyst; Analysis by Nelson, Pope & Voorhis, LLC.

**CHART 1  
 PERCENT CHANGE IN POPULATION TRENDS**



Source: ESRI Business Analyst; Analysis by Nelson, Pope & Voorhis, LLC.

**Housing Units**

The number of housing units within each geographic area has witnessed an increase in each of the time periods analyzed since 2000 as seen in **Table 4** and **Chart 2**. The increase in housing units was greatest between 2000 and 2010 when the increases in population were also the greatest. The 2026 projections for number of housing units are 8,904 units, 181,430 units, and

590,806 units in East Patchogue, Brookhaven, and Suffolk County, respectively.<sup>5</sup>

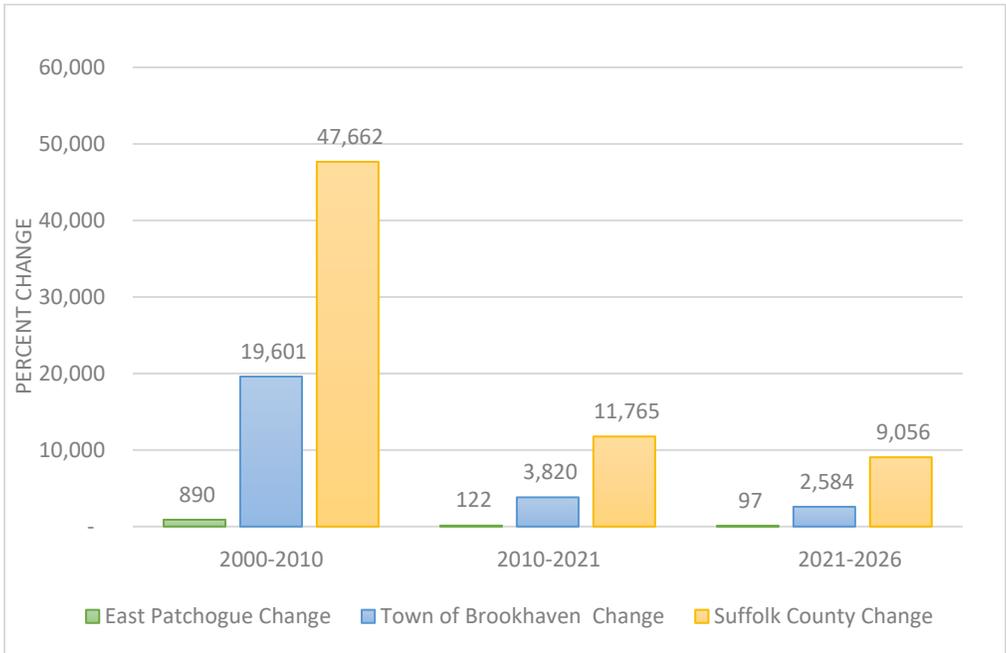
Housing unit projection does not account for specific developments currently in the planning or approval process. Moreover, while such factors are examined at the local level, projections are not based solely upon specific build-out scenarios or land use analyses. Rather, the projections are based upon historical trends and current estimates at the county level, a time series of county-to-county migration data, and historical analysis of residential building permit data.

**TABLE 4  
 HOUSING UNIT TRENDS**

Year	East Patchogue	Town of Brookhaven	Suffolk County
2000	7,795	155,425	522,323
2010	8,685	175,026	569,985
2021 (Estimate)	8,807	178,846	581,750
2026 (Projection)	8,904	181,430	590,806

Source: United States Bureau of the Census; ESRI Business Analyst; Analysis by Nelson, Pope & Voorhis, LLC.

**CHART 2  
 CHANGE IN NUMBER OF HOUSING UNITS**



Source: ESRI Business Analyst; Analysis by Nelson, Pope & Voorhis, LLC.

<sup>5</sup> ESRI, Community Profile Report. All reports accessed via ESRI Business Analyst Online, April 2022.

As seen in **Table 5**, the 2021 estimated average household size in East Patchogue is 2.65 persons.<sup>6</sup> This is lower than the average household size of that in the Town of Brookhaven, at 2.88 persons per household, and that of Suffolk County, at 2.92 persons per household. When compared to other parts of Suffolk County, the relatively smaller household size in East Patchogue is reflective of the relatively greater number of single-person households, young professionals, young families, empty-nesters and seniors in the community.

**TABLE 5**  
**AVERAGE HOUSEHOLD SIZE: 2021 (ESTIMATE)**

Geographic Area	Household Size
East Patchogue	2.65
Town of Brookhaven	2.88
Suffolk County	2.92

Source: ESRI Business Analyst; Analysis by Nelson, Pope & Voorhis, LLC.

**Tenure**

As seen in **Table 6**, the majority of the housing units in each geographic location are owner-occupied. East Patchogue has the greatest share of rental properties when compared to the Town of Brookhaven and Suffolk County, with renter-occupied units comprising 32.7% of the housing stock. This is nearly double that of the Town of Brookhaven (17.9%) and Suffolk County (16.5%) as a whole.<sup>7</sup> East Patchogue has lower vacancy rates at 7.2% than the Town (8.2%) and County (13.8%) indicating demand for such housing. It is noted that the information provided in **Table 6** represents total housing tenure and does not differentiate between different types of housing (i.e. single family, townhomes, apartments). It is estimated that the vacancy rates for apartment units is much lower than the averages presented below, as confirmed by the CoStar Central Suffolk Retail Report, which forecasts vacancy rates of 1.7% and increasing market rental rates for the balance of 2022 through 2025 for quality rental apartments on Long Island.

**TABLE 6**  
**HOUSING TENURE: 2021 (ESTIMATE)**

Housing Type	East Patchogue	Town of Brookhaven	Suffolk County
Total Housing Units	8,807	178,846	581,750
Owner-Occupied	60.1%	73.9%	69.7%
Renter-Occupied	32.7%	17.9%	16.5%
Vacant Housing Units	7.2%	8.2%	13.8%

Source: ESRI Business Analyst; Analysis by Nelson, Pope & Voorhis, LLC.

**Income**

<sup>6</sup> ESRI, *Community Profile Report*. All reports accessed via ESRI Business Analyst Online, April 2022.

<sup>7</sup> ESRI, *Community Profile Report*. All reports accessed via ESRI Business Analyst Online, April 2022.

Household income serves as a primary measure in determining affordability among various housing options within a given community. As seen in **Table 7**, households in East Patchogue have a median income of approximately \$81,904. The median household income within the Town of Brookhaven and Suffolk County is significantly higher than that of East Patchogue – at \$102,497 and \$106,692, respectively.<sup>8</sup> The considerably lower median household income levels found in East Patchogue are indicative of a population with a greater demand for affordable and workforce housing options.

**TABLE 7**  
**MEDIAN HOUSEHOLD INCOME: 2021 (ESTIMATE)**

Geographic Area	Household Income
East Patchogue	\$81,904
Town of Brookhaven	\$102,497
Suffolk County	\$106,692

Source: ESRI Business Analyst; Analysis by Nelson, Pope & Voorhis, LLC.

### 3.2 National, Regional and Local Housing Market Trends

Current and projected local, regional and national housing conditions are an important component to understanding the market for new housing in the East Patchogue community. Many external economic forces are shaping the local housing market conditions in the community, Suffolk County and the Long Island region as a whole.

The national housing market has been strong, and as of December 2019, home construction was at its highest levels in 13 years.<sup>9</sup> Nationally, new housing has been demanded to meet the needs of the young workforce. Conversely, aging long-term residences are being developed as infill multi-family housing in many downtown settings. Overall, housing sales increased by 10.8% between December 2018 and December 2019 – the highest sales level in almost two years. Likewise, new home sales increased by 23.0% over the same time period.<sup>10</sup> Up until March 2020, Long Island’s housing market remained strong, with home sales rising by 3.7%, and home sale prices rising more significantly – by 8.0% between February 2019 and February 2020 in Suffolk County.<sup>11</sup> In Nassau County, home sales have increased by 7.3% between February 2019 and

<sup>8</sup> ESRI, *Community Profile Report*. All reports accessed via ESRI Business Analyst Online, April 2022.

<sup>9</sup> The Associated Press, “New US home construction dips again in February” March 18, 2020, accessed via Long Island Business News.

<sup>10</sup> Long Island Association, “LIA Monthly Economic Report.” February 2020.

<sup>11</sup> Multiple Listing Service of Long Island, “Suffolk County Market Updates.” February 2020.

February 2020, while home sales prices increasing by 5.0% over the same period.<sup>12</sup> According to the National Association of Realtors, Long Island residential real estate ranks as the 9<sup>th</sup> highest-priced metropolitan area in the nation, with the median sales price of single-family homes pegged at \$507,600 as of the third quarter of 2019.

However, the increased cost of building materials and recent supply chain issues have increased the cost of construction which has in turn negatively impacted housing affordability as prices of new and existing home are soaring.<sup>13</sup> The Federal Reserve recently approved a 0.25 percentage point rate hike in an effort to control inflation and is anticipated to increase interest rates six times total this year.<sup>11</sup> Although it is believed that increased interest rates will threaten the value of real estate, multi-family assets tend to perform well in this type of economic environment.<sup>14</sup> Economic growth fuels employment and higher wages which in turn drives demand for housing in a market with a chronic shortage of housing units.<sup>12</sup> These conditions give multi-family development owners the ability to raise rental rates to offset construction and allows multi-family properties to avoid the impacts of inflation.<sup>12</sup> Additionally, as many first-time homebuyers are unable to purchase a home due competition and surging home prices (due to limited availability and the desire for more space in response to the pandemic), these higher-income buyers are flooding the rental market and have created an unfavorable situation for lower-income renters looking for affordable apartments.<sup>15</sup> Despite these rental trends, the affordable housing shortage continues to remain constant and many developers are faced with barriers to new construction such as land availability and lengthy land use review and approval processes.<sup>16</sup>

The housing market on Long Island is reflective of national trends, but there remains several issues and challenges specific to the region. Long Island faces several housing challenges including a shortage of rental housing, an exodus of young adults, and meeting the housing needs of a growing elderly population.<sup>17</sup> Long Island is largely built out or limited by zoning, and subsequently, is feeling the pressure of unmet housing demand not only from its own communities, but on a regional scale as well.

---

<sup>12</sup> Multiple Listing Service of Long Island, "Nassau County Market Updates." February 2020.

<sup>13</sup> Nasdaq. "Will Housing ETFs Suffer as New Home Sales Dip in February." March 24, 2002. <https://www.nasdaq.com/articles/will-housing-etfs-suffer-as-new-home-sales-dip-in-february>

<sup>14</sup> Forbes. Inflation And Rising Interest Rates: What Is The Impact On Multifamily Investments?" <https://www.forbes.com/sites/forbesbusinesscouncil/2022/03/08/inflation-and-rising-interest-rates-what-is-the-impact-on-multifamily-investments/?sh=64c3eae844bf>

<sup>15</sup> Business Insider. "Owning a home is no longer the American dream" January 22, 2022. <https://www.businessinsider.com/rent-prices-rising-high-demand-few-affordable-apartments-2022-1>

<sup>16</sup> HUD. Harvard's Joint Center for Housing Studies Report: America's Rental Housing 2022 Release." March 21, 2022. <https://www.huduser.gov/portal/pdredge/pdr-edge-featd-article-032222.html>

<sup>17</sup> Regional Plan Association. "Long Island Housing Data Profiles:

Rent increases, the cost of living, the disparity between supply and demand combined with the pandemic have intensified the affordable housing crisis on Long Island and in New York City. Overall, rental properties remain limited, with an average vacancy rate of only 3.7% throughout the New York-Newark-Jersey City metropolitan area.<sup>18</sup> As of 2020, the median gross rent for the hamlet of East Patchogue was \$1,542, which was less than the median gross rent in the Town of Brookhaven (\$1,834) and Suffolk County (\$1,810).

Therefore, there remains a high demand for housing including workforce and affordable housing throughout Long Island communities, including the Town of Brookhaven and the hamlet of East Patchogue.

---

<sup>18</sup> <https://ipropertymanagement.com/research/rental-vacancy-rate#new-york>

## 4.0 CONSISTENCY WITH EXISTING COMPREHENSIVE PLANNING DOCUMENTS

As noted in **Section 1.0**, this section analyzes relevant town and local planning documents specific to the East Patchogue community (where applicable) and summarizes the proposed project's consistency with such reports. This includes the *Town of Brookhaven Comprehensive Land Use Plan* (prepared in 1996) Suffolk County Planning Commission's *Smart Communities through Smart Growth* plan (2000), and Suffolk County's *Smart Growth Committee Report: Analysis and Prioritization of the Recommendations of the Smart Growth Policy Plan for Suffolk County* (2003).

### ***Town of Brookhaven Comprehensive Land Use Plan (1996)***

The *Town of Brookhaven Comprehensive Land Use Plan* (1996 Comprehensive Plan) sets several general goals, identifies environmental resources, discusses existing land uses, provides broad policies and recommendations, and includes a land use map depicting recommended future land uses and development patterns.

The 1996 Comprehensive Plan notes that the Town created a variety of methods to promote multifamily housing. In addition, the Plan notes methods to increase affordable housing such as incentives to developers through the Department of Housing, Community Development and Governmental Affairs. This office has fast-tracked qualified affordable housing projects and worked with non-profit affordable housing entities to increase the pool of affordable housing. The 1996 Comprehensive Plan also recognized that the housing supply may create additional need for new development to meet future population demands.

Planning recommendations and goals in the 1996 Comprehensive Plan that are generally applicable to the proposed project are as follows:

- Consideration should be given to placement of high density residential rather than additional shopping centers along already congested highways and adjacent to activity centers to create a sense of place.
- There is a need to continue to provide a choice of housing types for an aging population desiring to remain in the community as well as affordable housing for the young.
- Higher density residential housing tends to be occupied by fewer people, therefore limiting population growth.

Overall, the proposed project complies with the intent and advances the recommendations provided in the *Town of Brookhaven Comprehensive Land Use Plan* as the Greybarn Patchogue multifamily development will provide additional housing options, including some additional workforce and affordable housing units.

### ***Smart Growth Policy Plan for Suffolk County (2000)***

The 2000 *Smart Growth Policy Plan for Suffolk County* (2000 Smart Growth Plan) was prepared as required by legislation adopted by the Suffolk County Legislature effective March 30, 2000 establishing a Smart Growth Policy for Suffolk County. The purpose of the 2000 Smart Growth Plan was to highlight and examine various laws, regulations, policies and programs of Suffolk County in order to recommend changes to encourage smart growth. The 2000 Smart Growth Plan discusses eight principles of "Smart Growth" development (that corresponds with Smart Growth Policy legislation) that can be used as guidelines for further development in communities. These principles include:

- Direct development to strengthen existing communities;
- Encourage consultation and collaboration between communities;
- Preserve open spaces, natural and historic resources and working farms;
- Encourage compact and orderly development;
- Provide transportation choices;
- Provide a variety of housing choices;
- Encourage permitted processes that are predictable, certain, efficient and final;
- Encourage consistency of government policies and programs;

The 2000 Smart Growth Plan provides 43 recommendations to implement and advance these eight principles throughout Suffolk County. The recommendations that are relevant to the proposed project include continuing county housing initiatives to promote affordably priced homes. In addition, in the Smart Growth Public Hearing Transcripts, there was a preference for higher density housing developments over commercial shopping centers.

The Greybarn Patchogue residential development is consistent with these principles and recommendations in that the proposed project will provide additional housing opportunities.

### ***Suffolk County Smart Growth Committee Report: Analysis and Prioritization of the Recommendations of the Smart Growth Policy Plan for Suffolk County (2003)***

The Suffolk County Smart Growth Committee Report (Smart Growth Report) was prepared to prioritize the 43 recommendations provided in the 2000 *Smart Growth Policy Plan for Suffolk County* (2000 Smart Growth Plan). The Suffolk County Legislature assembled a Smart Growth Committee to review and prioritize the recommendations of the 2000 Smart Growth Plan. Of the five top priority recommendations endorsed by the Smart Growth Committee, one overall priority recommendation that relates to the proposed project was to "encourage the provision of a variety of housing choices."

## 5.0 SUMMARY OF ECONOMIC AND FISCAL IMPACTS

As noted in **Section 1.0**, this analysis summarizes the existing conditions and the fiscal and economic impacts that are associated with the development of Greybarn Patchogue. Fiscal impacts include the generation of property tax revenues and their distribution among local taxing jurisdictions, upon full taxation of the parcels. Economic impacts include direct, indirect and induced benefits on output, employment and associated labor income during the 18-month construction phase and during a stabilized year of annual operations.

The proposed project will increase the distribution of tax rates throughout the Patchogue-Medford UFSD, the Town of Brookhaven and Suffolk County, upon full build-out and full-taxation of the development. Moreover, the proposed project will generate immediate construction jobs as well as permanent employment opportunities for Town and area residents. Such fiscal and economic benefits are most crucial for the economic well-being throughout the East Patchogue community, the greater Long Island region and New York State.

A summary of findings is provided herein, with detailed methodologies and references provided throughout 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.

### ***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***

#### Economic Impacts of Construction

A detailed analysis of direct, indirect and induced impacts generated during the 18-month construction period is outlined below. It is important to note that each of these impacts are temporary and are projected to occur only while the proposed project is being constructed.

- For the purpose of this analysis, it is anticipated that construction of the proposed project will commence in July 2022, with the construction period anticipated to occur over a period of approximately 18 months, culminating in early 2024.<sup>19</sup>

---

<sup>19</sup> Construction schedule provided by Rechler Equity Development LLC, in April 2022.

- The proposed project is projected to represent approximately \$32.9 million<sup>20</sup> in construction costs over the 18-month construction period.<sup>21</sup> This \$32.9 million in direct annual output is projected to generate an indirect impact of over \$4.1 million, and an induced impact of an additional \$10.2 million, bringing the total economic impact on output to over \$47.3 million during the 18-month construction period.<sup>22</sup>
- During the construction period, direct employment refers to the number of short-term jobs necessary to complete the construction of the proposed project. The construction period is anticipated to generate 143.8 full time equivalent (FTE) jobs, which are anticipated to last the entire duration of the 18-month construction period.
- The 143.8 FTE jobs created during the construction period will have an indirect impact of 22.67 FTE employees and an induced impact of 59.05 FTE employees in other industry sectors, bringing the total impact of the 18-month construction period to 225.52 FTE jobs.<sup>23</sup> 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 remain unemployed throughout the region.
- During the construction period, direct labor income refers to the annual earnings, wages, or salary paid to each of the workers responsible for the construction of the proposed project. Labor income typically comprises approximately 50% of the cost of residential construction; the remaining portion represents the cost of materials.<sup>24</sup>
- Labor income is projected to total \$73,779 per year, per employee.<sup>25</sup> When applied to the 18-month construction period, this represents approximately \$110,668 per employee, and over \$16.4 million in collective earnings among the 143.8 FTE employees. This labor income is projected to have an indirect impact of over \$1.5 million and an induced impact of over \$3.7 million, bringing the total economic impact of the 18-month construction period to over \$21.7 million in labor income.<sup>26</sup>

---

<sup>20</sup> For the purpose of this analysis, this figure and all other figures in the construction portion of this analysis reflect 2022 dollars, the year in which construction is assumed to commence.

<sup>21</sup> Construction costs provided by Rechler Equity Development LLC, in April 2022. It is important to note that all costs are estimates based upon market conditions as of the date of preparation of this analysis.

<sup>22</sup> According to IMPLAN, a multiplier of 1.521609 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 58) in Suffolk County, New York.

<sup>23</sup> According to IMPLAN, a multiplier of 10.74 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 58) in Suffolk County, New York.

<sup>24</sup> Construction/renovations labor and materials estimates per architectural design group Nelson + Pope.

<sup>25</sup> New York State Department of Labor’s Occupational Employment Statistics survey reports a mean wage of \$71,630 among those employed within construction and extraction occupations in the Long Island labor market. Data was collected between November 2017 and May 2020, and then updated to the first quarter of 2021 by making cost-of-living adjustments. An additional annual inflation factor of three percent (3%) was applied to the average wage, to reflect wages at the commencement of the construction period – estimated to occur in 2022 for the purpose of this analysis.

<sup>26</sup> According to IMPLAN, a multiplier of 0.806574 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 58) in Suffolk County, New York.

A summary of key economic findings projected to occur during the 18-month construction period is provided in **Table 8**

**TABLE 8**  
**SUMMARY OF KEY ECONOMIC FINDINGS**  
**DURING 18-MONTH CONSTRUCTION PERIOD**

<b>Impact Type</b>	<b>Output (Total Revenue)</b>	<b>Employment (Total Number of FTE Jobs)</b>	<b>Labor Income (Total Wages)</b>
Direct Impact	\$32,939,584	143.80	\$16,469,792
Indirect Impact	\$4,146,581	22.67	\$1,562,773
Induced Impact	\$10,261,973	59.05	\$3,700,596
<b>Total Impact</b>	<b>\$47,348,138</b>	<b>225.52</b>	<b>\$21,733,161</b>

Source: Data provided by Rechler Equity Development LLC; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

Economic Impacts of Annual Operations

A detailed analysis of direct, indirect and induced impacts generated annually during operations is outlined below. It is important to note that each of these impacts is permanent and on-going and they are projected on an annual basis, assuming continued stabilized operations.

- It is assumed that the proposed project will begin the operational phase of development upon the completion of the 18-month construction period, anticipated to occur in-2024. For the purpose of this analysis, the first year of stabilized operations is assumed to occur in 2025, which is the second year of operations.
- Annual output will be generated in the form of monthly rental income, which averages based on the following rates<sup>27</sup>:
  - \$2,922.50 for each one (1)-bedroom market-rate unit and (1) bedroom workforce unit;
  - \$3,507.50 for each two (2)-bedroom market-rate unit and (2) bedroom workforce unit;
  - \$1,948.75 for each one (1)-bedroom affordable unit; and,
  - \$2,338.75 for each two (2)-bedroom affordable unit.
- Annual rental income is anticipated to total \$3.4 million.
- The annual operational revenues are projected to generate an indirect impact of over \$790,000 and an induced impact of over \$250,000 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,

<sup>27</sup> Assumptions pertaining to monthly rental rates provided by Rechler Equity Development LLC, in April 2022. It is important to note that all costs are estimates based upon market conditions as of the date of preparation of this analysis.

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 \$4.4 million during annual operations.<sup>28</sup>
- The proposed project is anticipated to generate 2.0 FTE jobs on site.<sup>29</sup> The 2.0 FTE jobs will have an indirect impact of 2.88 FTE employees and an induced impact of 1.39 FTE employees in other industry sectors, bringing the total economic impact of employment to 6.27 FTE jobs during annual operations.<sup>30</sup>
- The 2.0 FTE jobs will generate a total of \$171,899 in collective labor income. This labor income includes an average employee salary of \$75,000<sup>31</sup> and benefits equal to approximately 14.6% of the total salaries for the residential positions.<sup>32</sup>
- The \$171,899 in labor income will have an indirect impact of over \$255,000 and an induced impact of over \$91,000, bringing the total economic impact of labor income to \$518,260 during annual operations.<sup>33</sup>

A summary of key economic findings projected to occur during annual operations is provided in **Table 9**.

**TABLE 9**  
**SUMMARY OF KEY ECONOMIC FINDINGS DURING ANNUAL OPERATIONS**

<b>Impact Type</b>	<b>Output (Total Revenue)</b>	<b>Employment (Total Number of FTE Jobs)</b>	<b>Labor Income (Total Wages)</b>
Direct Impact	\$3,404,430	2.00	\$171,899
Indirect Impact	\$792,633	2.88	\$255,046
Induced Impact	\$252,500	1.39	\$91,314
<b>Total Impact</b>	<b>\$4,449,563</b>	<b>6.27</b>	<b>\$518,260</b>

Source: Data provided by Rechler Equity Development LLC; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

<sup>28</sup> According to IMPLAN, a multiplier of 1.375349 represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand by the “Tenant-occupied housing” (IMPLAN Sector 448) industry, in Suffolk County, New York.

<sup>29</sup> Assumptions pertaining to the direct employment of the proposed project provided by Rechler Equity Development LLC, in April 2022.

<sup>30</sup> According to IMPLAN, a multiplier of 7.88 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 “Tenant-occupied housing” (IMPLAN Sector 448) in Suffolk County, New York.

<sup>31</sup> Assumptions pertaining to the annual salaries within the residential component of the proposed project provided by Rechler Equity Development LLC, in April 2022.

<sup>32</sup> According to IMPLAN, a multiplier of 1.145993 represents the total benefits specific to employee salaries among “Tenant-occupied housing” (IMPLAN Sector 448) in Suffolk County, New York.

<sup>33</sup> According to IMPLAN, a multiplier of 0.286447 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 “Tenant-occupied housing” (IMPLAN Sector 448), in Suffolk County, New York.

### Existing Fiscal Conditions

- As seen in **Section 3.0**, and according to the 2021 data estimates, there are approximately 22,065 persons residing within 8,807 housing units in East Patchogue. Likewise, there are approximately 487,182 persons residing within 178,846 housing units in the Town of Brookhaven and 1,492,708 persons residing within 581,750 housing units in Suffolk County<sup>34</sup>
- The vast majority of assessed parcels in the Town of Brookhaven are residential properties, comprising 74.0% of the total number of parcels. However, such properties comprise 46.9% of the Town's tax base<sup>35</sup> and cause the greatest burden on community services.
- The Town of Brookhaven created a balanced budget for the 2022 fiscal year of over \$135.1 million, compared to a 2021 adopted budget of over \$130.3 million.<sup>36</sup>
- Suffolk County adopted a 2022 operating budget with expenditures of \$4.018 billion and revenues of \$4.738 billion.<sup>37</sup>
- The proposed project is located within the boundaries of the Patchogue-Medford UFSD. The latest Census estimates suggest that 95.1% of all school-aged children who are enrolled in school and reside within the school district boundaries attended public schools; the remaining 4.9% of school-aged children attend private schools.
- Student enrollment within the Patchogue-Medford UFSD has decreased by 858 students, or 10.7% – over the ten (10) years between the 2011-12 and 2020-21 academic years.<sup>38</sup>
- According to the New York State School Report Card Fiscal Accountability Summary for the Patchogue-Medford UFSD, expenditures averaged \$11,952 per general education student and \$39,491 per special education student during the 2017-18 academic year. During this year, 1,081 students, or 12.5% of the students within Patchogue-Medford UFSD, were enrolled in the special education program.<sup>39</sup>
- For the 2021 fiscal year, school district expenditures totaled over \$244.3 million, of which over \$120.1 million was spent on education and over \$46.2 million was spent on employee benefits. The total revenue for this year was over \$224.0 million, of which over \$104.7 million was levied through real property taxes and assessments, over \$72.4 million through state aid, and over \$8.2 million through federal aid.<sup>40</sup>
- The Patchogue-Medford UFSD adopted a balanced budget for the 2022-2023 academic year, with revenues and expenditures totaling over \$211.1 million.<sup>41</sup>

---

<sup>34</sup> ESRI, *Community Profile Report*. All reports accessed via ESRI Business Analyst Online, April 2022.

<sup>35</sup> New York State Office of Real Property Services, 2021 Annual Assessment Rolls, 2021 Parcel Counts by Individual Property Class Code.

<sup>36</sup> Town of Brookhaven, "2022 Adopted Operating Budget."

<sup>37</sup> Suffolk County, "2022 Adopted Operating Budget Suffolk County Volume 1," 2021.

<sup>38</sup> New York State Department of Education.

<sup>39</sup> New York State Department of Education.

<sup>40</sup> Office of the New York State Comptroller.

<sup>41</sup> Patchogue-Medford UFSD.

- Prior to the coronavirus pandemic of 2020-22, unemployment had been decreasing substantially since its peak in 2010-2012. Unemployment in the Town, County, Long Island and New York State increased significantly in 2020; but started to decline in 2021 and has continued to decline into 2022. As of February 2022, approximately 9,400 persons – 3.7% of the Town’s labor force – were unemployed. While it is important to note that this data has not been seasonally adjusted, the February 2022 unemployment rate for the Town was equal to Long Island’s unemployment rate (3.7% of the labor force – or 54,700 persons) and marginally lower than Suffolk County’s unemployment rate (approximately 30,000 person or 3.9% of the County’s labor force). However, the Town, County, and Long Island unemployment rates are all lower than New York State’s overall unemployment rate of 5.1% (477,100 persons).
- The project site is currently taxed at a rate of 412.077 per \$100 of assessed valuation. This translates into a current generation of \$147,008 in property tax revenues for the eight tax parcels that comprise the subject property.<sup>42</sup> The existing distribution of tax revenues is shown in **Table 10**.

#### General Fiscal Impacts

- An analysis of housing occupancy estimates allows for a determination of the number of residents and school-aged children that would likely result from the proposed project. This derivation of the projected number of school-aged children is based on standard demographic multipliers published by the Center for Urban Policy Research at Rutgers University, which are based on the number of bedrooms, type of building and approximate rent. These data are important in projecting fiscal impacts to the school district as related to tax revenue and cost of education.
- The project is proposed to include the development of 91 multi-family residential units. Such housing is projected to create a total of 181 residents. Of this, it is projected that 14 persons will be school-aged children between the ages of five (5) and 17 years old, as seen in **Table 11**.<sup>43</sup>

---

<sup>42</sup> Town of Brookhaven Assessor’s Office.

<sup>43</sup> Demographic reports by the Long Island Housing Partnership and the Stony Brook University Real Estate Institute were also reviewed. The Rutgers demographic multipliers were found to be most representative of the housing types offered by this project, and further provide a breakdown by geographic region, unit type, rental rates and number of bedrooms which are not provided by other demographic studies. As a result, the Rutgers multipliers were used for this study.

**TABLE 10  
 EXISTING TAX REVENUES**

Taxing Jurisdiction	Current Tax Rate (per \$100 Assessed Valuation)	Current Tax Revenue <sup>44</sup>	Tax Revenue Percent Distribution
<b>Total School Taxes</b>	<b>294.515</b>	<b>\$105,068</b>	<b>71.5%</b>
School District- Patchogue-Medford UFSD	274.045	\$97,766	66.5%
Library District- Patchogue-Medford UFSD	20.47	\$7,303	5.0%
<b>Total County Taxes</b>	<b>45.907</b>	<b>\$16,377</b>	<b>11.1%</b>
County of Suffolk	3.053	\$1,089	0.7%
County of Suffolk – Police	42.854	\$15,288	10.4%
<b>Total Town Taxes</b>	<b>25.012</b>	<b>\$8,923</b>	<b>6.1%</b>
Town - Town Wide Fund	5.956	\$2,125	1.4%
Highway - Town Wide Fund	1.617	\$577	0.4%
Town- Part Town Fund	1.929	\$688	0.5%
Highway- Part Town Fund/Snow Removal	15.51	\$5,533	3.8%
<b>Other Taxes</b>	<b>46.643</b>	<b>\$16,640</b>	<b>11.3%</b>
New York State MTA Tax	0.147	\$52	0.0%
Open Space Preservation	2.272	\$811	0.6%
Fire Districts – Yaphank	39.035	\$13,926	9.5%
Lighting Districts- North Patchogue	1.2	\$428	0.3%
Real Property Tax Law	3.081	\$1,099	0.7%
Out of County Tuition	0.694	\$248	0.2%
Suffolk County Community College Tax	0.214	\$76	0.1%
<b>TOTAL: ALL TAXING JURISDICTIONS</b>	<b>412.077</b>	<b>\$147,008</b>	<b>100.0%</b>

Source: Data provided by the Town of Brookhaven Assessor’s Office; Analysis by Nelson, Pope & Voorhis, LLC.

<sup>44</sup> Current tax revenue for all parcels that comprise of the subject property.

**TABLE 11  
 IMPACT ON POPULATION**

Parameter	1-BR Market-Rate Units <sup>45</sup>	2-BR Market-Rate Units <sup>46</sup>	1-BR Workforce Units <sup>47</sup>	2-BR Workforce Units <sup>48</sup>	1-BR Affordable Units <sup>49</sup>	2-BR Affordable Units <sup>50</sup>	Total: All Units
Number of Units	37	36	5	5	4	4	<b>91</b>
Average Infants/Toddlers per Household	0.08	0.19	0.08	0.19	0.08	0.19	-
Average School-Aged Children per Household	0.08	0.24	0.08	0.24	0.08	0.24	-
Average Adults per Household	1.51	1.88	1.51	1.88	1.51	1.88	-
<b>Projected New Residents</b>	<b>61.8</b>	<b>83.2</b>	<b>8.4</b>	<b>11.6</b>	<b>6.7</b>	<b>9.2</b>	<b>181</b>
Infants/Toddlers	3.0	6.8	0.4	1.0	0.3	0.8	<b>12</b>
School-Age Children	3.0	8.6	0.4	1.2	0.3	1.0	<b>14</b>
Adults	55.9	67.7	7.6	9.4	6.0	7.5	<b>154</b>

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

**Anticipated Fiscal Impacts**

- For taxing purposes, the total estimated market valuation of the proposed project is based upon rental rates ranging from \$1,948.75 to \$3,507.50 per month for the residential units.<sup>51</sup> As shown in **Table 12**, monthly rental rates for all 91 units total \$3.4 million per year.

<sup>45</sup> The demographic multiplier per housing unit assumes a renter-occupied 1-BR residence within a structure type of 5+ units, with rent of more than \$1,000 per month.

<sup>46</sup> The demographic multiplier per housing unit assumes a renter-occupied 2-BR residence within a structure type of 5+ units, with rent of more than \$1,100 per month.

<sup>47</sup> The demographic multiplier per housing unit assumes a renter-occupied 1-BR residence within a structure type of 5+ units, with rent of more than \$1,000 per month.

<sup>48</sup> The demographic multiplier per housing unit assumes a renter-occupied 2-BR residence within a structure type of 5+ units, with rent of more than \$1,100 per month.

<sup>49</sup> The demographic multiplier per housing unit assumes a renter-occupied 1-BR residence within a structure type of 5+ units, with rent of more than \$1,000 per month.

<sup>50</sup> The demographic multiplier per housing unit assumes a renter-occupied 2-BR residence within a structure type of 5+ units, with rent of more than \$1,100 per month.

<sup>51</sup> Residential rental rates provided by Rechler Equity Development LLC, in April 2022.

**TABLE 12  
 RENTAL RATES**

Unit Type	Number of Units	Monthly Rental Rate	Total Gross Rent
1-BR Market-Rate	37	\$2,922.50	\$1,297,590
2-BR Market-Rate	36	\$3,507.50	\$1,515,240
1-BR Workforce	5	\$2,922.50	\$175,350
2-BR Workforce	5	\$3,507.50	\$210,450
1-BR Affordable	4	\$1,948.75	\$93,540
2-BR Affordable	4	\$2,338.75	\$112,260
<b>Total: All Rental Units</b>	<b>91</b>	<b>--</b>	<b>\$3,404,430</b>

Source: Data provided by Rechler Equity Development LLC; Analysis by Nelson, Pope & Voorhis, LLC.

- After applying estimated loss from vacancies of 5%, as well as an expense ratio of 40%, a capitalization rate of 0.1 and a Town equalization rate of 0.74%, the estimated assessed valuation of the proposed project upon full build-out and occupancy is approximately \$138,560. This is shown in **Table 13**.

**TABLE 13  
 ESTIMATED ASSESSED VALUATION**

Parameter	Value
Gross Annual Rents	\$3,404,430
Estimated Loss from Vacancies	5%
Expense Ratio	40%
Net Income	\$1,872,437
Capitalization Rate	0.1
Estimated Market Value	\$18,724,365
2021 Equalization Rate	0.74%
<b>Assessed Value</b>	<b>\$138,560</b>

- When the assessed valuation of \$138,560 is applied to the current tax rates, the proposed project is projected to generate \$570,975 in annual taxes under full build-out and full taxation of the property. This represents a net increase of over \$423,967 per year when compared to existing site conditions. The distribution of tax revenues is shown in **Table 14**.
- Fiscal impacts are projected based on full build-out and full taxation based on current assessments and projected revenues. It is noted that any tax deferral programs will delay and phase-in full taxation. The projection of tax revenues is useful in determining existing,

PILOT and future taxation to assist with an understanding of existing and future taxes to assist the IDA in decision-making.

**TABLE 14**  
**ANTICIPATED TAX REVENUE GENERATION**

Taxing Jurisdiction	Current Tax Revenue <sup>52</sup>	Projected Tax Revenue	Change in Tax Revenue	Tax Revenue Percent Distribution
<b>Total School Taxes</b>	<b>\$105,068</b>	<b>\$408,081</b>	<b>\$303,013</b>	<b>71.5%</b>
School District- Patchogue-Medford UFSD	\$97,766	\$379,718	\$281,952	66.5%
Library District- Patchogue-Medford UFSD	\$7,303	\$28,363	\$21,061	5.0%
<b>Total County Taxes</b>	<b>\$16,377</b>	<b>\$63,609</b>	<b>\$47,232</b>	<b>11.1%</b>
County of Suffolk	\$1,089	\$4,230	\$3,141	0.7%
County of Suffolk - Police	\$15,288	\$59,379	\$44,090	10.4%
<b>Total Town Taxes</b>	<b>\$8,923</b>	<b>\$34,657</b>	<b>\$25,734</b>	<b>6.1%</b>
Town - Town Wide Fund	\$2,125	\$8,253	\$6,128	1.4%
Highway - Town Wide Fund	\$577	\$2,241	\$1,664	0.4%
Town- Part Town Fund	\$688	\$2,673	\$1,985	0.5%
Highway- Part Town Fund/Snow Removal	\$5,533	\$21,491	\$15,958	3.8%
<b>Other Taxes</b>	<b>\$16,640</b>	<b>\$64,629</b>	<b>\$47,989</b>	<b>11.3%</b>
New York State MTA Tax	\$52	\$204	\$151	0.0%
Open Space Preservation	\$811	\$3,148	\$2,338	0.6%
Fire Districts - Yaphank	\$13,926	\$54,087	\$40,161	9.5%
Lighting Districts- North Patchogue	\$428	\$1,663	\$1,235	0.3%
Real Property Tax Law	\$1,099	\$4,269	\$3,170	0.7%
Out of County Tuition	\$248	\$962	\$714	0.2%
Suffolk County Community College Tax	\$76	\$297	\$220	0.1%
<b>TOTAL: ALL TAXING JURISDICTIONS</b>	<b>\$147,008</b>	<b>\$570,975</b>	<b>\$423,967</b>	<b>100.0%</b>

Source: Data provided by the Town of Brookhaven Assessor's Office; Analysis by Nelson, Pope & Voorhis, LLC.

- Approximately 95.1% of all school-aged children who are enrolled in school and reside within the Patchogue-Medford UFSD boundaries attended public schools; the remaining 4.9% of school-aged children residing within the district attend private schools. For the purpose of this analysis, and when applying this factor to the 14 school-aged children projected to reside within the proposed project, it is estimated that one (1) student will attend private schools; the remaining 13 students are likely to attend public schools within the Patchogue-Medford UFSD.
- The estimated 13 school-aged children anticipated to attend public schools within the Patchogue-Medford UFSD will result in additional costs to the school district; however, this cost will be offset by the school tax revenue generated by the proposed project upon full taxation, with a substantial surplus that will benefit the school district as noted in

<sup>52</sup> Current tax revenue for all parcels that comprise of the subject property.

review of **Table 15** below.

- The ratio of special education students to the total enrollment within the Patchogue-Medford UFSD is approximately 12.5%. 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 estimated 13 school-aged children that are projected to attend public schools, it is anticipated that 11 of these students would be enrolled within the general education program, while two (2) of these students would be enrolled within the school district’s special education program.
- According to the New York State School Report Card, Fiscal Accountability Supplement for the Patchogue-Medford UFSD, expenditures averaged \$11,952 per general education student and \$39,491 per special education student during the 2017-18 academic year.<sup>53</sup> Given these assumptions, it is estimated that the 13 public-school students will result in additional costs to the Patchogue-Medford UFSD amounting to approximately \$210,454 per academic year.
- As seen in **Table 14**, the proposed project is anticipated to levy tax revenues for the Patchogue-Medford UFSD, estimated to total \$379,718 per year. These property tax revenues would cover all associated expenses incurred by the 13 public-school students, resulting in a net surplus revenue to the school district of over \$160,000 per year upon full taxation of the property. This net revenue could 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. This is shown in **Table 15**.

**TABLE 15**  
**FISCAL IMPACT ON SCHOOL DISTRICT**

Parameter	General Education	Special Education	Total: All Students
Student Enrollment: Existing Conditions	7,578	1,081	8,659
Percentage of Enrollment: Existing Conditions	87.5%	12.5%	100.0%
Number of Additional Students in Public Schools: Proposed Project	11	2	13
Expenditure per Pupil: Existing Conditions	\$11,952	\$39,491	-
Additional Expenditures: Proposed Project	\$131,472	\$78,982	<b>\$210,454</b>
Projected Tax Revenue Allocated to School District: Proposed Project	-	-	<b>\$379,718</b>
<b>Net Additional Revenue</b>			<b>\$169,264</b>

Source: Patchogue-Medford UFSD; New York State Education Department; Analysis by Nelson, Pope & Voorhis, LLC.

<sup>53</sup> This data reflects the most recently published data as of the date of submission of this analysis.

## 6.0 REFERENCES

- Environmental Systems Research Institute, Inc., 2022. Community Profile: East Patchogue CDP, New York. Prepared in April 2022. Accessed via ESRI Business Analyst, Redlands, California, 2022.
- Environmental Systems Research Institute, Inc., 2022. Community Profile: Suffolk County, New York. Prepared in April 2022. Accessed via ESRI Business Analyst, Redlands, California, 2022.
- Environmental Systems Research Institute, Inc., 2022. Community Profile: Town of Brookhaven, New York. Prepared in April 2022. Accessed via ESRI Business Analyst, Redlands, California, 2022.
- IMPLAN, 2022. IMPLAN Economic Modeling System. Huntersville, North Carolina.
- New York State Department of Labor, 2021. Labor Force and Unemployment Data, Local Area Unemployment Statistics Program, Albany, New York, 2022.
- New York State Department of Labor, in partnership with United States Bureau of Labor Statistics, 2021. Occupational Employment Statistics Survey. Long Island Region, 2022.
- New York State Education Department, 2022. The New York State School Report Card: Fiscal Accountability Summary for Patchogue-Medford Union Free School District, School Year 2017-18. Information and Reporting Services, Albany, New York.
- New York State Education Department, 2022. The New York State School Report Card: K-12 Enrollment for Patchogue-Medford Union Free School District, School Year 2018-19. Information and Reporting Services, Albany, New York.
- New York State Office of Real Property Services, 2022. 2021 Annual Assessment Rolls, 2021 Parcel Counts by Individual Property Class Code. Albany, New York, 2020.
- Patchogue-Medford Union Free School District, 2022. Patchogue, New York.
- Suffolk County, 2021. 2022 Recommended Operating Budget: Narrative Summary. Volume No. 1, 2019. Hauppauge, New York, 2022.
- Suffolk County Planning Commission, 2000. Smart Communities through Smart Growth. Hauppauge, New York, 2000.

Suffolk County Planning Commission, 2003. Suffolk County Smart Growth Committee Report: Analysis and Prioritization of the Recommendations of the Smart Growth Policy Plan for Suffolk County. Hauppauge, New York, 2000.

Town of Brookhaven, 2021. 2022 Adopted Operating Budget. Farmingville, New York, 2022.

Town of Brookhaven Assessor's Office, 2021. Statement of Taxes. Farmingville, New York, 2022.

---

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

---

# STATEMENT OF QUALIFICATIONS ECONOMIC AND FISCAL IMPACT ANALYSIS



**NELSON POPE VOORHIS**  
*environmental • land use • planning*

70 Maxess Road  
Melville, NY 11747  
Contact: Charles J. Voorhis, CEP, AICP, Principal  
o: 631.427.5665 | [cvoorhis@nelsonpopevoorhis.com](mailto:cvoorhis@nelsonpopevoorhis.com)

## **TABLE OF CONTENTS**

<b>INTRODUCTION .....</b>	<b>1</b>
<b>KEY PERSONNEL.....</b>	<b>3</b>
<b>RELEVANT EXPERIENCE.....</b>	<b>5</b>

## INTRODUCTION

**Nelson, Pope & Voorhis, LLC (“Nelson Pope Voorhis” or “NPV”)** is an environmental planning and consulting firm established in 1997 that serves governmental and private sector clients preparing creative solutions specialized in the area of complex environmental project management and land use planning/analysis. Our offices are strategically located in Melville, Long Island, NY and Suffern, NY in the Hudson River Valley. NPV consists of three divisions, created to better serve clients with high quality, innovative and responsive consulting services in all aspects of environmental planning. The three divisions are:

- **Environmental and Community Planning Division:** prepares comprehensive plans, long-term planning studies, corridor redevelopment studies, brownfield plans and comprehensive and strategic zoning amendments. The group is effective in the use of geographic information systems (GIS) mapping to evaluate issues and present baseline data. Effective community outreach strategies are developed and tailored for each project and the community in which the project is taking place. The group represents a number of planning boards in the region.
- **Phase I/II ESA and Remediation Division:** prepares Phase I/II Environmental Site Assessments with soil and groundwater sampling services, lead based paint, asbestos and radon inspection services, and all forms of environmental sampling. The division evaluates the implications of past and/or present contamination and property uses on future land uses.
- **Environmental Resource and Wetland Division:** conducts ecological assessment and planning, landscape and coastal restoration, wetland delineation and restoration, habitat assessment, conducts stormwater modeling and green infrastructure planning and implementation. This division assists clients through permitting and SEQRA processes.

The primary focus of the firm is to provide quality consulting services that meet the needs and goals of our clients while respecting the environment. We pride ourselves being extremely responsive to each client. Clients rely on NPV’s depth of experience and expertise to provide solutions to each unique project within budget and on schedule. Our clientele, some of whom we have represented for decades, recognize NPV’s capabilities and are secure in knowing that they receive quality professional services from project inception through completion. NPV’s multidisciplinary staff includes AICP-certified planners, economists, ecologists, hydrologists, certified environmental professionals, grants specialists, and GIS specialists.

As a local firm, NPV has significant expertise in performing both Economic and Fiscal Impact Analyses as well as Market Studies. We have served as a primary consultant to many private developers as well as municipalities and have established a solid track-record of completed projects and local government references throughout Long Island, with an emphasis on economic related projects.

NPV has the capabilities to provide the following services:

<b>PHASE I/II ESA AND REMEDiation</b>	<b>COMMUNITY AND LAND PLANNING</b>	<b>ENVIRONMENTAL AND WETLAND ASSESSMENT</b>
<p><b><u>ENVIRONMENTAL AUDITS</u></b>            Phase I ESA &amp; Due Diligence Investigations            Phase II ESA            Groundwater Investigations            Soil Sampling, Boring and Classifications            Soil Gas Surveys            Monitoring Wells &amp; Piezometers            Tank Sampling            Pesticide Sampling &amp; Plans            Soil Management Plans            Remediation            Brownfield/Voluntary Cleanup Plans            RCRA Closures            Superfund Sites            Asbestos Surveys            Influent/Effluent Sampling            Lead Based Paint Surveys            Subsurface Investigations            Ground Penetrating Radar (GPR)            Dewatering Services            Pipe Camera            Magnetometer            Groundwater Monitoring Studies            Flow Studies            Water Supply Studies            Nitrogen Load/TMDL Evaluation</p> <p><b><u>ENVIRONMENTAL ANALYSIS</u></b>            NYS SEQRA/NYC CEQR Administration            NEPA Analysis/Documentation            EIS/EAF Preparation            GEIS &amp; Regional Impact Analysis            Noise Monitoring &amp; Assessment            Air Impact Analysis            Visual Assessment</p>	<p><b><u>ECONOMIC</u></b>            Fiscal Impact Analysis            Economic Impact Analysis            IMPLAN and RIMS II Economic Impact Modeling            School District/Community Service Impact Analysis            Market Studies            Niche Market Analysis            Demographic Studies            Economic Development Planning            Business Retention &amp; Expansion Strategies            Downtown Revitalization            IDA Financing Assistance</p> <p><b><u>PLANNING</u></b>            Development of Feasibility Studies            LEED Planning            Public Outreach Meetings            Demographic Analysis            Municipal Review Services            Planning &amp; Zoning Analysis            Build Out Analysis            GIS Analysis            Code Preparation &amp; Review            Downtown Revitalization            Regional Planning &amp; Land Use Plans            Recreation Planning            LWRP &amp; Harbor Management Plans            Grant Writing &amp; Administration            Public Outreach &amp; Community Surveys            Community Visioning            District Mapping            Spatial Analysis of Call Database            Needs Assessment            Demographic Analysis</p>	<p><b><u>STORMWATER MANAGEMENT</u></b>            Stormwater Permitting            Stormwater Pollution Prevention Plans (SWPPP)            Erosion &amp; Sediment Control Plans            NYSDEC “Qualified Inspectors” for Construction Field Monitoring            Stormwater Management Programs            NYSDEC Annual Reports            Construction Stormwater Field Monitoring            Outfall &amp; Infrastructure Inventory            GIS Mapping &amp; Analysis            Stormwater BMP’s            Stormwater Management Planning            Low Impact Design</p> <p><b><u>ECOLOGY &amp; WETLANDS</u></b>            Wetland Delineation and Permits Permit Plans            Restoration/Mitigation Plans            Ecological Studies and Surveys            Endangered Species Surveys            Pond Management Plans            Invasive Species Control            Water Quality Evaluation            Habitat Management            Watershed Management Plans            Environmental Education /Outreach</p> <p><b><u>COASTAL &amp; WATERFRONT MANAGEMENT</u></b>            Waterfront Management Plans            Waterfront Certifications            Coastal Erosion Hazard Area            FEMA Compliance            Shoreline Restoration Planning            Ecological Landscape Design</p>

***Economic and Fiscal Impact Analyses & Market Studies***

NPV performs economic impact analyses and utilizes the software IMPLAN (a model that combines a set of extensive databases, economic factors, multipliers, and demographic statistics) to estimate short and long-term employment projections generated by a development. Economic impacts are determined by inputting the anticipated direct spending from construction and operations of each of the development through the IMPLAN model which may be calibrated to reflect local spending patterns. The IMPLAN model estimates the full-time job creation during construction and under operation — and the direct, indirect and induced economic benefits related to purchase of goods and services. Direct effects are the immediate result of the project

implementation. Indirect benefits stem from the purchase by local businesses/industries of goods and services from other local businesses/industries (also known as intermediate expenditures). Induced benefits reflect the spending of wages from residents (accounting for household purchases made by paid employees or from new residents in housing developments).

For fiscal impact analyses, NPV identifies project benefits and/or impacts in terms of tax revenue projections and demand for community services from various providers – including the ramifications of development on local school districts.

NPV prepares market studies to evaluate the need for a particular type of development, which include housing needs assessments, evaluation of retail gaps and surpluses, and niche market and branding studies.



## KEY PERSONNEL

All NPV professionals are available to assist on an as-needed basis. Kathy Eiseman will serve as the project coordinator, working as the primary contact and assigning projects to the various professionals on the team. Specific individuals expected to provide services and their individual roles for Economic and Fiscal Impact Analyses initiatives are noted as follows:

Personnel	Qualifications, Project Role
Kathryn J. Eiseman AICPPartner	Project Oversight
Charles J. Voorhis, CEP, AICP Principal	Project Coordination
Taylor Garner Environmental Planner/GIS Manager	Project Coordination, Preparation of Reports
Valerie Monastra Principal Planner	Preparation of Reports

Nelson Pope Voorhis is managed by a select group of partners. Each provides specific expertise in the field of environmental planning, land use planning/analysis, remediation, engineering and land surveying that is unique within the industry. The diverse leadership of NPV couples the experience of our senior partners with the innovation and enthusiasm of our younger staff. Many of the team’s staff have advanced technical degrees and/or technical certifications. Such as LEED Accredited Professional (LEED AP), OSHA 40 Hour HAZWOPER, and American Institute of Certified Planners (AICP), etc.

**Kathryn J. Eiseman, AICP, Partner** is a Partner and Division Manager of the Environmental & Community Planning Division. She has over 20 years of planning experience in environmental planning and manages both private and public planning projects. Current projects include the Local Waterfront Revitalization Program for the Town of Islip and Brownfield Opportunity Area (BOA) for the Town of Riverhead BOA. Ms. Eiseman is the planner for the Villages of Southampton and Sag Harbor Planning Boards and directs her staff to perform site plan and subdivision reviews and advises the Board on a regular basis. She is skillful in managing complex projects and working with team members both in house and as subconsultants. Her staff is proficient in the use of GIS and design software for preparation of high-quality graphic products. Ms. Eiseman is experienced in the art of public participation and education and tailors her approach to the unique needs of each project community. She is an enthusiastic and creative planner who endeavors to bring a fresh approach to each project as well as to her position as Treasurer for the Long Island Section of the American Planning Association.

**Charles Voorhis, CEP, AICP** is Principal of NPV and has over 40 years of experience in environmental planning on Long Island and in the New York metropolitan area. Mr. Voorhis is a member of the American Institute of Certified Planners (AICP) and is a Certified Environmental Professional (CEP). He has a wealth of experience in managing large scale municipal projects including regional environmental planning, downtown revitalization and action planning, Generic Environmental Impact Statements, stormwater management, wetlands and coastal management, and municipal consulting. Mr. Voorhis and his firm serve as environmental planning consultants to many of New York Towns and Villages and are currently in the process of preparing several long-range planning initiatives for several Towns in Nassau and Suffolk Counties.

**Taylor Garner** is an environmental planner with an undergraduate degree in Environmental Science from Villanova University and a master's degree in Urban Planning with a concentration in Sustainability and the Environment from Hunter College. Ms. Garner has undergone the Formal training course in the IMPLAN Economic Modeling System IMPLAN. She oversees the preparation of market analyses and feasibility studies, niche market studies and branding plans, school district analyses, economic development strategies, as well as fiscal (projecting taxes and the impact to local jurisdictions) and economic (projecting job creating and associated revenues circulating throughout the economy) impact analyses for residential, commercial, office, industrial, recreational, hospitality, tourism and mixed-use developments. She has experience in analyzing demographic data and preparing grant applications. Ms. Garner has been involved with comprehensive plans, local waterfront revitalization plans, brownfield development, zoning plans, and public participation and community visioning processes. Ms. Garner is also experienced in the preparation and review of environmental assessment documents, including SEQRA and CEQR documents, and site plan review for the Villages of Southampton and Sag Harbor and the Town of Oyster Bay.

**Valerie Monastra** is an is an AICP Certified Environmental Planner with over 18 years of experience throughout the Hudson Valley in management and planning pertaining to land use development, zoning, environmental review, affordable housing and community development projects. Her educational and employment history encompass both urban and environmental planning as well as governmental administration. Ms. Monastra has experience providing planning services to New York State agencies including DOS, DEC, OPRHP and ESD and is expert in the SEQRA and NEPA processes. Ms. Monastra serves as the President of the Westchester Municipal Planning Federation. She has vast experience working on the local level with municipalities to complete plans and navigate projects through the land use approval process.

Detailed resumes can be provided upon request.

## RELEVANT EXPERIENCE

The following list of projects have been selected to demonstrate the team’s qualifications and capabilities.

### *City of New Rochelle Downtown Overlay Zone (DOZ) Zoning Amendments (New Rochelle, NY)*

---

NPV prepared an economic and fiscal impact analysis for the proposed 2021 Amendments to the City of New Rochelle Downtown Overlay Zone (DOZ), located in the downtown area of New Rochelle, New York. The City is proposing updates to the Theoretical Development Scenario (TDS), which was originally evaluated as part of the 2015 Generic Environmental Impact Statement (GEIS). The GEIS was prepared to evaluate potential impacts that could result from the adoption of the DOZ. The 2021 TDS changes are proposed to address the shift in demand away from certain commercial uses and to provide for additional residential and live/work options, as well as retail and restaurant options designed to integrate the outdoors and new outdoor recreational opportunities into the DOZ. Additionally, the 2021 DOZ Amendments include the continuation of the DO Zones to the south and east to add a new “Waterfront Overlay District” (“DO-7 Zone”) to allow for development on or near a newly created publicly accessible waterfront. Collectively, the 2021 DOZ Amendments (the “Proposed Action”) are intended to continue the successful growth within the entire DOZ while re-balancing the potential development impacts of a revised TDS.

The analysis examines the economic and fiscal impacts that are anticipated to occur through the implementation, construction and annual operations of the revised TDS, intended to continue growth within various zoning districts within the City’s downtown and waterfront.

### *Greybarn Sayville (Sayville, NY)*

---

NPV has updated this fiscal and economic impact analysis for the Greybarn-Sayville Planned Development District (PDD) as part of the Draft Environmental Impact Statement (DEIS). The proposed project is on the site of a former Country Club, a 114.33-acre property in the hamlet of Sayville of the Town of Islip. The proposed project will include the development of 1,365 multi-family residential rental units, on-site stormwater and sanitary wastewater treatment systems, connections to the public water supply, recreational and commercial amenities (limited to the site’s residents, and including small retail/commercial spaces, interior open spaces, outdoor pool/patio areas, and an internal walking trail network), and a 25±-acre public open space along the perimeter of the site, in which a pedestrian path is proposed. The proposed project also includes expanded wastewater treatment capabilities for wastewater from downtown Sayville, and installation of a sewer main from downtown Sayville to the on-site sewage treatment plant (STP).

The project responds to the public need for increased quality rental housing opportunities in the area. The proposed project has been designed using smart growth development principles, by incorporating features and characteristics including internal walkability, sense-of-place features, safe and convenient pedestrian access to on-site amenities (within the site and limited to use of the site’s residents), and on-site recreational amenities for its residents. In addition, the proposed project will create strong economic activity by providing jobs and a solid tax base.

### ***Concern for Independent Living (Southampton, NY)***

---

NPV prepared a fiscal and economic impact summary to examine the fiscal and economic impacts that are anticipated to occur through the construction and annual operations of a proposed residential development with 60 workforce rental apartment units to be located on County Road 39 in the Village of Southampton. Due to the generally affluent nature of the south fork of Long Island, and many parts of Southampton in particular, the demand for workforce housing units in Southampton is strong, and there is documented need for this type of housing in the community. The proposed project responds to the Town's and community's desire to provide such rental housing opportunities in the area, as recognized in various comprehensive planning documents and evidenced by current conditions within the surrounding community.

There also remains an unmet demand for veteran housing, including housing for disabled veterans who may have a need for accessible housing and supportive services. The units will be comprised of 36 one-bedroom and 24 two-bedroom apartment units, and the proposed project will also include a 5,000 square foot (SF) community building with a gym, computer room, and community room for use by residents and staff, as well as service provision for the supportive housing units. All of the units will be designated as "affordable" units under the Town Code and will be occupied by households that meet applicable economic standards as administered by the Town. A portion of the units will be occupied by veterans, including disabled veterans and disabled veterans in need of support. The project will benefit the community by transforming an overgrown and littered site into attractive, high-quality workforce housing that will enhance the community. As economic stability returns following the coronavirus pandemic of 2020, the proposed project is expected to contribute to the long-term economic health of the community.

### ***Superblock Long Beach (Long Beach, NY)***

---

NPV prepared a Fiscal Impact Analysis and a Household Buying Power Analysis for a residential development in Long Beach, New York. This analysis will assist the developer in quantifying the fiscal impact that the new residential development will have on the local tax base, and the economic impact that new household spending will have on the local economy. Economic impact including construction and operational job creation was addressed in detail in the Economic Impact Summary Analysis prepared by NPV earlier in 2020. This analysis examines the fiscal impacts and the household spending that is anticipated to occur during annual operations of a new residential development including: 200 one- and two-bedroom condominiums; and, 238 market-rate and workforce studio, one- and two-bedroom rental units.

Prior to the coronavirus pandemic of 2020, the condominium market in Long Beach has been quite attractive, with a strong demand and a supply of such housing units proximate to the boardwalk, and/or with water views. The rental market has suffered from a dearth of new transit-oriented communities. The proposed residential development is responsive to this demand in Long Beach, and as economic stability returns, is expected to contribute to the long-term economic health of the community through the provision of such newly constructed luxury housing opportunities. The proposed residential development is expected to create strong economic activity by providing a solid tax base upon completion and full taxation of the project. The new residents living within the 200 condominiums and 238 rental units proposed for development will patronize downtown establishments, bringing significant new disposable income to the merchants in the community. Consumer activity will ripple through the local community, creating beneficial fiscal and economic impacts throughout Long Beach, Nassau County, and the region as a whole. Consequently, economic activity including job creation and

consumer buying power will be generated by the project.

### ***Storage Deluxe (Valley Stream, NY)***

---

NPV prepared a market feasibility, fiscal and economic impact summary analysis for a commercial storage facility in Valley Stream, New York. This analysis examines the feasibility in the local market, as well as fiscal and economic impacts that are anticipated to occur through the construction and annual operations of a new four-story, 140,000 square foot (SF) commercial storage facility. With the decline in the number of warehouse facilities in the region, and rising commercial rents, many companies can no longer afford large warehouses. Such businesses have nowhere to store their inventory, which is a major roadblock to their success and growth. The proposed commercial storage facility is responsive to this need and anticipates serving the needs of hundreds of local businesses in Valley Stream and surrounding communities, in a cost-effective manner.

The proposed commercial storage facility will create strong economic activity by providing new employment opportunities and will provide a tax revenue and/or payment in lieu of taxes. The analysis served to accompany the IDA application to the Town of Hempstead.

### ***RD Industrial Site (Yaphank, NY)***

---

NPV prepared a series of economic and fiscal calculations as part of the Land Use Application being prepared for a 47+ acre project site is located the hamlet of Yaphank, Town of Brookhaven. The proposed project includes the development of two one-story distribution warehouses, as well as a three-story self-storage building. For the purpose of this analysis, it was assumed that both distribution warehouse buildings will be occupied by a mix of industrial and office uses, with a split of 90%/10% favoring pure industrial use.

As economic stability returns following the coronavirus pandemic of 2020-21, the proposed project is expected to contribute to the long-term economic health of the community. More specifically, the proposed project will establish many new construction and operational jobs that will help in the pre- and post-pandemic recovery, as well as a solid tax base upon full build-out and full-taxation of the property.

### ***Canoe Place Inn and Hampton Boathouses (Hampton Bays, NY)***

---

The Canoe Place Inn (CPI) has a longstanding history and serves as an important part of the character of the Hampton Bays community. The rehabilitation the formerly vacant CPI included synergistic uses on the site reminiscent of its history, working together to draw interest for destination weddings, charity events, business conferences and other special events.

In the 2014 preparation of the Environmental Impact Statement, NPV prepared a Fiscal Impact Analysis and Assessment of Needs and Benefits for the Canoe Place Inn and Hampton Boathouses properties. The study examined and quantified the beneficial impacts to the local school district as well as the generation of annual property tax revenues. Moreover, the analysis projected the economic impacts – on output, employment and labor income – during both the construction period and annually, upon a stabilized year of operations of the rehabilitated CPI and residential project components. NPV also prepared a Residential Market Analysis for the Hampton Boathouses property on Shinnecock Canal. The analysis analyzed the relationship between the demand for, and supply of, comparable residential developments and ultimately,

quantified the amount and type of housing units that could be supported by the target market – including both those for year-round residents and seasonal residents.

In 2019, NPV prepared a Market Feasibility Analysis for CPI, for submission to the Suffolk County Industrial Development Agency (SCIDA) for tax deferral and other financial assistance. The analysis examined the demand for CPI, the local and regional tourism market and forecasted growth, and determined that CPI will establish a tourism destination that is likely to attract a significant number of visitors from outside the economic development region, and therefore eligible for SCIDA assistance.

### *Danford’s Hotel, Marina & Spa: Economic Planning Analysis(Port Jefferson, NY)*

---

Danford’s Hotel, Marina & Spa is an integrated water-dependent facility in Port Jefferson, New York, and is referred to as “the anchor of Port Jefferson.” The hotel, marina, spa and restaurant are inter-related uses that support recreational/commercial boating, marine trades, marine material suppliers and related industries. The combined facility is an economic engine for Port Jefferson and the region, with the annual maintenance to, and operations of, the facility creating strong economic activity. An abundant amount of consumer activity ripples through the

local community, contributing vastly to the economy of downtown Port Jefferson, and into the Town of Brookhaven, Suffolk County and the region as a whole.

NPV prepared an Economic Planning Analysis that quantified the beneficial economic impacts associated with Danford’s Hotel, Marina & Spa. The analysis examined the direct, indirect and induced impacts on output, employment and labor income, during the annual maintenance and repair construction of the facility, as well as during annual operations of the hotel, marina & spa.

### *TopGolf Market Feasibility Analysis (Holtsville, New York)*

---

Topgolf is a global sports and entertainment community, which was first launched in the United States in 2005. It has served as the pioneer in the golf entertainment industry ever since. The most recent location in Holtsville, NY includes a 65,000 square foot, state-of-the-art, multi-level golf entertainment complex, and allows for a unique experience that can be enjoyed year-round. No such facility currently exists on Long Island. The synergistic uses provided at the Topgolf Holtsville location will work together to draw interest for local residents, college students and employers, as well as persons originating from outside of the area for patronage, corporate and charity events, business conferences and other special activities. This broad combination of guests will provide economic activity both at the site and into the surrounding community.

In 2016, NPV prepared a Economic and Fiscal Impact Analysis that examined and quantified the beneficial tax revenue benefits as well as economic impacts – on output, employment and labor income – during both the construction period and annually, upon a stabilized year of operations of the proposed Entertainment Recreation Facility. In 2019, NPV prepared a Market Feasibility Analysis for Topgolf, to accompany the Industrial Development Agency (IDA) application to the Town of Brookhaven. The analysis examined the strength of the regional entertainment recreation industry, the demand for this type of use, the lack of supply of comparable facilities in the local and regional economy, and various benefits that would be accrued to the local economy and community at large, through the annual operations of the Topgolf project. The analysis concluded that

Topgolf would provide a combined entertainment and recreation facility, that but for the project, would not be reasonably available to the residents of the Town of Brookhaven or Suffolk County, and therefore it was deemed eligible and appropriate for IDA assistance.

### *Economic Development Chapter of the Comprehensive Plan Update (Town of Southold)*

---

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. NP&V prepared 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 model to synthesize multiple evaluation factors to analyze the impact of full build out of the Town of Southold under its current zoning.

### *Niche Market and Branding Plan & Build-Out/Tax Base Analysis(Bellport, NY)*

---

NPV worked with the Town of Brookhaven on a niche market and branding plan for the Greater Bellport community. The focus of this plan was to form a set of recommendations that outlined 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. NPV 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. NPV worked with the Town of Brookhaven on a build-out/tax base analysis, to analyze how the local school district could be impacted by growth. NPV created 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 was used to test assumptions for future development and to analyze various alternatives in an automated fashion, allowing for easy 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.